Highlands Estates Subdivision Project

Conditions of Approval Environmental Compliance Matrix

Report Period: August 1, 2021 to August 31, 2021

Reporter Name: Kristen Outten, SWCA Environmental Consultants

Acronyms

- C Complete
- NC Not Complete
- O Ongoing
- A Acceptable

GA - Generally Acceptable (Entered if the activities were generally acceptable for the reporting period with the exception of Non-Compliance Notices as noted in U - Unacceptable (Entered if all the activities related to this mitigation activity were unacceptable for the reporting period (e.g., Non-Compliance Notices only or WMR - Weekly Monitoring Report

				WMR -	Weekly	Monitor	ring Rep	ort					
					Phase I			Phas	se II		Completion Status	•	on Status t, 2021
COA#	Condition of Approval	Monitoring Authority	Monitoring Schedule	Lot 9	Lot 10	Lot 11	Lot 5	Lot 6	Lot 7	Lot 8	Completion Status (C/NC/O) (if complete, enter date & color block)	Compliance Level (NC, A, GA, U)/Supporting Document (WMR) or Notes	Non-Compliance and Non- Compliance Resolution Report
1	This approval applies only to the proposal, documents and plans described in this report and submitted to and approved by the Board of Supervisors on April 27, 2010. Minor revisions or modifications to these projects in compliance with Condition No. 5 may be made subject to the review and approval of the Community Development Director. Revisions or modifications not in compliance with Condition No. 5 shall be	,	Confirm and document during building permit review	Х	х	Х	Х	х	х	Х	О	NC	
	deemed a major modification and shall be subject to review and approval by the Planning Commission at a public hearing. This subdivision approval is valid for two years, during which time a Final Map shall be	County of San Mateo Planning	Confirm and document two										
2	filed and recorded. An extension to this time period in accordance with Section 7013.5.c of the Subdivision Regulations may be issued by the Planning and Building Department upon written request and payment of any applicable extension fees (if required).	and Building Department	years from issuance of building permit	Х	х	х	Х	х	х	х	О	NC	
	The Final Map shall be recorded pursuant to the plans approved by the Board of Supervisors; any deviation from the approved plans shall be reviewed and approved by the Community Development Director. Revisions or modifications not in compliance with parcel size and configuration as approved by the Board of Supervisors and applicable conditions of approval (including but not limited to) Condition Nos. 8, 9 and 11 shall be deemed a major modification and shall be subject to review and approval by the Planning Commission at a public hearing.	•	Confirm and document upon acceptance of the Final Map	х	Х	х	х	Х	Х	Х	Ο	Α	
4	below (based on the Mitigation Monitoring and Reporting Program [MMRP] incorporated within the Final EIR and made available to the public on January 4, 2010).	0 1	Confirm and document prior to issuance of building permig; during construction	x	х	х	x	х	х	x	O	A	

5	This project will be implemented as proposed, mitigated, conditioned, and approved by the Board of Supervisors, regarding parcel size and configuration, home sizes, home locations, architectural design, style and color, materials, height and foundation design. Prior to the issuance of a Certificate of Occupancy for any residence, the applicant shall provide photographs to the Current Planning Section staff to demonstrate utilization of the approved colors and materials. Materials and colors shall not be highly reflective.	Confirm and document prior to issuing Certification of Occupancy	Х	Х	Х	х	Х	х	х	0	A
6	County of San Mateo Planning and Building Department; a. Lots 1 through 11: Development shall employ colors and materials which blend in with, rather than contrast with, the surrounding soil and vegetative cover of the open space parcel. All exterior construction materials shall be of deep earth hues such as dark browns, greens, and rusts. The applicant shall utilize roof materials that perform as a "cool roof." Roof colors shall be of a medium tone, subject to the approval of the Community Development Director. Exterior lighting shall be minimized and earth-tone colors of lights used.	Confirm and document prior to issuance of building permit and prior to issuance of Certification of Occupancy	х	x	x	x	х	x	х	NC	NC
	b. Lots 1, 2, 3, 4, and 11: Homes shall be no more than one-story high on the front curbside. Home design will be compatible with the area's contemporary, mid- 20th century modern style. Rear facades of homes on Lots 9 through 11 shall have details to reduce the massing of the structure, specifically architectural articulation to break up the vertical facade, color variation, and brick or stone treatment for retaining walls supporting the residences.										
7	Grading and Construction Staging Limits: Grading and construction activities shall be limited to the grading and staging limits presented in the approved Clearing, Construction, and Grading Limits Plan. The property owner shall maintain nonconflicting vegetation in the side and rear yard areas adjoining 2285 Bunker Hill Dr. until the foundation is installed. The construction drawings associated with the subdivision improvement plans and the individual site development plans for Lots 1 through 11 shall include a Clearing, Construction and Grading Limits Plan (Limits Plan). The Limits Plan and all associated documents must utilize current topographic data (2009) for all parcels, as mapped by Chris Hundemer at Treadwell and Rollo. The Limits Plan shall depict the fencing and protection of the adjacent open space parcel in conformance with the approved Vesting Tentative Map. This plan shall be subject to review and approval of the County Planning and Building Department and the Department of Public Works. The applicant shall install orange fencing, staked securely at intervals, along all staging limits prior to the issuance of any Grading Permit "hard card."	Confirm and document prior to issuance of grading permit; During construction	X	x	x	x	х	х	x	O	A - Lots 9 and 10 have silt fencing (and some orange snow fencing) in place to mark limits of grading. Lot 11 has fencing in place NC - Lots 5, 6, 7, 8
8	Development Restriction Over Lot 8: Only a portion of Lot 8 is developable. The rest of the parcel (shown as hatched on Attachment L) is in a "No-Build Zone." The "No- Build Zone" shall be shown on the Final Map for the subdivision. All setbacks shall be measured from the limits of the buildable portion of the parcel (i.e., excluding any "No-Build" areas on the Final Map). For the purpose of calculating the Maximum Building Site Coverage Ratio of 40%, the Building Site Area shall exclude any "No-Build" areas as shown on the Final Map for the subject property.	acceptance of the Final Map							х	NC	NC
9	Development Restriction Over Lot 11: All areas of Lot 11 are developable as allowed by the County Zoning Regulations, with the exception of a "No-Build Zone" on the right side of the parcel, as illustrated in the approved Clearing, Construction, and Grading Limits Plan. The "No-Build Zone" shall be shown on the Final Map for the subdivision. All setbacks shall be measured from the limits of the buildable portion of the parcel (i.e., excluding any "No-Build" areas on the Final Map). For the purpose of calculating the Maximum Building Site Coverage Ratio of 40%, the Building Site Area shall exclude any "No-Build" areas as shown on the Final Map for the subject property.	Confirm and document upon acceptance of the Final Map			x					NC	NC

10	Storm Drainage Plan: Project implementation shall comply with the approved Storm Drainage Plan.	Confirm and document prior to issuance of building permit	х	Х	х	х	х	х	х	С	GA - Storm Drainage Plan on Civil drawings
12	The Final Map will include a note stating that "any development of the project parcels must comply with the conditions of approval, as approved by the Board of Supervisors on April 27, 2010."	Confirm and document upon acceptance of the Final Map	х	х	х	х	х	х	Х	NC	NC
13	Per CEQA Section 15095, the applicant shall provide a copy of the final certified Final EIR to all responsible agencies. The applicant must complete this requirement within fourteen (14) days of the final approval of this project.	Cofirm and document upon submittal of the final approval of this project	х	х	х	х	х	х	Х	С	A- Confirm with C. Leung the date of completion (DATE XX)
14	The applicant shall coordinate with the project planner to record the Notice of County of San Mateo Planning Completion and pay an environmental filing fee of \$2,792.25 (or current fee), as required under Fish and Game Code Section 711.4(d), plus a \$50 recording fee to the San Mateo County within four (4) working days of the final approval date of this project.	Confirm and document upon submittal of the NOC	х	х	х	х	х	X	х	С	A- Confirm with C. Leung the date of completion (DATE XX)
	Twelve (12) separate Grading Permit hard cards are required, one for the subdivision improvements and one for each of the eleven homes. "Hard cards" shall be issued according to the following schedule: County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document upon issuance of the grading permit									
17	a. The "hard card" for grading of improvements related to the subdivision (including a sidewalk for Lots 5-8 and all shared access ways) may be issued after the final approval of this project, subject to the approval of the Planning and Building Department's Geotechnical Engineer, Department of Public Works and the Current Planning Section, and subject to the conditions below.		х	X	x	×	x	×	х	C - Lots 9 and 10 NC - Lots 11, 5, 6, 7, 8	A
	b. The "hard card" for grading ofimprovements related to the residences (the preparation of building sites and yard areas) can only be issued simultaneously or after the issuance of a building permit for the construction of each new residence, subject to the approval of the Planning and Building Department's Geotechnical Engineer, Department of Public Works and the Current Planning Section.										
	Per the mitigation measures in the MMRP, tree removals and grading shall proceed as specified: a. Grading Permit hard card cannot be issued until a design-level geotechnical investigation of the site has been performed and submitted to the Planning and Building Department's Geotechnical Section and evidence of completion of Mitigation Measures GE0-3; TRANS-1; BI0-2a through 2d, 5b and 5c; and HAZMAT-3 has been submitted and approved by the project planner.	Confirm and document prior to issuance of the grading permit and tree removal									
19	b. Grading Permit hard card cannot be issued for Lot 8 until evidence of completion of Mitigation Measures BIO-6 has been submitted and approved by the project planner.		Х	х	Х	х	Х	Х	x	C - Lots 9 and 10 NC - Lots 11, 5, 6, 7, 8	A
	c. Grading Permit hard card cannot be issued for Lot 11 until evidence of completion of Mitigation Measures B10-2d and 5a has been submitted and approved by the project planner.										
	d. Trees shall not be removed until evidence of implementation of Mitigation Measure B10-2c has been submitted and approved by the project planner and the Grading Permit hard card has been issued.										
20	No grading shall be allowed during the winter season (October 15 to April 15) to avoid potential soil erosion unless approved, in writing, by the Community Development Director. The property owners shall submit a letter to the Current Planning Section, at least two weeks prior to commencement of grading, stating the date when grading will begin. County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document upon issuance of exception to grading moratorium	х	X	х	х	х	х	х	C - Lots 9 and 10 NC - Lots 11, 5, 6, 7, 9	A - Winter grading exemption was approved for Lots 9 and 10 on 10/1/19

21	Supervisors. Such activity would require application for and issuance of a separate Resource Management (RM) Permit. All trees not approved for removal under this permit shall be protected during grading operations. Prior to the issuance of the Grading Permit hard card. the applicant shall implement the following tree protection plan: The applicant shall establish and maintain tree protection zones throughout the entire length of the. project. Tree protection zones shall be delineated using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located as close to the driplines as possible while still allowing room for construction/grading to safely continue. The applicant shall maintain tree protection zones free of equipment and materials storage and shall not clean any equipment within these areas. Should any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting. Any root cutting shall be monitored by an arborist or forester and documented. Roots to be cut should be severed cleanly with a saw or toppers. Normal irrigation shall be maintained, but oaks should not need summer irrigation. The above information shall be on-site at all times	and Building Department; SWCA Environmental Consultants		x x	х	x	x	x	x	0	A - orange snow fencing is in place around tree drip lines at lots 9 and 10 A - orange snow fencing and chainlink fencing was installed at Lot 11 NC - no fencing has been installed at lots 5, 6, 7, and 8	Inspection on 2/18/20 noted that orange fence needed repair. Orange fencing was repaired on 3/19/2020
	Prior to the issuance of the grading permit "hard card," the applicant shall schedule an erosion control inspection by Current Planning Section staff to demonstrate that the approved erosion control plan has been implemented. The applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into local drainage systems and water bodies by adhering to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) "General Construction and Site Supervision Guidelines," including: a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15. Stabilizing shall include both proactive measures,	County of San Mateo Plannir and Building Department; SWCA Environmental Consultants	g Confirm and document prior to issuance of grading permit; During construction									
22	such as the placement of straw bales or coir netting, and passive measures, such as minimizing vegetation removal and revegetating disturbed areas with vegetation that is compatible with the surrounding environment. b. Storing, handling, and disposing of construction materials and wastes properly, so as			x x	x	x	x	х	X	0	GA - Erosion Control Plan on Civil drawings	11/18/19 and 11/25/19 - SWCA environmental monitor noted that silt fence was not keyed in per the
	to prevent their contact with stormwater. c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.											SWPPP and CASQA requirements.
	d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.											
	e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.											
	f. Delineating with field markers clearing limits, setbacks, and drainage courses, per											

23	during grading and construction, it is the responsibility of the civil engineer and/or construction manager to implement the Best Management Practices (BMPs) that are best suited for this project site. If site conditions require additional measures in order to comply with the SMCWPPP and prevent erosion and sediment discharges, said measures shall be installed immediately under the direction of the project engineer. If additional measures are necessary, the erosion and sediment control plan shall be updated to reflect those changes and shall be resubmitted to the Planning and Building Department for review. The County reserves the right to require additional (or entirely different) erosion and sediment control measures during grading and/or construction if the approved plan proves to be inadequate for the unique characteristics of each job	and Building Department; SWCA Environmental Consultants	Confirm and document prior to issuance of grading permit; During construction	х	х	х	x	x	x	х	0	GA - Erosion Control Plan on Civil drawings	12/2/19, 12/13/19 and 12/19/19 - SWCA environmental monitor noted that silt fence was not keyed in per the SWPPP and CASQA requirements.
24		County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document prior to issuance of grading permit; During construction	X	X	X	X	X	X	X	C - Lots 9 and 10 NC - Lots 11, 5, 6, 7, 8	A - confirm with C. Leung. 9/5/18 email to the applicant indicates that information regarding imported and exported materials was requested.	
25	The applicant shall file a Notice of Intent (NOi) with the State Water Resources Board to obtain coverage under the State General Construction Activity NPDES Permit. A copy of the project's NOi and Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to the Current Planning Section, prior to the issuance of any Grading Permit "hard card."	and Building Department; SWCA Environmental	Confirm and document prior to issuance of grading permit	х	х	х	х	х	х	х	С	A - NOI submitted on 5/02/2017; COI submitted on 10/30/2019	
26	Replacement of vegetation removed in areas within the parcels during grading and construction activities: a. Vegetation removed in areas outside of building footprints, driveways, and construction access areas shall be replaced with drought-tolerant, non-invasive plants, immediately after grading is complete in that area. Prior to the issuance of any building permits, the applicant shall submit photographs demonstrating compliance with this condition to the Current Planning Section, subject to review and approval by the Community Development Director. b. The applicant shall replace all vegetation removed in all areas not covered by construction with drought-tolerant, non-invasive plants, once construction is completed. Prior to the Current Planning Section's final approval of any building permit, the applicant shall submit photographs demonstrating compliance with this condition, subject to review and approval by the Community Development Director.	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document during construction and upon completion of construction	x	х	х	x	x	x	x	NC	NC	
27	The provision of the San Mateo County Grading Regulations shall govern all grading on and adjacent to this site. Per San Mateo County Ordinance Code Section 8605.5, all equipment used in grading operations shall meet spark arrester and fire-fighting tool requirements, as specified in the California Public Resources Code.	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document during grading and construction	х	х	Х	х	х	х	Х	0	A	

28	Upon the start of grading activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented: a. All graded surfaces and materials, whether filled, excavated, transported or stockpiled, shall be wetted, protected or contained in such a manner as to prevent any significant nuisance from dust, or spillage upon adjoining water body, property, or streets. Equipment and materials on the site shall be used in such a manner as to avoid excessive dust. A dust control plan may be required at any time during the course of the project. b. A dust palliative shall be applied to the site when required by the County. The type and rate of application shall be recommended by the soils engineer and approved by the Department of Public Works, the Planning and Building Department's Geotechnica/Section, and the Regional Water Quality Control Board.	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	throughout the duration of construction	x >	×	X	X	X	х	X	O	A	
29	Final approval of all Grading Permits is required. For final approval of the Grading Permits, the applicant shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site: a. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/ mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnica/ Section. b. The geotechnica/ consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnica/ Consultant Approval form, for submittal to the Planning and Building Department's Geotechnica/ Engineer and Current Planning Section.	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	to written certification that all grading has been completed conformance with project permits and conditions	x >	×	x	x	Х	х	x	NC	NC	
30	The color and materials of the bio-retention planters for all homes shall match the surrounding native landscaping, such that planters will blend with the surrounding environment.	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	during construction and upon	x >	x	х	х	х	х	х	NC	NC	
31		County of San Mateo Planning and Building Department; SWCA Environmental Consultants	to issuance of building permit	x >	x	х	Х	Х	х	Х	NC	NC	
32	The applicant and contractors must be prepared to carry out the requirements of California State Jaw with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	human remains, if any	x >	x	х	Х	х	х	X	0	Α	
33	The property owner is responsible for the annexation of the project site to County governed special districts that will provide utility or other service. The project applicant is responsible for application and fees to the San Mateo Local Agency Formation Commission.	County of San Mateo Planning and Building Department	to issuance of grading permit	x >	x	х	Х	х	Х	Х	NC	NC	
34	34.For Lots 1 through 8 and Lot 11 (lots with the RM Zoning District), all present and future site preparation activity and development shall comply with Section 6319C.2.F (Development Standards) and Section 6319C.2.G (Minimization of Grading). All setbacks shall be measured from the limits of the buildable portion of the parcel (i.e., excluding any "No-Build" areas on the Final Map). For the purpose of calculating the Maximum Building Site Coverage Ratio of 40%, the Building Site Area shall exclude any "No-Build" areas as shown on the Final Map for the subject property. The above statement shall be added as a deed restriction to the respective lots when the lots are sold.	County of San Mateo Planning and Building Department	Confirm and document prior to issuance of building permit and upon acceptance of Final Map			х	х	х	х	X	NC (completed for Lot 9, 10, 11)	А	

				-			1	1 1				
35	that includes detailed recommendations for grading, erosion control, and foundation	County of San Mateo Planning and Building Department	Confirm and document prior to issuance of grading permit X	х	Х	Х	х	Х	Х	NC (completed for Lots 9-11)	А	
	design and construction.											
36	Building permit applications for Lots 7 and 8 will be required to depict as-built subdrain system alignments for the underlying stabilization buttress on the house foundation plans. The intent is to adjust foundation pier layout (as needed) so that installed subdrain systems are not damaged by foundation construction.	County of San Mateo Planning and Building Department	Confirm and document prior to issuance of building permit					х	X	NC	NC	
37	construction/design measures to provide stable temporary excavations west of the residence so that the stability of an existing fill prism is not adversely impacted during	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document prior to issuance of building permit; During construction	х						0	А	
38		County of San Mateo Planning and Building Department	Confirm and document prior to issuance of building permit X	х	х	х	х	х	х	NC (completed for Lots 9-11)	A - Geotechnical review approved on 11/12/19 per CML notes in permit summary report	
39	require supplemental geotechnical evaluation. Lot 11: Future building construction	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document prior to the isssuance of a Certification of Occupancy	х	х					NC	NC	
40	those boundaries depicted on Lot 11 Exhibit 1 prepared by BKF dated January 27, 2010. These boundaries shall supersede any conflicting boundaries presented on other	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document during construction		х					0	A - the limits of grading have been delineated with silt fence and chainlink fence as of 6/22/2020	Silt fence and chainlink fence required repair 8/19/2020.
41		County of San Mateo Planning and Building Department	Confirm and document prior to the start of construction X	Х	Х	Х	х	Х	Х	NC	NC	
42		County of San Mateo Planning and Building Department	Confirm and document prior to issuance of building permit X	Х	Х	Х	х	Х	Х	NC	NC	
43	Per Section 1404 of the Green Building Ordinance, the applicant is encouraged to incorporate green building features in the construction of the eleven homes, such that the project achieves 75 points or higher or LEED for Homes Certified. Such projects will receive expedited building permit processing.	County of San Mateo Planning and Building Department	Confirm and document prior to issuance of building permit X	х	х	х	х	х	х	NC	NC	
44	·	County of San Mateo Planning and Building Department	Confirm and document prior to relocation of PG&E X facilities	х	Х	Х	х	Х	Х	NC	NC	
45	The applicant shall install a sidewalk along the front of Lots 5 through 8 on Ticonderoga Drive, subject to review and approval by the Department of Public Works (DPW) and the issuance of an encroachment permit by DPW.	DPW	Confirm and document prior to issuance of encorachemnt permit			Х	х	х	Х	NC	NC	
46	Drive and Allegheny Way prior to recordation of the Final Map.	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document prior to recordation of Final Map	х	х	X	х	х	X	NC	NC	
47	with the County's Drainage Policy (including stormwater detention requirements) and applicable NPDES requirements (particularly Provision C.3) for review and approval by	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document prior to issuance of building permit	х	х	х	x	x	x	NC	NC	
48		County of San Mateo Planning and Building Department	Confirm and document upon submittal of Final Map X	х	х	Х	х	х	Х	NC	NC	

	Prior to recordation of the Final Map, the subdivider shall either construct all improve ments required for shared access or enter into a written agreement with the County for future construction of the improvements. Prior to recording the Final Map, the applicant will be required to submit to the Department of Public Works a complete set of improvement plans including all provisions for roadways, driveways, utilities, storm drainage, and stormwater treatment, all in accordance with the County Subdivision Regulations, County Standard Details, County Drainage Policy and NPDES Permit, plus applicable plan review fee.	Confirm and document prior to recordation of Final Map								
49	Upon the Department of Public Works' approval of the improvement plans, the applicant may be required to execute a Subdivision Improvement Agreement and post securities with the Department of Public Works, if applicable, as follows: a. Faithful Performance - 100% on the estimated cost of constructing the . improvements; b. Labor and Materials - 50% of the estimated cost of constructing the improvements.		x	x x	X	x	X	X NC	NC	
	The access easement on Lot 8 shall meet the access requirements of the Crystal Springs County of San Mateo Planning County Sanitation District, prior to the final approval of the Final Map by the Department of Public Works.	Confirm and document prior to recordation of Final Map						X NC	NC	
	For Lots 7 and 8: A maintenance agreement is required for the stairs, subject to San Mateo County Fire Department and Department of Public Works approval. County of San Mateo Planning and Building Department; SWCA Environmental Consultants; Fire Authority; DPW	to recordation of Final Map					Х	X NC	NC	
52	The applicant shall record documents which address future maintenance responsibilities of any private drainage, stormwater treatment or other common facilities which may be constructed. For example, documents would address maintenance of all shared access easements (i.e., Lots 5 through 8, and Lots 9 and 10), as well as shared maintenance of the bio-retention planter on Lot 8 (for the benefit of Lots 7 and 8) and the storm drainage outfall on Lot 9 (for the benefit of Lots 9 and 10). Prior to recording these documents, they shall be submitted to the Department of Public Works for review and prior to the issuance of a Certificate of Occupancy for the applicable parcel (Lots 5 through 10).	to issuance of Certification of Occupancy	x :	x	х	х	х	X NC	NC	
53	"As-Built" plans of all construction required by these conditions shall be prepared and signed by the subdivider's engineer upon completion of all work. The "As-Built" plans shall be accompanied by a written certification from the engineer that all private facilities have been completed in conformance with the approved plans. County of San Mateo Planning and Building Department; SWCA Environmental Consultants	submittal of theAs-Built	x :	x x	х	х	Х	X NC	NC	
54	properties. This plan should be included on the improvement plans and submitted to the Department of Public Works for review. Upon completion of this review, the applicant or his engineer shall have these approved plans signed by the appropriate County Sewer District. and Building Department; SWCA Environmental Consultants; DPW		x :	x x	х	х	Х	X NC	NC	
55	The applicant shall submit, to both the Department of Public Works and the Planning Department, written certification from the appropriate Water District stating that their requirements to provide water service connections to the proposed parcels of this subdivision have been met. County of San Mateo Planning and Building Department; DPW	to issuance of building	x z	x x	х	x	Х	X NC	NC	
56	Any potable water system work required by the appropriate district within the County right-of-way shall not be commenced until County requirements for the issuance of an encroachment permit have been met. Plans for such work shall be reviewed by the Department of Public Works prior to the issuance of the permit.	permit.	x :	x x	Х	х	х	X NC	NC	
	No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued.	permit.	x :	х	х	х	Х	X NC	NC	
58	Prior to the issuance of any building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.	Confirm and document upon payment of roadway mitigation fees	x :	х	х	х	х	X NC	NC	

The applicant shall submit a driveway "Plan and Profile" to the Department of Public Works, showing the driveway actors to the parter [garge-glab) complying with County standards for driveways (but properly line) being be same elevations as the center of the access for driveways (but properly line) being the same elevations as the center of the access for driveways (but he properly line) being the same elevations as the center of the access for driveways (but he properly line) being the same elevations and dailing ment throw on the readway improvement plans shall also include and shows specific provisions and details for both the existing and the proposed drainage patterns and drainage patterns and drainage patterns and drainage patterns and drainage facilities. Bo of the proper construction of the patterns of the properties of	
sandards for driveway slopes (not to exceed 20 percent) and to County standards for driveways for the properly line (hier properly line) line line that severe in the properly line (hier properly line) line line that severe in the properly line (hier properly line) line line that severe in length of the properly line (hier provisions and details for both the existing and the proposed driving patterns and drainage facilities. Plans, with specific construction details, shall be stamped and signed by the registered dividing patterns and drainage facilities. Plans, with specific construction details, shall be stamped and signed by the registered dividing permit voice and supprised in the Department of Public Works for review and approval prior to construction. The required fire flow shall be available from a County Standard 6" Wet Barrel Fire Hydrant, the configuration of the hydrant shall have a minimum of one each 412" outlet and one each 212" outlet and one each 212" outlet and one each 212" outlet shall have a minimum of one each 412" outlet and one each 212" outlet shall have a minimum of one each 412" outlet and one each 212" outlet shall have a minimum of one each 412" of confirm with the hydrant shall have a minimum of one each 412" or confirm with the line of an existing public water system of individual legs are over 600 feet in length, then the minimum diameter of a public or municipal water purveyer writer of rife protection (hydrants, high water systems) from public or municipal water purveyer, written certification from the water company that hydrants will be installed or that the existing water systems is capable of meeting the project or tool be persented to the same through the minimum diameter of a public or municipal water purveyer, written certification from the water company that hydrants will be installed or that the existing water systems is capable of meeting to require duplication is required by provided to be presented to the Sam Marke County Fire Department of verification to show that	
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measured by an approved access route. Should access to a structure exceed the 150	
65 feet criteria, the applicant may have the option of providing exterior fire resistant X X X X X X X X X	
construction materials to meet this condition, subject to review and approval by the	
County Fire Department and Planning and Building Department, prior to the issuance	
of a building permit.	
This project is located in a wildland urban interface area. Roofing, attic ventilation, Fire Authority Confirm and document prior	
exterior walls, windows, exterior doors, decking, floors and under-floor protection shall to issuance of bulding permit	
be installed to meet CBC Chapter 7A requirements. This requirement shall be met at	
the building permit phase of each residence.	
A fire flow of 1,000 gpm for two (2) hours with a 20-psi residual operating pressure Fire Authority Confirm and document prior	
must be available for a single-family dwelling with up to 3,600 sq. ft. of interior space; to issuance of bulding permit	
67 1,300 gpm for a single-family dwelling with up to 4,800 sq. ft.; and 1,500 gpm for a	
single-family dwelling with up to 6,200 sq. ft. as specified by the 2007 CFC.	