

Date: April 25, 2016 (Revised – ~~5/1/18~~ 5/19/21)

Re: Planning Comments on Lots 5-8

From: Camille Leung, Senior Planner

BLD2016-00161 – Lot 8 – 2141 Ticonderoga Dr

BLD2016-00162 – Lot 7 – 2139 Ticonderoga Dr

BLD2016-00163 – Lot 6 – 2135 Ticonderoga Dr

BLD2016-00164 – Lot 5 – 2131 Ticonderoga Dr

Comments Pertaining to All Lots:

PRIOR TO Building Permit/Grading Permit Hard Card Issuance:

1. WDID # for State General Construction permit – FROM SMARTS: 2 41C380307
2. Install Erosion Control – Must schedule Erosion Control and Tree Protection Pre-Site inspection – Civil Plans to be Issued by County for Pre-Site Inspection
Applicant to install PRIOR TO ISSUANCE OF BLD PERMIT
3. Documents must be submitted as required by:
 - a. Condition 4s (see Revised AQ-1 at end) – County to issue with "Grading and Construction Requirements" with Grading Hard Card
 - b. Condition 4t - County to issue with "Grading and Construction Requirements" with Grading Hard Card
 - c. Condition 24 - Schedule of Grading Operations – Please submit Updated Grading Schedule PRIOR TO ISSUANCE OF BLD PERMIT
4. Biological Reports (see Mitigation Measures for timing)
 - a. Woodrat survey – To be submitted PRIOR TO ISSUANCE OF BLD PERMIT
 - b. Bird Survey - To be submitted PRIOR TO ISSUANCE OF BLD PERMIT
 - c. Bat Survey - To be submitted PRIOR TO ISSUANCE OF BLD PERMIT
 - d. Purple Needlegrass – Lot 8 - To be submitted PRIOR TO ISSUANCE OF BLD PERMIT
5. Camille to mail Notices to neighbors within 200-feet of lots --- TO BE DONE by County PRIOR TO ISSUANCE OF BLD PERMIT
6. Deed Restrictions for Lots 1-4
 - a. Conditions 4u and 6
7. Approval of Minor/Major Modifications necessary to approve:
 - a. Letter to Describe Significantly increased grading (export) from Approved quantities dated 12/7/2009 (Job No. 950168.10) and associated truck trips, as discussed at 5/1/18 meeting with Director. Lots 1-4 grading

volumes may be excluded from analysis. ~~---~~ **PENDING END OF COMMENT PERIOD AND DECISION by County**

- b. Grading outside of approved limits- Lot 5, 6, 7: N/A; Lot 8: Minor Variation associated with Geo mitigation to remove unsuitable materials
8. ~~Regarding landslide remediation and the drawings you showed to Steve and I at the meeting of 5/1/18, please note that this will need a Building Permit. I would recommend a separate Building Permit if you would like this permit to get issued prior to house construction. Please submit these plans and associated grading calculations (cut and fill) to the Building Inspection Section.---~~ N/A - Applicant does not intend to start grading before BLD permits issued.

(see notes below under each lot) Civil – All Lots:

- a. ~~Provide detail and location of covered temporary stockpiles using anchored-down plastic sheeting in dry weather. In wet weather or for longer storage, use seeding and mulching, soil blankets or mats.---~~ Provide stockpile detail--- DONE

Architectural – All Lots:

1. Dimension maximum height of structures from finished grade and provide ridge line elevation. Please check heights of all houses relative to approved heights (Table 6) - Lot 5: Need 5/31/18 Resub to Review; Email Doug M. on 5/19/21
2. Shingles are not allowed (Shown on houses on Lot 5 and 7). Must replace contrasting surface treatment between 2nd story windows and roof above with clerestory windows or siding, consistent with the approved elevations for each house. Rock should be used only minimally, as consistent with the approved elevations for each house. - Lot 5: Need 5/31/18 Resub to Review; Email Doug M. on 5/19/21
3. Provide Exterior Lighting Plan (show fixtures on elevations, no light can be cast into open space easement, earth-toned lighting). See Conditions 4k and 6. - Lot 5: Need 5/31/18 Resub to Review; Email Doug M. on 5/19/21

Landscape – All Lots:

1. ~~Please submit WELO forms and other documents necessary to demonstrate compliance with WELO---~~ See letter dated Feb 2018. Needs Soils Fertility Analysis.--- OK; 5/14/21: 4LEAF says Ok to defer until after massive grading - this needs to be collected prior to landscaping – Added to Final

Geotechnical – All Lots:

1. ~~In addition to demonstrating compliance with all conditions of approval, please submit documents addressing:~~
 - a. ~~Condition No. 36 – NOTE: This condition requires “as-builts subdrain system alignments for the underlying stabilization buttress on the house foundation plans”.~~ Please advise as to when these would be prepared and given to the County. OK - Added as Requirement of Final

Requirements of Final – All Lots:

1. GEO: Section II for Grading final
2. Landscaping/Planting photos
3. Stabilized slopes
4. Colors and Materials verification
5. Bioretention planters to be light green or beige to match natural landscape
6. GEO FINAL: Condition No. 36 – NOTE: This condition requires “as-builts subdrain system alignments for the underlying stabilization buttress on the house foundation plans”. Added as Requirement of Final
~~6.~~
7. O&M Agreements
 - a. All Lots
 - b. Shared planter for Lots 7 and 8 on Lot 8
8. Agreement for Maintenance of Off-site improvement in right of way
9. Deed restrictions for Lots 5- 8
 - a. Condition 4u, 9, 34, 39,
10. WELO (All lots)
 - a. Needs Soils Fertility Analysis. --- 5/14/21: 4LEAF says Ok to defer until after massive grading - this needs to be collected prior to landscaping – Added to Final
 - a.b. _____ Landscape Certification Form
 - b.c. _____ Certification of Completion Form

Comments for Individual Lots:

Lot 5:

Architectural:

1. Rock on bottom floor of elevation(s) is not consistent with approved elevation. Rock can only be used minimally (e.g., on trim of columns) -- Lot 5: Need 5/31/18 Resub to Review; Email Doug M. on 5/19/21
2. Design is not consistent with the double gable roof design at front elevation -- Lot 5: Need 5/31/18 Resub to Review; Email Doug M. on 5/19/21

Lot 6:

Architectural:

1. Colors are not in the approved shades of “browns, greens, and rusts” - Need 5/31/18 Resub to Review; Email Doug M. on 5/19/21

Lot 7:

Architectural:

1. Design is not consistent with the double gable roof design at front elevation
2. Colors are not in the approved shades of “browns, greens, and rusts” - Need 5/31/18 Resub to Review; Email Doug M. on 5/19/21

Lot 8:

Architectural:

1. Colors are not in the approved shades of “browns, greens, and rusts”. Roof is too dark. - Need 5/31/18 Resub to Review; Email Doug M. on 5/19/21

Attachments:

Heights – Table 6 from staff report

Approved Elevations

Approved Grading Amounts

WELO Forms

From EIR Addendum May 2021:

Revised Mitigation Measure AQ-1: The Project Applicant shall require that the following BAAQMD-recommended and additional PM₁₀ reduction practices be implemented by including them in the contractor construction documents:

- The first phase of construction shall require 30 percent of construction equipment to meet Tier 1 EPA certification standards for clean technology. The remainder of construction equipment (70 percent), which would consist of older technologies, shall be required to use emulsified fuels.

- The second phase of construction shall require 30 percent of construction equipment to meet Tier 2 EPA certification standards for clean technology and 50 percent to meet Tier 1 EPA certification standards. The remaining 20 percent of construction equipment, which would consist of older technologies, shall use emulsified fuels.
- For all larger vehicles, including cement mixers or other devices that must be delivered by large trucks, vehicles shall be equipped with CARB level three verified control devices.
- Water all active construction areas at least twice daily.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
- Pave, apply water three times daily, or apply non - toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas at the construction sites.
- Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at the construction sites.
- Sweep public streets adjacent to construction sites daily (with water sweepers) if visible soil material is carried onto the streets.
- Hydroseed or apply non - toxic soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
- Enclose, cover, water twice daily, or apply non - toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- Limit traffic speeds on unpaved roads to 15 miles per hour.
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- Replant vegetation in disturbed areas as soon as possible.
- Install wheel washers for all exiting trucks or wash off the tires or tracks of all trucks and equipment leaving the construction site.
- Install wind breaks at the windward sides of the construction areas.
- Suspend excavation and grading activities when wind (as instantaneous gusts) exceeds 25 miles per hour.