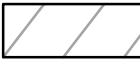
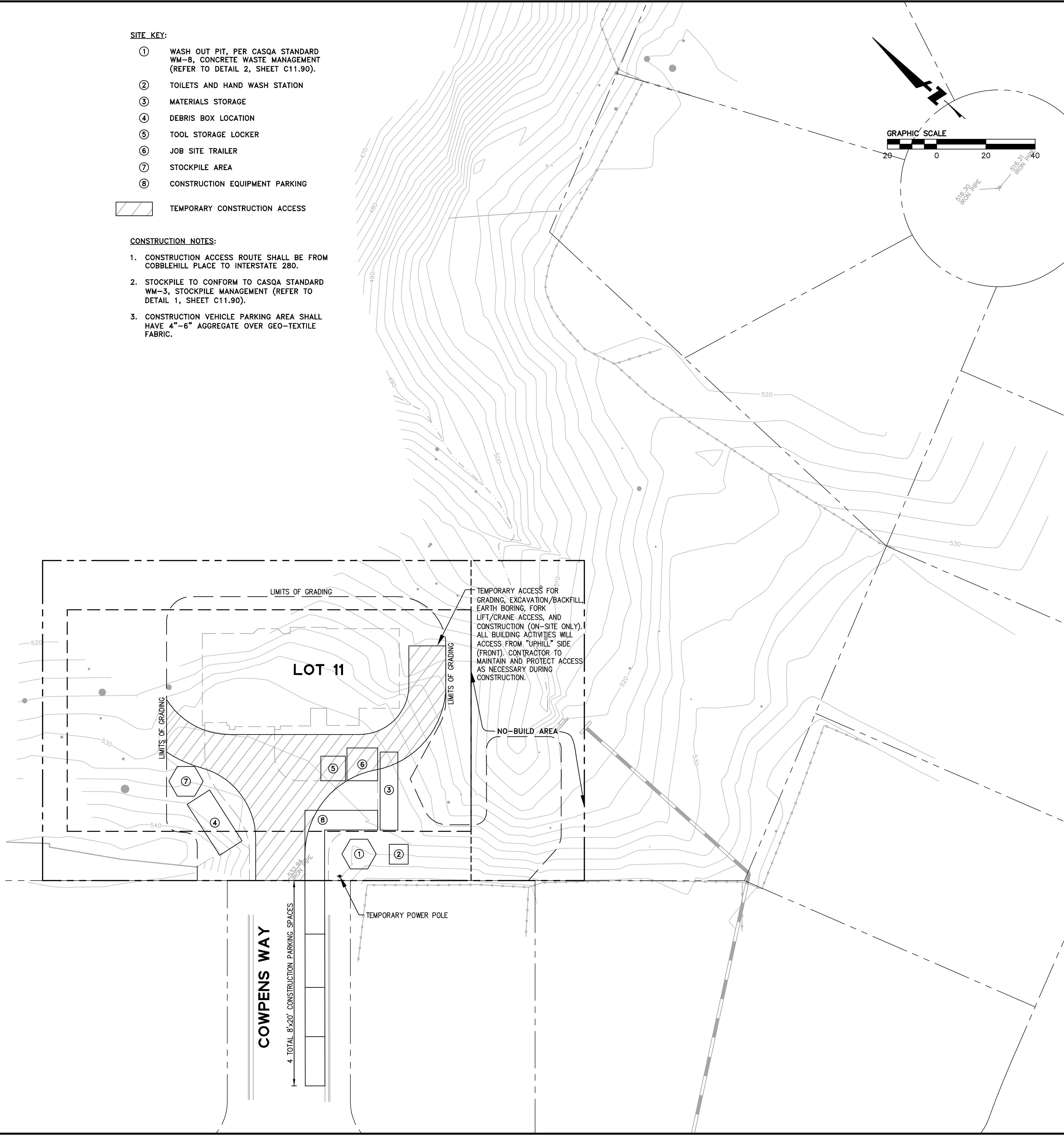


Revisions	
No.	Date
	10/24/2017
	Scale 1"=20'
	Design JT
	Drawn LE
	Approved RH
	Job No. 950168-20

DRAWING NAME: K:\eng95\950168.dwg\CD\Lot11\C11.80-HECDLP.dwg  
 PLOT DATE: 11-14-17 PLOTTED BY: hbit

- SITE KEY:**
- ① WASH OUT PIT, PER CASQA STANDARD WM-8, CONCRETE WASTE MANAGEMENT (REFER TO DETAIL 2, SHEET C11.90).
  - ② TOILETS AND HAND WASH STATION
  - ③ MATERIALS STORAGE
  - ④ DEBRIS BOX LOCATION
  - ⑤ TOOL STORAGE LOCKER
  - ⑥ JOB SITE TRAILER
  - ⑦ STOCKPILE AREA
  - ⑧ CONSTRUCTION EQUIPMENT PARKING
-  TEMPORARY CONSTRUCTION ACCESS

- CONSTRUCTION NOTES:**
1. CONSTRUCTION ACCESS ROUTE SHALL BE FROM COBBLEHILL PLACE TO INTERSTATE 280.
  2. STOCKPILE TO CONFORM TO CASQA STANDARD WM-3, STOCKPILE MANAGEMENT (REFER TO DETAIL 1, SHEET C11.90).
  3. CONSTRUCTION VEHICLE PARKING AREA SHALL HAVE 4"-6" AGGREGATE OVER GEO-TEXTILE FABRIC.



**COWPENS WAY**

4 TOTAL 8'-X-20' CONSTRUCTION PARKING SPACES

TEMPORARY POWER POLE

**LOT 11**

LIMITS OF GRADING

LIMITS OF GRADING

LIMITS OF GRADING

TEMPORARY ACCESS FOR GRADING, EXCAVATION/BACKFILL, EARTH BORING, FORK LIFT/CRANE ACCESS, AND CONSTRUCTION (ON-SITE ONLY). ALL BUILDING ACTIVITIES WILL ACCESS FROM "UPHILL" SIDE (FRONT). CONTRACTOR TO MAINTAIN AND PROTECT ACCESS AS NECESSARY DURING CONSTRUCTION.

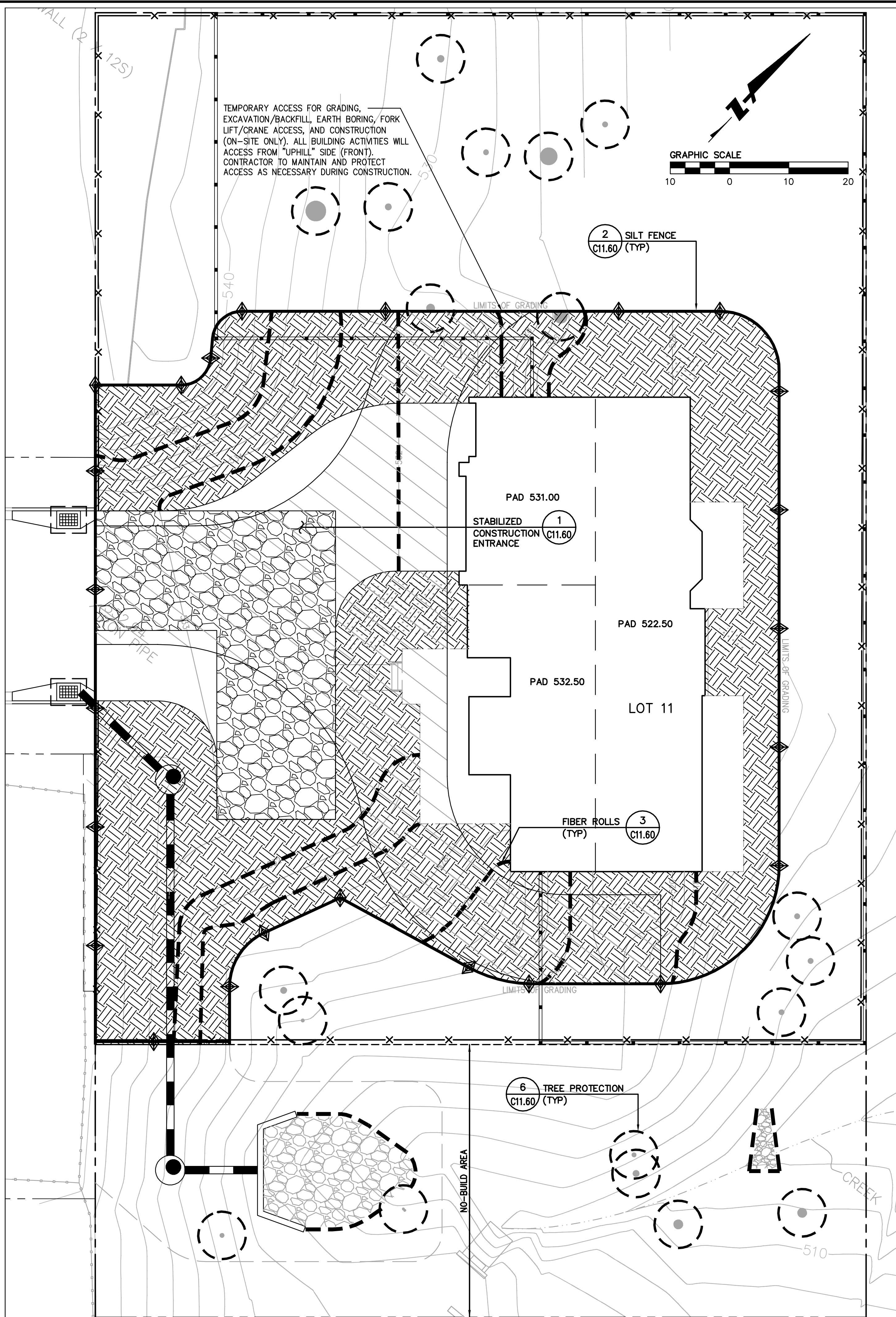
NO-BUILD AREA

GRAPHIC SCALE

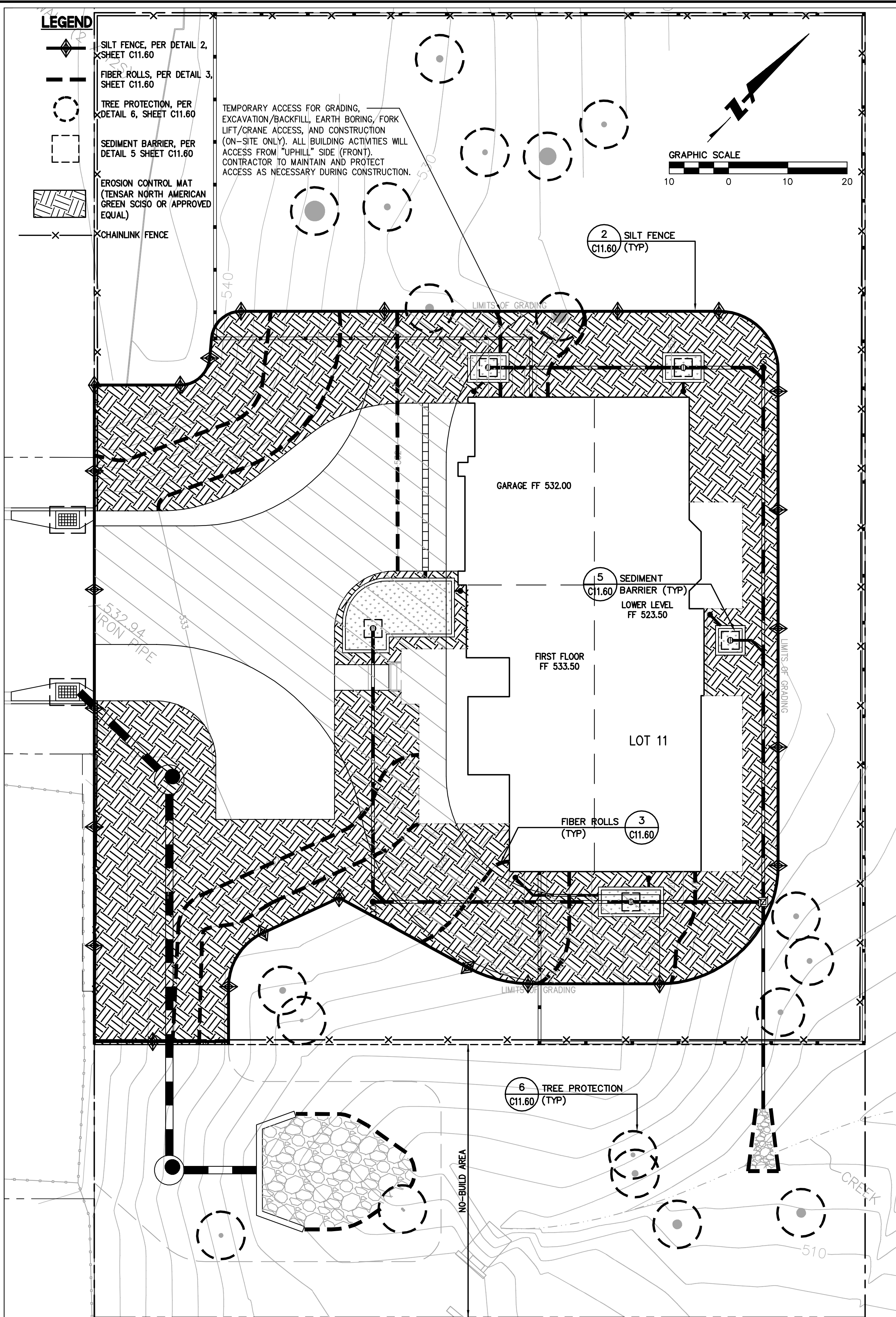
20 0 20 40

816.30 IRON PIPE  
 816.32 IRON PIPE

DRAWING NAME: K:\Projects\950168.dwg\CD\Lot11\C11.50-HECDSP.dwg  
 PLOT DATE: 11-14-17  
 PLOTTED BY: hoi



**LOT 11 GRADING AND RETAINING WALL EROSION CONTROL PLAN**  
 SCALE: 1"=10'

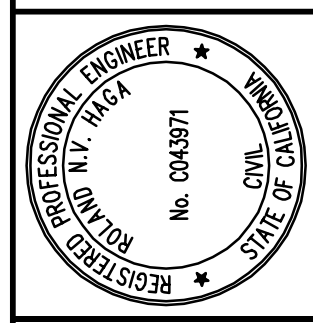


**LOT 11 FOUNDATION AND CONSTRUCTION EROSION CONTROL PLAN**  
 SCALE: 1"=10'

**LEGEND**

- SILT FENCE, PER DETAIL 2, SHEET C11.60
- FIBER ROLLS, PER DETAIL 3, SHEET C11.60
- TREE PROTECTION, PER DETAIL 6, SHEET C11.60
- SEDIMENT BARRIER, PER DETAIL 5 SHEET C11.60
- EROSION CONTROL MAT (TENSAR NORTH AMERICAN GREEN SCISO OR APPROVED EQUAL)
- CHAINLINK FENCE

255 SHORELINE DRIVE, SUITE 200  
 REDWOOD CITY, CA 94065  
 PHONE: (650) 482-6300  
 FAX: (650) 482-6399



CALIFORNIA  
**HIGHLAND ESTATES**  
**LOT 11 IMPROVEMENT PLANS**  
**EROSION CONTROL PLANS**  
 SAN MATEO COUNTY

Revisions	
No.	Description

Date 10/24/2017  
 Scale AS SHOWN  
 Design JT  
 Draw LF  
 Approved RH  
 Job No 950168-20

**Date: April 25, 2016 (Revised – 8/9/17)**

**Re: Planning Comments on Lots 9-11**

**From: Camille Leung, Senior Planner**

**BLD2016-00158 – Lot 10**

**BLD2016-00159 – Lot 11**

**BLD2016-00160 – Lot 9**

Comments Pertaining to All Lots:

PRIOR TO Building Permit/Grading Permit Hard Card Issuance:

1. Install Erosion Control – Must schedule Erosion Control and Tree Protection Pre-Site inspection
2. Documents must be submitted as required by:
  - a. Condition 4s
  - b. Condition 4t
  - c. Condition 24 - Schedule of Grading Operations
3. Biological Reports (see Mitigation Measures for timing)
  - a. Woodrat survey
  - b. Bird Survey
  - c. Bat Survey
  - d. CA Red legged Frog – Lot 11
  - e. Willow scrub – Lot 11
  - f. Need biological review of erosion control plan for Lot 11
4. Camille to mail Construction Notices to neighbors within 200-feet of lots, per Condition 4t
5. Deed Restrictions per Conditions 4u and 6
  - a. Lots 1-4 – This was never done. Developer or County may need to approach current owners. This is under review by County Counsel.
  - b. Lots 5-11 – Deed restrictions are strongly encouraged at this time while parcels are still under the ownership of the Developer.
6. Approval of Minor/Major Modifications necessary to approve:
  - a. Change in Footprint of Lot 11, setbacks vary from approved plans
  - b. Change in Footprint of Lot 9, footprint re-configuration but reduction in home size by 91 sf.

Civil – All Lots:

1. Provide color chip for color or bioretention planters (to be light green or beige to match natural landscape, not “lawn green”)
2. Erosion Control:
  - a. Need Ralph Osterling to discuss health impacts of grading and structures within tree driplines of trees to remain. - Still outstanding, see email of 8/9/17
  - b. Tree protection: Show protection for all trees to remain regardless of size. – Met for Lots 10 & 11. Lot 9: Two 10” Oaks on the right side are designated to remain on Page C9.50, but Page C9.30 shows they are to be removed.
  - c. Chainlink fencing at borders of conservation easement and along perimeter with no-build areas
  - d. On the Grading and Retaining Wall Erosion Control Plan, Show all access roads/ramps used for excavation/backfill, earth boring, fork lift/crane access (second floor construction). For unpaved routes, use ridges running diagonally across the road that run to a stabilized outlet.
  - e. Lot 11: There is a discharge pipe that is directed to an unstablized location (no stabilized outfall).

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)
2. 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.

Geotechnical – All Lots:

1. In addition to demonstrating compliance with all conditions of approval, please submit documents addressing:
  - a. Condition 4v regarding Asbestos – Received and routed to Geo Consultant
  - b. Condition No. 37 – Applies to Lot 10 only

Requirements of Final – All Lots:

1. Grading final
2. Landscaping/Planting photos
3. Stabilized slopes
4. Colors and Materials verification

5. O&M Agreements
  - a. All Lots
  - b. Shared Storm Drainage Outfall for Lots 9 and 10 on Lot 9
  - c. Shared planter for Lots 7 and 8 on Lot 8
6. Deed restrictions for Lots 5- 11
  - a. Condition 4u, 9, 34, 39,
7. WELO
  - a. Landscape Certification Form
  - b. Certification of Completion Form

Comments for Individual Lots:

Lot 9:

Architectural:

1. Dimensions of floor plans are not clear on right side of Page 2 (see Bedroom 3 dimension)
2. Front elevation still varies from what was approved, possibly due to added bulk on main level. Design ok.

Lot 10:

Civil:

- a. Show location of office trailer(s), storage sheds, temporary power pole, scaffold footprint, and other temporary installations on the plans. Show how they will be accessed and show protection of the access routes: Move storage out of tree driplines

Lot 11:

Civil:

- a. Show location of office trailer(s), storage sheds, temporary power pole, scaffold footprint, and other temporary installations on the plans. Show how they will be accessed and show protection of the access routes. –Lot 11: Move stockpile to a location within grading limits

Attachments: (Excluded from List Revised on 3/1/17):

Heights – Table 6 from staff report

Approved Elevations

Approved Grading Amounts

WELO Forms

DATE: August 25, 2017

TO: All Interested Parties

FROM: Camille Leung, Project Planner; Phone 650/363-1826

SUBJECT: Consideration of a proposed Minor Modification to an approved Resource Management (RM) Permit (PLN2006-00357) for the development of Lot 9 (2185 Cobblehill Place; BLD2016-00160), and Lot 11 (88 Cowpens Way; BLD2016-00159), in the San Mateo Highlands Area

---

#### Background

On April 27, 2010, Ticonderoga Partners, LLC/Chamberlain Group, received approval from the San Mateo County Board of Supervisors for a Zoning Text Amendment, a Rezoning, a Lot Line Adjustment, a Major Subdivision, a Resource Management (RM) Permit, and a Grading Permit (PLN2006-00357), for the development of eleven residential lots on APNs 041-101-290 and 041-072-030 in the County unincorporated area of San Mateo Highlands. The approved project includes the creation of a 93.39 acre parcel, which is subject to a recorded conservation easement and is not the subject of the proposed Minor Modification.

Condition No. 1 of the Board of Supervisor's approval for the Highlands Project reads as follows:

*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 deemed a major modification and shall be subject to review and approval by the Planning Commission at a public hearing.*

Condition No. 5, as referenced above, reads:

*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.*

#### Requested Changes

The property owner requests the following modifications to proposed houses on Lots 9 and 11:

- For the proposed house on Lot 9, the applicant has consolidated the footprint of the house, resulting in a reduction of 91 sq. ft., as shown by Attachment 1. This modification



- also involves slight changes to the architectural design of the house, shown by Attachment 2, and minor changes to setbacks shown in the table below.
- For the proposed house on Lot 11, the applicant has shifted the location of the house to the left by 6.2 feet in order to provide a larger setback from an existing drainage area, as shown in Attachment 3. This change also resulted in slight changes to the setbacks, shown in the table below.

<i>Changes to Setbacks for Lots 9 and 11</i>					
<i>Lot No.</i>	<i>Front Setback (feet)</i>	<i>Right Side Setback (feet)</i>	<i>Left Side Setback (feet)</i>	<i>Rear Setback (feet)</i>	<i>Zoning District</i>
<b>Lot 9 – Approved</b>	40	25	16	52	R-1/S-81
<b>Lot 9 - Revised</b>	47.91	24.58	15.28	53.08	
<b>Lot 11 - Approved</b>	61	<b>23<sup>1</sup></b>	74	28	RM
<b>Lot 11 - Revised</b>	No Change	<b>29.2<sup>1</sup></b>	64.9	27.2	

<sup>1</sup> Lot 11 contains a "No-Build Zone." Per Conditions 8, 9, and 34, setbacks as shown in this table are measured from the edge of "no-build" areas.

Staff Analysis

The revised designs for Lots 9 and 11 constitute "Minor Modifications". The revised design for the house on Lot 9 is in keeping with the design concept approved by the Board of Supervisors, and consistent with the setback requirements of the R-1/S-81 Zoning District. The adjustment to the footprint of the home on Lot 11 will result in a greater setback from an existing drainage area, and maintain compliance with the setback requirements of the Resource Management (RM) Zoning District.

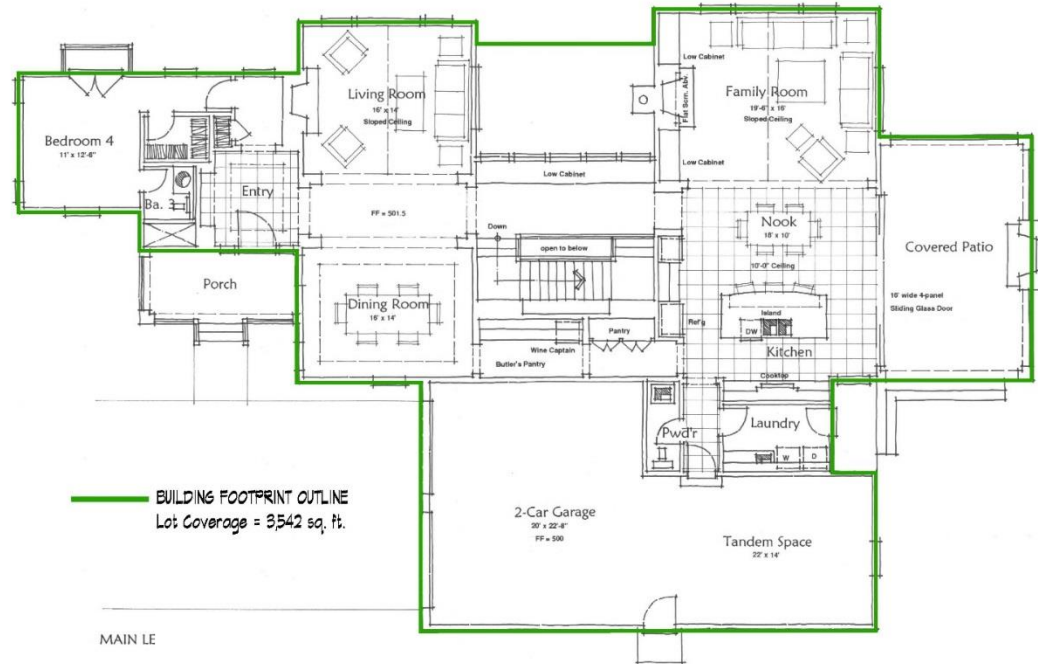
Public Input

The Planning and Building Department is seeking input from interested parties regarding the requested changes. Please submit any comments or questions regarding these changes to Project Planner Camille Leung at 650/363-1826 (e-mail: [cleung@smcgov.org](mailto:cleung@smcgov.org)) no later than September 8, 2017. After that date, the Community Development Director will consider all comments received and issue a decision regarding the requested project modifications.

Attachments:

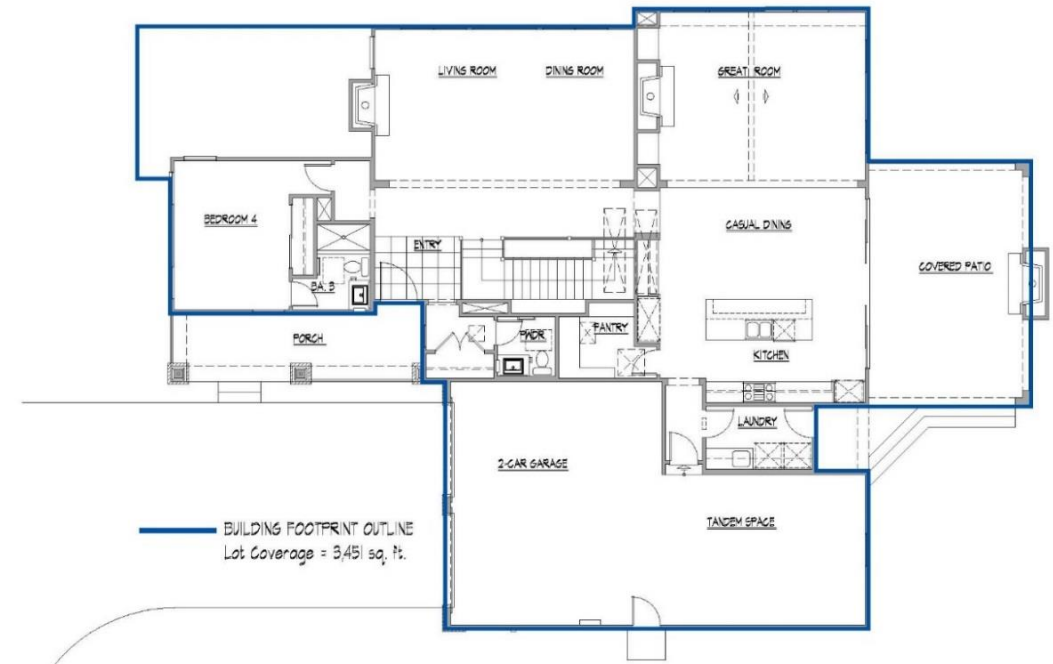
- Attachment 1: Approved Footprint and Proposed Footprint for House on Lot 9*
- Attachment 2: Approved Elevations and Proposed Revised Elevations for House on Lot 9*
- Attachment 3: Approved Site Plan and Proposed Revised Site Plan for House on Lot 11*

# Attachment 1



Lot 9 Approved Plan

15 ft



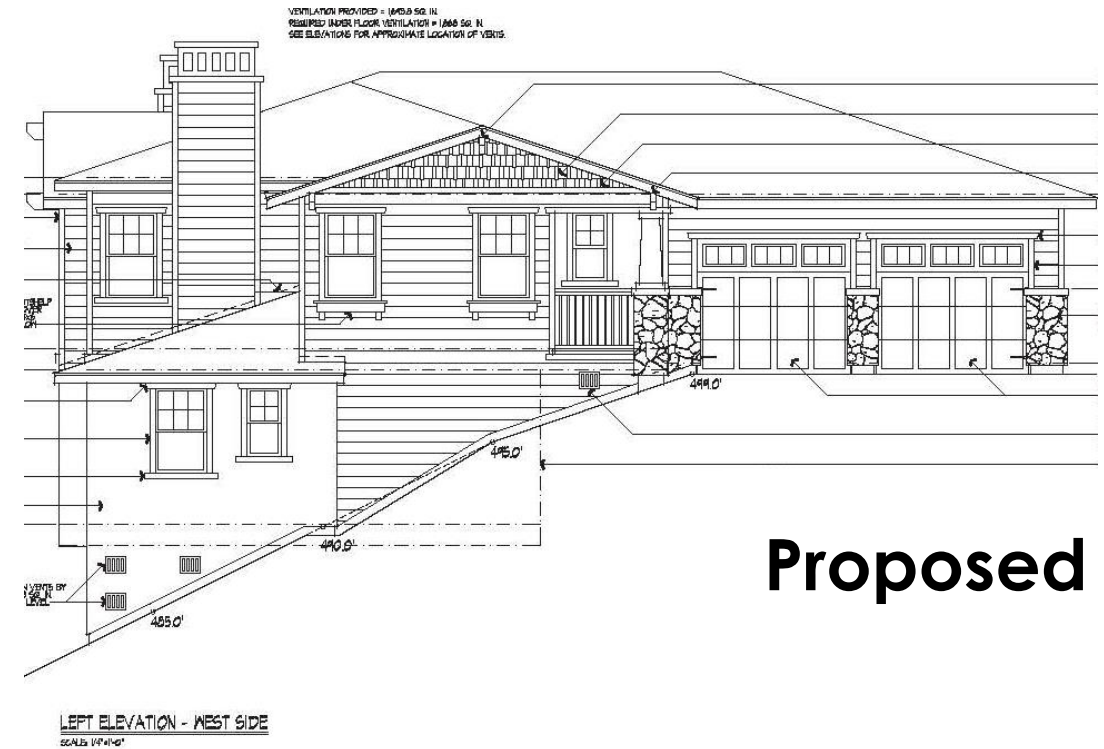
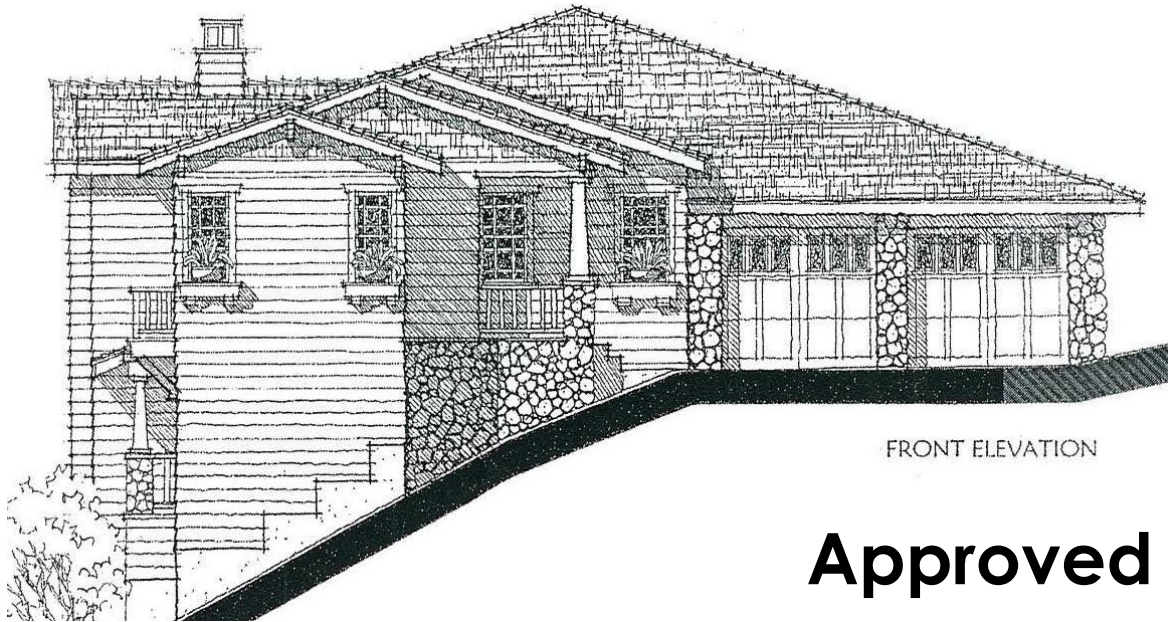
Lot 9 Current Plan

15 ft

Changes to Footprint for Lot 9: The applicant has consolidated the design of the footprint of the house, resulting in a total footprint reduction of 91 sq. ft.

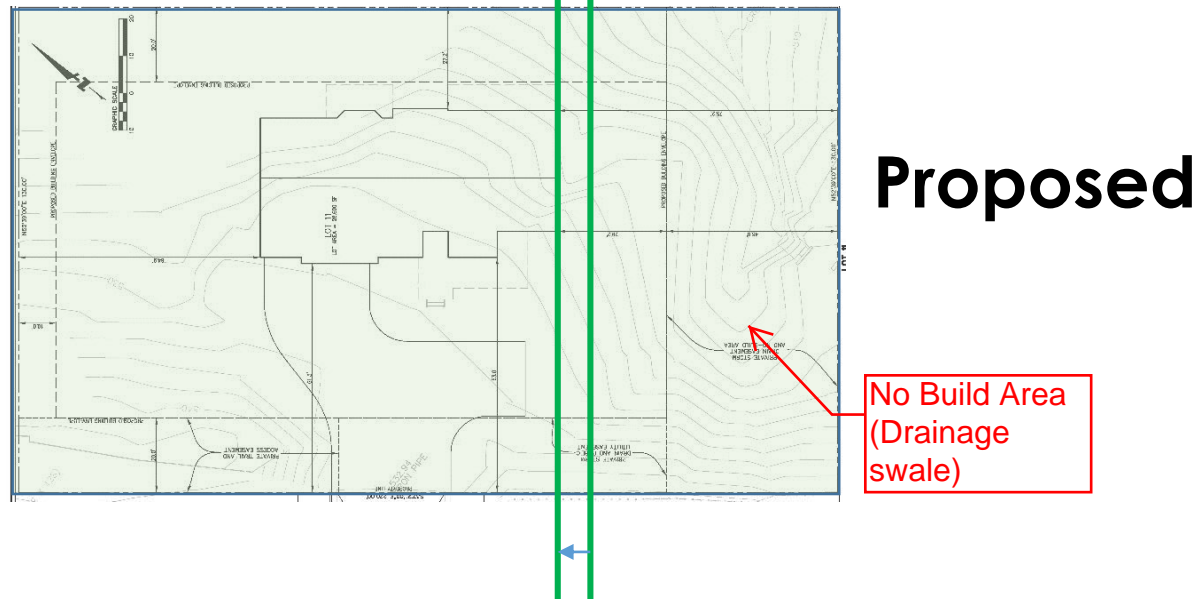
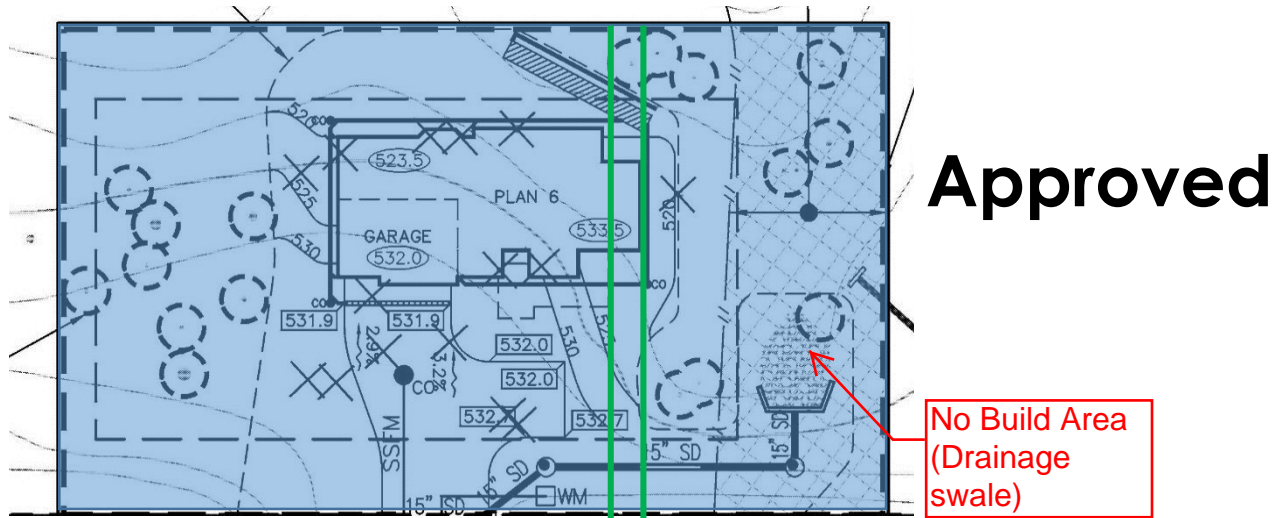


## Attachment 2



### Changes to Setbacks and Footprints for Lot 9:

The proposed consolidation of the footprint for the house on Lot 9 resulted in changes to the architectural design of the house.



Changes to Setbacks for Lot 11:  
The house location on Lot 11 shifted away from the “no build area” (drainage swale) by 6.2 feet.

# **NEXGEN**

**BUILDERS, INC.**

**RECEIVED**

MAR 18 2014

San Mateo County  
Planning Division

## **Transportation plan for Highland Estates Phase 1 Bunker Hill Drive**

All delivery, dump, or concrete trucks will leave the site by going down Bunker Hill Drive to Polhemus, traveling to the 92 Freeway to Highway 101. They will arrive on the same route in reverse.

Any trucking activities will be scheduled after the peak traffic hours of 7:30 am to 8:30 am and before the peak evening hours of 5:00 pm to 6:00 pm. Peak traffic hours were determined by the Highland Estates Administrative Draft Transportation impact study done in Sept. 2008.

# **NEXGEN**

**BUILDERS, INC.**

**Highland Estates  
San Mateo Highlands  
San Mateo, CA  
Lots 5 -8, 9, 10, and 11.**

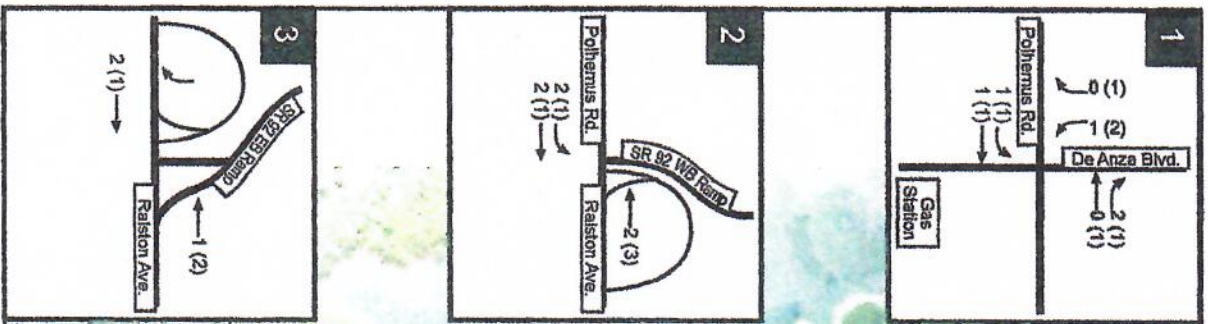
## **Off-haul of Excess Dirt**

**During and after grading operations excess dirt will be loaded into end-dump *and/or 10-wheel dump trucks when access is limited* and transported to the Ox Mountain landfill in Half Moon Bay, CA.**

**Loading and off-haul will be limited to between the hours of 7:00 AM and 4:00 PM on weekdays and 8:00 AM and 3:00 PM on Saturdays. No Sunday work will be performed.**

**Loads will be moistened with water during the loading process for dust control measures and covered during transport as required.**

**Truck route will be as per the attached map to and from the construction site(s) with Ticonderoga, (S.) Polhemus, and Highway 92 being the preferential route. DeAnza Blvd. (N.) Polhemus, and Ralston Ave. will NOT be used.**



N. POLHEMUS  
NOT USED.

DE ANZA BLVD.  
NOT USED

Highway 92 to  
OX MOUNTAIN

RALSTON  
NOT USED

Highway 92  
to RECOVER

**LEGEND:**

- ① = Study Intersections
- 15% = Distribution for Lots 1-4
- 15% = Distribution for Lots 5-11
- = Lots 1-4
- = Lots 5-11
- XX (YY) = AM (PM)

NOT TO SCALE

N



**BUILDERS, INC.**

**Highland Estates  
San Mateo Highlands  
San Mateo, CA  
Lots 5 -8, 9, 10, and 11.**

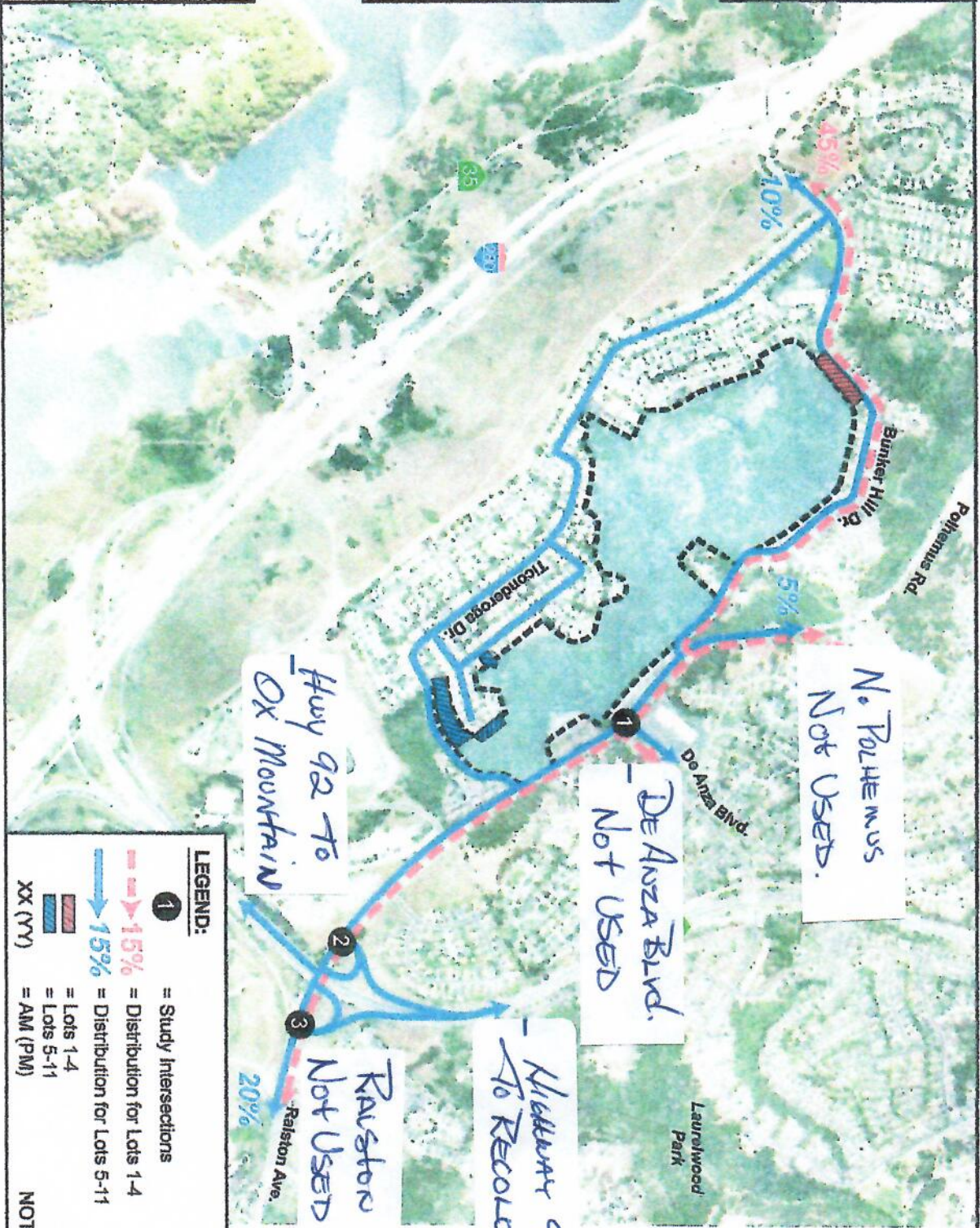
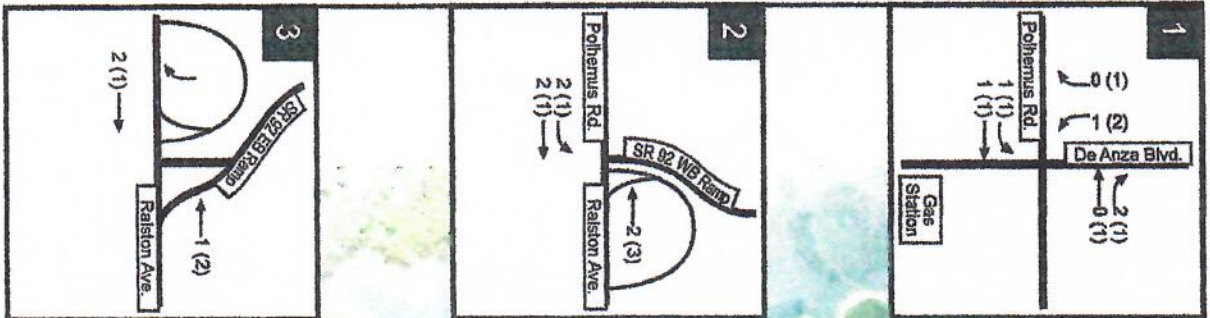
## **Construction Waste Management Plan**

**All construction waste material will be loaded into metal debris boxes provided by Peninsula Debris Box Services in San Mateo, CA.**

**Debris boxes will be picked up periodically from the site and transported to the Recology transfer station in Redwood Shores where employees will sort materials into specific groups prior to recycling. Loads will be covered during transport as required.**

**The average amount of recycled materials after sorting is 75%.**

**Truck route will be as per the attached map to and from the construction site(s) with Ticonderoga, (S.) Polhemus, and Highway 92 being the preferential route. DeAnza Blvd. (N.) Polhemus, and Ralston Ave. will NOT be used.**



**LEGEND:**

- ① = Study Intersections
- 15% = Distribution for Lots 1-4
- 15% = Distribution for Lots 5-11
- ▨ = Lots 1-4
- ▨ = Lots 5-11
- XX (YY) = AM (PM)

NOT TO SCALE

N

No Polhemus  
Not Used.

De Anza Blvd.  
Not Used

Hwy 92 to  
Ox Mountain

Ralston  
Not Used

Highway 92  
No Recology

Date: May 24, 2017  
Project No.: 230-1-8

Prepared For: Mr. Jack Chamberlain  
**TICONDEROGA PARTNERS, LLC**  
655 Skyway, Suite 230  
San Carlos, California 94070

Re: Response to County of San Mateo  
Geotechnical Review Comments  
San Mateo Highlands (Lot 5)  
2131 Ticonderoga Drive  
San Mateo, California

Dear Mr. Chamberlain:

As requested, this letter presents the our response to the County of San Mateo, Planning and Building Department comments for the above referenced project, dated April 26, 2017. Our services were performed in accordance with our proposal and agreement, dated May 24, 2017. As you know, our firm prepared a report for this project, titled "Updated Geotechnical Investigation, Highland Estates Lots 5 through 11, Ticonderoga Drive/Cobblehill Place/Cowpens Way, San Mateo, California" dated October 30, 2015.

---

### Response to Comments

**Comment #1:** *The Geotechnical report dates from 2009. Please ask the Geotechnical Engineer to provide an update letter for the Geotechnical report that confirms that the information in the report is still valid and which provides updated seismic design parameters.*

**Response:** Please note that Cornerstone Earth Group also prepared a geotechnical report for this project, titled "Updated Geotechnical Investigation, Highland Estates Lots 5 through 11, Ticonderoga Drive/Cobblehill Place/Cowpens Way, San Mateo, California" dated October 30, 2015. This report has done under California 2013 building code since it was in effect when the report was submitted prior to January 1st, 2017, however, all the seismic coefficients listed in the report are still valid for CBC 2016.

**Comment #2:** *Provide a letter from the Geotechnical Engineer confirming that the foundation plans, details, specifications, and calculations have been reviewed and that it has been determined that the recommendations in the Soils report are properly incorporated into the plans.*

**Response:** Please refer to the attached Plan Review letter.



**Closure**

We hope this provides the information you need at this time. Recommendations presented in this letter have been prepared for the sole use of Ticonderoga Partners, LLC specifically for the properties at 2131 Ticonderoga Drive (Lot 5) in San Mateo, California. Our professional services were performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices at this time and location. No warranties are either expressed or implied.

If you have any questions or need any additional information from us, please call and we will be glad to discuss them with you.

Sincerely,

**Cornerstone Earth Group, Inc.**



Scott E. Fitinghoff, P.E., G.E.  
Senior Principal Engineer



AEA: SEF

Attachments: Foundations Plans for Lot 5 by SI/FME, Inc., as dated May 23, 2017.

Addressee (1 by email)

Copies: Addressee (1 by email)

Date: May 24, 2017  
Project No.: 230-1-8

Prepared For: Mr. Jack Chamberlain  
**TICONDEROGA PARTNERS, LLC**  
655 Skyway, Suite 230  
San Carlos, California 94070

Re: Response to County of San Mateo  
Geotechnical Review Comments  
San Mateo Highlands (Lot 6)  
2135 Ticonderoga Drive  
San Mateo, California

Dear Mr. Chamberlain:

As requested, this letter presents the our response to the County of San Mateo, Planning and Building Department comments for the above referenced project, dated April 26, 2017. Our services were performed in accordance with our proposal and agreement, dated May 24, 2017. As you know, our firm prepared a report for this project, titled "Updated Geotechnical Investigation, Highland Estates Lots 5 through 11, Ticonderoga Drive/Cobblehill Place/Cowpens Way, San Mateo, California" dated October 30, 2015.

---

### Response to Comments

**Comment #1:** *The Geotechnical report dates from 2009. Please ask the Geotechnical Engineer to provide an update letter for the Geotechnical report that confirms that the information in the report is still valid and which provides updated seismic design parameters.*

**Response:** Please note that Cornerstone Earth Group also prepared a geotechnical report for this project, titled "Updated Geotechnical Investigation, Highland Estates Lots 5 through 11, Ticonderoga Drive/Cobblehill Place/Cowpens Way, San Mateo, California" dated October 30, 2015. This report has done under California 2013 building code since it was in effect when the report was submitted prior to January 1st, 2017, however, all the seismic coefficients listed in the report are still valid for CBC 2016.

**Comment #2:** *Provide a letter from the Geotechnical Engineer confirming that the foundation plans, details, specifications, and calculations have been reviewed and that it has been determined that the recommendations in the Soils report are properly incorporated into the plans.*

**Response:** Please refer to the attached Plan Review letter.

**Closure**

We hope this provides the information you need at this time. Recommendations presented in this letter have been prepared for the sole use of Ticonderoga Partners, LLC specifically for the properties at 2135 Ticonderoga Drive (Lot 6) in San Mateo, California. Our professional services were performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices at this time and location. No warranties are either expressed or implied.

If you have any questions or need any additional information from us, please call and we will be glad to discuss them with you.

Sincerely,

**Cornerstone Earth Group, Inc.**



Scott E. Fitinghoff, P.E., G.E.  
Senior Principal Engineer



AEA: SEF

Attachments: Foundations Plans for Lot 6 by SI/FME, Inc., as dated May 23, 2017.

Addressee (1 by email)

Copies: Addressee (1 by email)

Date: May 24, 2017  
Project No.: 230-1-8

Prepared For: Mr. Jack Chamberlain  
**TICONDEROGA PARTNERS, LLC**  
655 Skyway, Suite 230  
San Carlos, California 94070

Re: Response to County of San Mateo  
Geotechnical Review Comments  
San Mateo Highlands (Lots 7)  
2139 Ticonderoga Drive  
San Mateo, California

Dear Mr. Chamberlain:

As requested, this letter presents the our response to the County of San Mateo, Planning and Building Department comments for the above referenced project, dated April 26, 2017. Our services were performed in accordance with our proposal and agreement, dated May 24, 2017. As you know, our firm prepared a report for this project, titled "Updated Geotechnical Investigation, Highland Estates Lots 5 through 11, Ticonderoga Drive/Cobblehill Place/Cowpens Way, San Mateo, California" dated October 30, 2015.

---

### Response to Comments

**Comment #1:** *The Geotechnical report dates from 2009. Please ask the Geotechnical Engineer to provide an update letter for the Geotechnical report that confirms that the information in the report is still valid and which provides updated seismic design parameters.*

**Response:** Please note that Cornerstone Earth Group also prepared a geotechnical report for this project, titled "Updated Geotechnical Investigation, Highland Estates Lots 5 through 11, Ticonderoga Drive/Cobblehill Place/Cowpens Way, San Mateo, California" dated October 30, 2015. This report has done under California 2013 building code since it was in effect when the report was submitted prior to January 1st, 2017, however, all the seismic coefficients listed in the report are still valid for CBC 2016.

**Comment #2:** *Provide a letter from the Geotechnical Engineer confirming that the foundation plans, details, specifications, and calculations have been reviewed and that it has been determined that the recommendations in the Soils report are properly incorporated into the plans.*

**Response:** Please refer to the attached Plan Review letter.

**Closure**

We hope this provides the information you need at this time. Recommendations presented in this letter have been prepared for the sole use of Ticonderoga Partners, LLC specifically for the properties at 2139 Ticonderoga Drive (Lot 7) in San Mateo, California. Our professional services were performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices at this time and location. No warranties are either expressed or implied.

If you have any questions or need any additional information from us, please call and we will be glad to discuss them with you.

Sincerely,

**Cornerstone Earth Group, Inc.**



Scott E. Fitinghoff, P.E., G.E.  
Senior Principal Engineer



AEA: SEF

Attachments: Foundations Plans for Lot 7 by SI/FME, Inc., as dated May 23, 2017.

Addressee (1 by email)

Copies: Addressee (1 by email)

Date: May 24, 2017  
Project No.: 230-1-8

Prepared For: Mr. Jack Chamberlain  
**TICONDEROGA PARTNERS, LLC**  
655 Skyway, Suite 230  
San Carlos, California 94070

Re: Response to County of San Mateo  
Geotechnical Review Comments  
San Mateo Highlands (Lot 8)  
2141 Ticonderoga Drive  
San Mateo, California

Dear Mr. Chamberlain:

As requested, this letter presents the our response to the County of San Mateo, Planning and Building Department comments for the above referenced project, dated April 26, 2017. Our services were performed in accordance with our proposal and agreement, dated May 24, 2017. As you know, our firm prepared a report for this project, titled "Updated Geotechnical Investigation, Highland Estates Lots 5 through 11, Ticonderoga Drive/Cobblehill Place/Cowpens Way, San Mateo, California" dated October 30, 2015.

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### Response to Comments

**Comment #1:** *The Geotechnical report dates from 2009. Please ask the Geotechnical Engineer to provide an update letter for the Geotechnical report that confirms that the information in the report is still valid and which provides updated seismic design parameters.*

**Response:** Please note that Cornerstone Earth Group also prepared a geotechnical report for this project, titled "Updated Geotechnical Investigation, Highland Estates Lots 5 through 11, Ticonderoga Drive/Cobblehill Place/Cowpens Way, San Mateo, California" dated October 30, 2015. This report has done under California 2013 building code since it was in effect when the report was submitted prior to January 1st, 2017, however, all the seismic coefficients listed in the report are still valid for CBC 2016.

**Comment #2:** *Provide a letter from the Geotechnical Engineer confirming that the foundation plans, details, specifications, and calculations have been reviewed and that it has been determined that the recommendations in the Soils report are properly incorporated into the plans.*

**Response:** Please refer to the attached Plan Review letter.

**Closure**

We hope this provides the information you need at this time. Recommendations presented in this letter have been prepared for the sole use of Ticonderoga Partners, LLC specifically for the properties at 2141 Ticonderoga Drive (Lot 8) in San Mateo, California. Our professional services were performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices at this time and location. No warranties are either expressed or implied.

If you have any questions or need any additional information from us, please call and we will be glad to discuss them with you.

Sincerely,

**Cornerstone Earth Group, Inc.**



Scott E. Fitinghoff, P.E., G.E.  
Senior Principal Engineer

AEA: SEF

Attachments: Foundations Plans for Lot 8 by SI/FME, Inc., as dated May 23, 2017.

Addressee (1 by email)

Copies: Addressee (1 by email)

**From:** Sam Naifeh samnaifeh@sbcglobal.net

**Subject:** Re: Chamberlain Houses

**Date:** August 31, 2017 at 6:51 PM

**To:** Dave Pine dpine@smcgov.org

**Cc:** Liesje Nicolas liesjenicolas@gmail.com, Rick Priola hcapres@gmail.com, Deke & Corrin Brown d.cbrown@comcast.net, Chris Misner chrismisner@yahoo.com, Pamela Merkadeau pamelam@merkadeau.com, Mark Luechtefeld mluechtefeld@gmail.com, Jane Knapel jknapel@sbcglobal.net, Catherine Palter catpalter@gmail.com, Dave Michaels dm94402@gmail.com, Alan Palter alanpalter@gmail.com, Christopher Karic ckaric@sellarlaw.com, Lennie Roberts lennie@darwin.ptvy.ca.us

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Dear Dave

We had requested to meet with you as soon as possible after the June 28<sup>th</sup> meeting for several reasons noted at the meeting, one of which was because we were aware that we would run into vacation also running into the Labor Day holiday weekend in August. You mentioned your delay in organizing a meeting with us was because you were trying to learn about the issues. It appears that you were also scheduling your own plan for a meeting around the vacation needs of County staff. We ask the same sort of consideration be extended to our communities of volunteers here. It would have helped had you included us in your working on plans for changing the kind of meeting you envisioned for us. We could not meet on the dates indicated in any case.

The Planning Director has been on record variously considering project modifications since August 2016, most recently telling us directly in a meeting in May that there is no modification. Condition of Approval A.1 and A.5. show requirement for changes in approved lot configuration along with house location and size. Planning has affirmed that changes are evident. Your letter shows that the County is now confirming that there are modifications to this project, but has decided to regard changes in location and size as minor modification in contrast to requirements under Condition of Approval A.1. and A.5.

We reported to you that Planning appears to have been put in the awkward position of attempting to accommodate the applicant's demands to change the project approval to the extent of advising the applicant to "massage" the size specifications and coming up with a belabored "interpretation" of the intent of the Board in 2010. There is no reason to circumvent the Conditions of Approval requirements for a major modification with a public approval process if there turns out to be data indicating that process should be followed. The current outcry from the communities derives from documented concerns about the project Conditions of Approval not being followed and the applicant's previous refusal to comply with requirements under the Conditions of Approval. Perception of the applicant's conduct on this project is also rooted in the applicant's multiyear record of repeated proposals ignoring County rules on the project site.



on the project site.

The community outreach to you as District Supervisor is intended to restore an orderly and cooperative due process embodied in the legislative and project approval for this project.

### **Title Insurance Policy for the Highlands Open Space Conservation Easement**

We look forward to receiving the copy of the title policy on the open space conservation easement on the recorded property description filed for this project as soon as possible.

### **Mitigation Monitoring and Reporting Program (MMRP)**

The project approval (County File No. PLN 2006-00357 ) stipulates:

“That the Mitigation Monitoring and Reporting Program incorporated within the Final EIR, which monitors compliance with mitigation measures intended to avoid or substantially lessen significant environmental effects, has been adopted. Compliance with the conditions of approval listed below shall be monitored and confirmed according to implementation deadlines as specified within each condition.”

You state about the Mitigation Monitoring and Reporting Program (MMRP) contract: “Such a contract will be put in place prior to the issuance of a building permit for any additional work.” Your phrase any additional work seems to indicate that current mitigations work under the conditions of approval would not apply. Please clarify what the term “any additional work” specifically refers to.

Community concern is compounded by your not immediately requiring implementation the Condition of Approval A.4. Mitigation Monitoring and Reporting Program (MMRP). The evidence shows that we have been consistently ignored in our efforts have the MMRP implemented as required by the Board of Supervisors in the Conditions of Approval.

The MMRP contract should have been in place prior to approving any permit or work on this project. How is it that further delay is being allowed when all monitoring of all conditions of approval are supposed to have long been under contract?

### **“Geotechnical concerns**

Planning has determined that there are no open geotechnical concerns with respect to the proposed homes on Lots 9, 10 and 11."

No geotechnical evaluation of the plan changes or other form of evidence is or has been provided to verify this statement.

To that end we have the following requests:

- 1) Please provide verification of this assertion with the full text of a report from the Project Geotechnical Consultant showing the original building envelope remains fully intact and uninterrupted.
- 2) Please provide the required evaluation from the County Geotechnical Consultant for this determination related to changes in Lots 9-11. Please provide the evidence base for this determination.
- 3) Please provide an electronic copy of the required documentation to be submitted for the Lot 10 building permit shall include proposed 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 site grading.
- 4) Please let us know which firm is the project geotechnical consultant of record for lots 9-11.
- 5) Please provide updated grading and drainage plans along with any related geotechnical concerns.

### **"House Size"**

We note your pointing out your view as a San Mateo County Supervisor that:

"My role here has been to understand the concerns of the community and to help ensure they are considered and responded to by the Planning Director. To that end, if there is something in the record beyond Table 4 supporting your position on the home sizes, please bring it to my attention".

As noted above, we need to be on equal footing in being informed of the record so that we can follow your request here.

We can more than appreciate your discovery of the amount of time your studying this project has required. Please multiply that by thousands of hours volunteered by a wide array of talented community members over twenty-eight years.

You report your own review of square footage under the R-1/S-81 and RM zoning districts and you conclude: "The R-1/S-81 and RM zoning districts provide for a maximum building site coverage ratio of 40%, and the proposed homes are in compliance with that requirement."

Site conditions are the sine qua non of San Mateo County zoning requirements especially in protected areas. Safety and stability of the site conditions as well as the adjoining open space conservation easement are and have been viewed here as crucially important. We anticipate that the landslide in the open space during the rains this past year would have also sensitized you to the need to ensure land stability with thorough attention to geotechnical, grading and drainage analyses on behalf of the best interest of all parties.

Please send us the citations for specific clauses under the County Zoning Regulations that your conclusion is based upon.

### **Due Process**

We shall review the record as you recommend when we have a complete record to review.

It appears that you do not understand the fact reported to you previously and in this email that we have been deprived of the record on the subjects in this notice, as well as other information, that you have reviewed and are asking us to review.

We are placed in an impossible position being asked to review the record under the arbitrary deadline of 8 September 2017 placed upon our community in the County Planning memorandum to "All Interested Parties" in Highlands dated 25 August 2017 while at the same time we do not have the record to review.

We call to your attention the subject line of the memorandum:

"Consideration of a proposed Minor Modification to an approved Resource Management (RM) Permit (PLN2006-00357) for the development of Lot 9 (2185 Cobblehill Place BLD2016-00160) and Lot 11 (88 Cowpens Way; BLD2016-00159), in the San Mateo Highlands area."

Mateo Highlands area.

Please send us an electronic copy of the "approved Resource Management (RM) Permit" mentioned.

In view of our not receiving complete requested information up to now, please consider this request for information including any and all documents referenced in your email along with the entire administrative record and all other information referred to in this email of 22 August 2017 as well as noted in our previous email below to you as requested under the California Freedom of Information Act. Please send all information requested within the reasonable time frame required under the California Freedom of Information statute.

We request that the Planning Director and you suspend the deadline on the Consideration of a proposed Minor Modification dated 25 August 2017 that Planning announced by mail and allow the community the time to receive and review the information as well as to carry out informed interaction with Planning so we can carry out the review of information that we had long ago tried to have completed by this time and appropriately respond to the proposed modifications

We ask that you exercise your role as District Supervisor and work with Planning to place a hold on the public notice at this point and work with us fairly, openly, and cooperatively providing us current, complete information so that we can be informed participants in constructive, orderly process of resolution of issues as originally intended by the Board of Supervisors. Please inform us as to suspension of the deadline and inauguration of an appropriate process of review on an equal basis with the extensive process afforded the applicant.

Community members are anxious to be informed of the outcome of our request for restoration of due process as the Board of Supervisors intended in this project's Conditions of Approval ensuring an accountable, fully transparent, and orderly process of managing project changes.

Your comment about having a community meeting seems to be gathering interest.

In the spirit of your comment on your role, we do wish to meet with you as originally agreed so that you are on the same page as your local constituency here.

Sam

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**From:** Dave Pine <dpine@smcgov.org>  
**To:** Sam Naifeh <samnaifeh@sbcglobal.net>  
**Cc:** Liesje Nicolas <liesjenicolas@gmail.com>; Rick Priola <hcapres@gmail.com>; Deke & Corrin Brown <d.cbrown@comcast.net>; Chris Misner <chrismisner@yahoo.com>; Pamela Merkadeau <pamela@merkadeau.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Jane Knapel <jknapel@sbcglobal.net>; Catherine Palter <cpalter@stanford.edu>; Alan Palter <alanpalter@gmail.com>; Dave Michaels <dm94402@gmail.com>; Christopher Karic <ckaric@sellarlaw.com>; Lennie Roberts <lennie@darwin.ptvy.ca.us>; "brigitte@highlandsrec.ca.gov" <brigitte@highlandsrec.ca.gov>; "jeffs@highlandsrec.ca.gov" <jeffs@highlandsrec.ca.gov>; Steve Monowitz <smonowitz@smcgov.org>; Camille Leung <cleung@smcgov.org>; Peggy Jensen <pjensen@smcgov.org>; John Beiers <jbeiers@smcgov.org>; John Nibbelin <jnibbelin@smcgov.org>; David Burruto <DBurruto@smcgov.org>  
**Sent:** Tuesday, August 22, 2017 7:30 PM  
**Subject:** RE: Chamberlain Homes

Sam,

I have checked the schedules of County staff, and inquired about the availability of the multipurpose room at the Highlands Rec. Center, and I would propose a meeting on one of the following two dates to discuss the Chamberlain project:

- Monday, August 28<sup>th</sup> at 7 pm
- Thursday, August 31<sup>st</sup> at 7 pm

I would anticipate that community attendees at this meeting would include the individuals who I met with on June 28<sup>th</sup>, others receiving this email who could not attend the June 28<sup>th</sup> meeting, and any other interested community members you would like to invite. This meeting is not intended to be a large neighborhood gathering of the kind referenced in the third paragraph of your email to me on August 16<sup>th</sup>.

As you know, I have been trying to convene this meeting for some time now. On July 17<sup>th</sup>, I proposed three dates. On August 4<sup>th</sup>, I proposed three new dates. I did not receive a response to those proposed dates until your email of August 16<sup>th</sup> where you asked that I provide dates for the week of August 28<sup>th</sup> or September 5<sup>th</sup>. At this point it is critical that we convene the meeting on August 28<sup>th</sup> or 31<sup>st</sup> for two reasons:

1) As I indicated in my email of July 17<sup>th</sup>, in the course of my investigation of the various issues that have been raised, I learned that the developer has proposed minor modifications to the homes to be built on Lots 9 and 11. The Planning Director has tentatively approved these changes and they are within his administrative authority. He will be emailing (and posting on the Department's online permit center) a notice with details about these changes in the next day or two. While a public hearing is not required, the Planning Director's practice has been to provide the property owners within 300 feet of the parcels, and other interested parties, with a two week period to review his preliminary approval of minor modifications before it becomes final. If we meet on August 28<sup>th</sup> or 31<sup>st</sup>, we will be within that two week window.

2) I have completed my investigation of the issues pertaining to lots 9, 10 and 11. After the completion of the two week notice period described above, it is likely that

After the completion of the two week notice period described above, it is likely that Planning will be in a position to issue the building permits for the homes on these three lots. If there are insights or considerations that the staff or I have missed, this would be the time for community members to bring them forward.

At the meeting, we will review in detail the issues that have been raised. Below is a high level summary of where they stand from my perspective:

### **Environmental mitigation monitoring and reporting**

Condition of Approval A.4. states that: *“The applicant shall enter into a contract with the San Mateo County Planning and Building Department for all mitigation monitoring for this project prior to the issuance of any grading permit "hard card" for the project.”* Such a contract will be put in place prior to the issuance of a building permit for any additional work.

### **Geotechnical concerns**

Planning has determined that there are no open geotechnical concerns with respect to the proposed homes on Lots 9, 10 and 11. However, the developer’s design level grading plans for Lots 5, 6, 7 and 8 are not currently acceptable to the Planning Director. Planning staff is continuing to discuss these plans with the developer.

### **Tree removal/replacement**

There are no open issues with the Planning Director.

### **Title insurance policy**

You requested a copy of the title insurance policy for the conservation easement on the recorded property description filed for this project. I have asked Chief Deputy County Counsel John Nibbelin to bring this to ground. He will get back to you directly on this.

### **Home size**

In August 2016, the Planning Director informed community representatives of his decision that the sizes of the proposed homes are consistent with the Board of Supervisors’ April 2010 project approval. His decision was based on the following analysis by Planning staff:

- Planning staff considered the subdivision plans for each lot. These subdivision plans set forth a footprint for each lot and it is appropriate to assume that the County anticipated that the home on each lot would use the approved or similar footprint. Significantly, the subdivision plans for each lot show a garage.
- Planning staff next looked at the elevations for each lot, which show the proposed levels/bulk/volume for each lot. Again, the elevations clearly show garages for each lot.
- Finally, Planning staff examined the proposed floor plans for each lot and checked the square footage for the proposed plans. Planning staff concluded that the square footage for the floor plans reflects the square footage listed in Table 4 of the April 2010 staff report provided to the Board of Supervisors, plus square footage for the garages.

- When staff superimposed the proposed floor plans on the building footprint referenced above, they saw that the floor plans (which include garage space) very closely track the building footprints. Moreover, the floor plans are consistent with the elevations that accompanied the 2010 staff report.

The attached documents depict for each proposed home the approved grading and utility plans, the current building plans, and the approved elevations.

The April 2010 staff report provided to the Board of Supervisors was silent on the question of whether the garages were included in the home size calculations shown in Table 4. The table certainly can be read to set a maximum floor area including the garage space. It is important to note, however, that as a legal matter the April 2010 staff report is not what the Board of Supervisors approved. The Board of Supervisors approved the project as described in the subdivision plans and elevations discussed above.

Some individuals have pointed out that the San Mateo County Zoning Regulations call for the inclusion of garage space when calculating floor area maximums. However, the Chamberlain project is located within the R-1/S-81 and RM zoning districts where there are no floor area maximums. The R-1/S-81 and RM zoning districts provide for a maximum building site coverage ratio of 40%, and the proposed homes are in compliance with that requirement.

I have spent many hours looking at all the above referenced documents and the entire administrative record. I cannot find evidence that refutes the above analysis. Moreover, you should bear in mind that were I to disagree with staff's analysis, my disagreement would not be determinative. At this point, interpretation of the Board's project approval is within the jurisdiction of the Planning Director and it is not a decision for the Board of Supervisors, let alone a single Board member. My role here has been to understand the concerns of the community and to help ensure they are considered and responded to by the Planning Director. To that end, if there is something in the record beyond Table 4 supporting your position on the home sizes, please bring it to my attention by email or at the meeting proposed for August 28<sup>th</sup> or 31<sup>st</sup>.

In addition, the community should be aware that this analysis regarding home size will also apply to the final four homes for the project on lots 5, 6, 7 and 8.

Please let me know if the community representatives would like to meet on August 28<sup>th</sup> or 31<sup>st</sup>. Planning Director Steve Monowitz, Chief Deputy Counsel John Nibbelin and I are available on both dates, and I have reserved the Highlands Rec Center multipurpose room for both dates. I believe it is very important that this meeting be convened on one of those dates so that we can walk through the issues in detail and make sure that no stone has been left unturned in the analysis of the community's concerns.

Regards,

Dave

Dave Pine  
Supervisor, District 1  
San Mateo County Board of Supervisors  
400 County Center, 1st Floor  
Redwood City, CA 94063  
(650) 363-4571 (w)  
(650) 814-3103 (m)  
[dpine@smcgov.org](mailto:dpine@smcgov.org)

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**From:** Sam Naifeh [mailto:[samnaifeh@sbcglobal.net](mailto:samnaifeh@sbcglobal.net)]  
**Sent:** Wednesday, August 16, 2017 10:38 PM  
**To:** Dave Pine <[dpine@smcgov.org](mailto:dpine@smcgov.org)>  
**Cc:** Liesje Nicolas <[liesjenicolas@gmail.com](mailto:liesjenicolas@gmail.com)>; Rick Priola <[hcapres@gmail.com](mailto:hcapres@gmail.com)>; Deke & Corrin Brown <[d.cbrown@comcast.net](mailto:d.cbrown@comcast.net)>; Chris Misner <[chrismisner@yahoo.com](mailto:chrismisner@yahoo.com)>; Pamela Merkadeau <[pamela@merkadeau.com](mailto:pamela@merkadeau.com)>; Mark Luechtefeld <[mluechtefeld@gmail.com](mailto:mluechtefeld@gmail.com)>; Jane Knapel <[jknapel@sbcglobal.net](mailto:jknapel@sbcglobal.net)>; Catherine Palter <[cpalter@stanford.edu](mailto:cpalter@stanford.edu)>; Alan Palter <[alanpalter@gmail.com](mailto:alanpalter@gmail.com)>; Dave Michaels <[dm94402@gmail.com](mailto:dm94402@gmail.com)>; Christopher Karic <[ckaric@sellerlaw.com](mailto:ckaric@sellerlaw.com)>; Lennie Roberts <[lennie@darwin.ptvy.ca.us](mailto:lennie@darwin.ptvy.ca.us)>  
**Subject:** Re: Chamberlain Homes

Dear Dave

I am just back from today's meeting and have to be out early in the morning again.

Please let us know some times for our HCA committee members to meet with you as noted in our email of today's date below.

Thanks  
Sam

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**From:** Dave Pine <[dpine@smcgov.org](mailto:dpine@smcgov.org)>  
**To:** Sam Naifeh <[samnaifeh@sbcglobal.net](mailto:samnaifeh@sbcglobal.net)>  
**Cc:** Liesje Nicolas <[liesjenicolas@gmail.com](mailto:liesjenicolas@gmail.com)>; Rick Priola <[hcapres@gmail.com](mailto:hcapres@gmail.com)>; Deke & Corrin Brown <[d.cbrown@comcast.net](mailto:d.cbrown@comcast.net)>; Chris Misner <[chrismisner@yahoo.com](mailto:chrismisner@yahoo.com)>; Pamela Merkadeau <[pamela@merkadeau.com](mailto:pamela@merkadeau.com)>; Mark Luechtefeld <[mluechtefeld@gmail.com](mailto:mluechtefeld@gmail.com)>; Jane Knapel <[jknapel@sbcglobal.net](mailto:jknapel@sbcglobal.net)>; Catherine Palter <[cpalter@stanford.edu](mailto:cpalter@stanford.edu)>; Alan Palter <[alanpalter@gmail.com](mailto:alanpalter@gmail.com)>; Dave Michaels <[dm94402@gmail.com](mailto:dm94402@gmail.com)>; Christopher Karic <[ckaric@sellerlaw.com](mailto:ckaric@sellerlaw.com)>; Lennie Roberts <[lennie@darwin.ptvy.ca.us](mailto:lennie@darwin.ptvy.ca.us)>  
**Sent:** Wednesday, August 16, 2017 10:40 AM  
**Subject:** Re: Chamberlain Homes

Sam,

Thank you for your email.

In the voicemail I left you yesterday, I suggested we talk by phone this morning. It looks like you are tied up during the day today. Can we set a time to talk by phone this evening?



How about 7:30 PM?

Dave

Sent from my iPhone  
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On Aug 16, 2017, at 5:51 AM, Sam Naifeh <[samnaifeh@sbcglobal.net](mailto:samnaifeh@sbcglobal.net)> wrote:

Dear Dave  
Thank you for your email.

With our twenty-eight year experience in dealing with many proposals for this project including the current one which appears to be coming before you, we indeed can truly appreciate your effort to become familiar with this project's details and its significant impacts on steep and unstable hillsides in earthquake country.

At our June 28<sup>th</sup> meeting with you, we agreed to have a follow up meeting with you as soon as possible. We still think it best to have that agreed on follow up meeting with you, just as we did in June, as soon as we can coordinate time with you and our key residents in our area communities, a number of whom are on vacation at this point.

You mention having a community meeting with Planning staff. A community meeting requires much preparation and communications with area residents as to its purpose and goals for meeting with the area neighbors as well as coordination with Planning. We will add your suggestion for discussion when we meet with you.

When we met with you in June, you appeared to understand Condition of Approval (COA) A.4. as written in the BOS approval for this project and agreed that it is a straightforward condition of approval. Planning had already made it clear that the condition has not been followed as written. We requested that you follow up with having the project come into compliance with COA number A.4. (attached). We asked that you immediately ensure Condition of Approval A.4. will now be implemented as approved by the Board of Supervisors. Please let us know.

We also reported to you our concerns about the inconsistent treatment and turning aside of COA numbers A. 1. and A.5. COA number A.1. states: "Revisions or modifications not in compliance with Condition No. 5 shall be deemed a major modification and shall be subject to review and approval by the Planning Commission at a public hearing." When we met with Planning we were informed that COA number A.5. did not apply to proposed changes and was set aside.

We asked that you inform Planning of the need to adhere to Condition of Approval number A.5 for the project changes that they presented to us. Please confirm back to us that COA numbers A. 1. and A.5. will now be followed.

Geotechnical, grading, drainage questions constitute the central issue on any alteration or treatment of the project site lots as well as impacts upon adjoining conservation easement area.

Much expert effort went into working out specific conditions of approval in regard to the geotechnical, drainage, and grading issues on this project's approval. The County organized and convened a special meeting of all involved experts along with all interested parties on March 16, 2009 to ensure the full review and agreement on relevant specifications and related conditions of approval in regard to soil conditions, geotechnical, grading, as well as drainage and hydrological questions. It is our prime concern that all parties and experts who were previously involved remain involved in any proposed change in these site conditions.

Requested geotechnical information is still pending.

The email from Camille Leung that you included in your email never came directly to me. I will follow up with Camille on several questions from it.

However, the first item in that email text included in your email below does not make sense: "1) I asked Jack Chamberlain for the "title insurance policy" for the conservation easement area. It was not a requirement so I'm not sure if he has this."

Of course Camille would not be sure about this in that she would only find the requirement Conditions of Approval A.2.and A. 3 stating requirement for a Final Map.

In order to save money for Mr. Chamberlain, you intervened and confirmed County purchase of the two million dollar title policy on the conservation easement as noted in the email from you dated December 2, 2012. We request again the copy of the title insurance policy on the conservation easement. We would appreciate your expediting follow up on getting the title insurance document for the conservation easement to us.

Thank you for your phone call. I am preparing to attend an all day meeting, which will make phone communication difficult today.

It might work more efficiently to coordinate dates by email for the follow up meeting with you as we agreed in June.

In order to get scheduling process started, are you available the week of August 28th or September 5th?

Regards,  
Sam

---

**From:** Dave Pine <[dpine@smcgov.org](mailto:dpine@smcgov.org)>  
**To:** Liesje Nicolas <[liesjenicolas@gmail.com](mailto:liesjenicolas@gmail.com)>; Liesje Nicolas <[highlandscapresident@gmail.com](mailto:highlandscapresident@gmail.com)>; "[alanpalter@gmail.com](mailto:alanpalter@gmail.com)" <[alanpalter@gmail.com](mailto:alanpalter@gmail.com)>; Catherine Palter <[cpalter@stanford.edu](mailto:cpalter@stanford.edu)>; Lennie Roberts <[lennie@darwin.ptvy.ca.us](mailto:lennie@darwin.ptvy.ca.us)>; Jane Knapel <[jknapel@sbcglobal.net](mailto:jknapel@sbcglobal.net)>; Pamela Merkadeau <[pamela@merkadeau.com](mailto:pamela@merkadeau.com)>; Rick Priola <[hcapres@gmail.com](mailto:hcapres@gmail.com)>; Randy Torrijos <[rtorrijos@smcgov.org](mailto:rtorrijos@smcgov.org)>; "[d.brown@comcast.net](mailto:d.brown@comcast.net)" <[d.brown@comcast.net](mailto:d.brown@comcast.net)>; Chris Misner <[chrismisner@yahoo.com](mailto:chrismisner@yahoo.com)>; Mark Luechtefeld <[mluechtefeld@gmail.com](mailto:mluechtefeld@gmail.com)>; "[dm94402@gmail.com](mailto:dm94402@gmail.com)" <[dm94402@gmail.com](mailto:dm94402@gmail.com)>; Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>; David Burruto <[DBurruto@smcgov.org](mailto:DBurruto@smcgov.org)>; "[samnaifeh@sbcglobal.net](mailto:samnaifeh@sbcglobal.net)" <[samnaifeh@sbcglobal.net](mailto:samnaifeh@sbcglobal.net)>; "[brigitte@highlandsrec.ca.gov](mailto:brigitte@highlandsrec.ca.gov)" <[brigitte@highlandsrec.ca.gov](mailto:brigitte@highlandsrec.ca.gov)>; Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>; Lisa Aozasa <[laozasa@smcgov.org](mailto:laozasa@smcgov.org)>  
**Sent:** Friday, August 4, 2017 11:35 AM  
**Subject:** Chamberlain Homes

I am writing to update you on the work I've done to look into concerns that have been raised about the construction of the Chamberlain homes.

**Issues:**

Based on the input from the community shared at our last meeting and emails and letters I have received since that time, I have been looking into the following issues:

- 1) Environmental mitigation monitoring and reporting and the arrangements to ensure that the developer pays the costs associated with such monitoring and reporting
- 2) The size of the homes proposed to be built
- 3) Grading of lots 5, 6, 7 & 8 on Ticonderoga Drive
- 4) Geotechnical concerns on Lot 9, 10 & 11
- 5) Potential changes in house locations (laterally and in sea level height); in particular, the siting and construction modifications proposed by the developer for lots 9 & 10 on Cobblehill Place and Lot 11 on Cowpens Way that were brought to my attention by the Planning Department.

## 6) Tree removal/replacement

### **Request for Additional Documents:**

In the email thread that I have copied below, Sam Naifeh requested additional documents. Camille Leung (San Mateo County Senior Planner) responded to that request with the following email, and she has provided the documents referenced therein:

From: Camille Leung  
Sent: Wednesday, July 26, 2017 10:26 AM  
To: Sam Naifeh <[samnaifeh@sbcglobal.net](mailto:samnaifeh@sbcglobal.net)>  
Cc: Lisa Aozasa <[laozasa@smcgov.org](mailto:laozasa@smcgov.org)>; Dave Pine <[dpine@smcgov.org](mailto:dpine@smcgov.org)>; Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>  
Subject: Status of Requested Documents

Hi Sam,

Here's the status of the documents you requested:

- 1) I asked Jack Chamberlain for the "title insurance policy" for the conservation easement area. It was not a requirement so I'm not sure if he has this.
- 2) I sent geo review docs to you on 6/6/17 (see attached PDF of email). Jean DeMouthe did the Geo review. Her comments are re-sent, as attached to this email.
- 3) Regarding Condition 4k (BIO-5c), the lighting plan, please attached PDF for email chain.
- 4) Regarding deed restrictions required by Condition 6a and b, these have been on my BLD plancheck list and have been requested of the applicant.
- 5) Regarding "official County reports evaluating traffic safeguards during construction and after construction". Please see attached email from Jack Chamberlain. The Construction Management Plan is included in my BLD comment letter. We only require:

Condition 4.w.: Improvement Measure TRANS-1: The Project Applicant shall prepare and submit a Construction Management Plan that will, among other things, require that all truck movement associated with project construction occur outside the commute peak hours.

Thanks

Camille Leung, Senior Planner  
Planning & Building Department

### **Next Meeting**

In my last email, I proposed that we meet on the evening of August 7<sup>th</sup>, 8<sup>th</sup> or 9<sup>th</sup>. I don't recall receiving an email back regarding the group's availability on those dates, but in talking with Brigitte Shearer at the Rec Center it looks like the HCA may have reserved the multipurpose room for the evening of August 9<sup>th</sup>. Can we confirm that? If not, we should meet the evening of August 14<sup>th</sup>, 15<sup>th</sup> or 16<sup>th</sup> at the Rec Center. I have reserved space at the Rec Center at 7:00

15 of 10 at the REC Center. I have reserved space at the REC Center at 7:00 p.m. on each of those evenings. Given the highly technical nature of some of the issues that we'll be discussing, I've requested that County staff be present at the meeting to assist us.

**Status of My Work:**

I have been working to fully understand the issues you have raised, particularly the question of allowable home size. I have read the documents that were provided to the Board of Supervisors when the project was approved on April 27, 2010 and reviewed the recording of that meeting (the entire administrative record). I have met with County Counsel, the Planning Department and staff from the County Manager's Office. I have also reviewed the numerous letters and emails I have received from members of the community. While Sam has requested a written report of my impressions, I would like to wait until after our community meeting where we can discuss the issues further and I can receive additional input. To that end, I look forward to our next meeting. After our meeting, I will be happy to provide a summary of my thoughts regarding this matter.

Thanks,

Dave

Dave Pine  
Supervisor, District 1  
San Mateo County Board of Supervisors  
400 County Center, 1st Floor  
Redwood City, CA 94063  
(650) 363-4571 (w)  
(650) 814-3103 (m)  
[dpine@smcgov.org](mailto:dpine@smcgov.org)

-----  
**From:** Sam Naifeh [<mailto:samnaifeh@sbcglobal.net>]  
**Sent:** Monday, July 17, 2017 11:13 PM  
**To:** Dave Pine <[dpine@smcgov.org](mailto:dpine@smcgov.org)>  
**Cc:** Liesje Nicolas <[liesjenicolas@gmail.com](mailto:liesjenicolas@gmail.com)>; Liesje Nicolas <[highlandscapresident@gmail.com](mailto:highlandscapresident@gmail.com)>; [alanpalter@gmail.com](mailto:alanpalter@gmail.com); Catherine Palter <[cpalter@stanford.edu](mailto:cpalter@stanford.edu)>; Lennie Roberts <[lennie@darwin.ptvy.ca.us](mailto:lennie@darwin.ptvy.ca.us)>; Jane Knapel <[jknapel@sbcglobal.net](mailto:jknapel@sbcglobal.net)>; Pamela Merkadeau <[pamela@merkadeau.com](mailto:pamela@merkadeau.com)>; Rick Priola <[hcapres@gmail.com](mailto:hcapres@gmail.com)>; Randy Torrijos <[rtorrijos@smcgov.org](mailto:rtorrijos@smcgov.org)>; [d.brown@comcast.net](mailto:d.brown@comcast.net); Chris Misner <[chrismisner@yahoo.com](mailto:chrismisner@yahoo.com)>; Mark Luechtefeld <[mluechtefeld@gmail.com](mailto:mluechtefeld@gmail.com)>; [dm94402@gmail.com](mailto:dm94402@gmail.com); Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>; David Burruto <[DBurruto@smcgov.org](mailto:DBurruto@smcgov.org)>  
**Subject:** Re: Follow up for meeting on compliance with Board of Supervisors legislation, rules, and specifications for PLN2006-00357

Dear Dave

As we discussed in our meeting of June 28th with you, the two most urgent issues of non-compliance with the project's Conditions of Approval were documented and given to you when we met with you (attached). Neighbors asked that you as our District One supervisor immediately investigate and ensure this project's compliance with the Board of Supervisors conditions of approval. For our report to the community, please send us your findings or actions taken based on the specific information, including modification of approved house size, provided to you by community representatives.

You asked in the course of our discussion at the meeting that we send you some of the additional examples of previously requested information or project compliance with the conditions of approval in addition to what you took away from the meeting.

Additional examples:

We have not yet received a copy of the title insurance policy for the conservation easement on the recorded property description filed for this project.

One of the critical issues with the approval centered on significant limits of development on the unstable hillsides vulnerable to water flows and earthquake.

As you can see from letters to Board members from the community that were hand delivered to you, neighbors here are most concerned about any modification being made that deviates from the specific, necessary, careful, and comprehensive due process, which resulted in project approval.

You directly witnessed the recent landslide in the Highlands open space area that affected County infrastructure this winter; it provided a reminder of what residents here are long familiar with about the unstable hillside areas here.

Our serious concerns about unstable hillside development here were tragically validated when a large retaining wall on Polhemus Road was approved by the County and failed four months after its construction in December 1996. This tragic incident drew in both San Mateo and San Francisco County Departments of Public Works, as the major water supply from Hetch Hetchy reservoir flowed under Polhemus Road. The County hired the internationally recognized geotechnical engineering firm Cotton, Shires & Associates for evaluation and repair of the landslide.

With our serious concerns about Chamberlain proposals, we brought in Cotton Shires & Associates on the Chamberlain project proposals, especially because of their geotechnical engineering and geological expertise and detailed

of their geotechnical engineering and geological expertise and detailed familiarity with the Highlands-Baywood Park area. Cotton, Shires & Associates provided overall input for the Chamberlain project conditions of approval and were credited in the Staff Supplemental Report dated February 10, 2010 with the County's specific addition of conditions of approval to the Planning and Building Department Geotechnical Section on this project.

We have asked for Cotton Shires & Associates review of compliance with the Geotechnical conditions of approval and of any changes proposed. Our request includes their evaluation of the effectiveness of the mitigations protecting the drainage into the conservation easement adjacent to lots 1-4. Effectiveness of hydrological mitigations for this project's drainage have become more pressing since this past winter's rainstorms. We have asked for geotechnical information in relation to the conditions of approval on this project.

Examples of geotechnical considerations have included concerns that Lot 9 excavation could potentially undermine a portion of the existing fill and create stability problems across a property line.; Lot 10 involving a disturbance of this area beyond the parcel boundary; and viable position for a house site on Lot 11 house being very limited. Standing at the lot 11 area of the property, it should be evident that low bowl-shaped areas are located both north and south of the house site. These areas reflect active drainages and potentially unstable slopes. In evaluating the approved placement it was noted that fill placement was at the time depicted beyond the southern parcel boundary into one of these low areas—this aspect of project grading may not be acceptable from a geotechnical perspective.

We are still waiting to receive electronic copies of the geotechnical and geological information and any related reports prepared by the County.

Plans to be authorized as compliant with the conditions of approval should also have been evaluated by County geotechnical engineering staff to confirm adequacy, the Planning and Building Department, and Department of Public Works on this project. We have requested those reports as well.

We have requested documented confirmation and dates of Condition of Approval 4.k. Mitigation Measure BIO-5c, Condition of Approval 34, and Condition of Approval 6. a. and b. for completed work. Also requested were official County reports evaluating traffic safeguards during construction and the safety condition after construction with homes on Ticonderoga Drive.

We'll coordinate with the neighbors on the proposed meeting dates and place. Corrin Brown will get in touch with you in follow up on arrangements for the next meeting.

We look forward to meeting with you

Sam

---

**From:** Dave Pine <[dpine@smcgov.org](mailto:dpine@smcgov.org)>  
**To:** Sam Naifeh <[samnaifeh@sbcglobal.net](mailto:samnaifeh@sbcglobal.net)>  
**Cc:** Liesje Nicolas <[liesjenicolas@gmail.com](mailto:liesjenicolas@gmail.com)>; Liesje Nicolas <[highlandscapresident@gmail.com](mailto:highlandscapresident@gmail.com)>; "[alanpalter@gmail.com](mailto:alanpalter@gmail.com)" <[alanpalter@gmail.com](mailto:alanpalter@gmail.com)>; Catherine Palter <[cpalter@stanford.edu](mailto:cpalter@stanford.edu)>; Lennie Roberts <[lennie@darwin.ptvy.ca.us](mailto:lennie@darwin.ptvy.ca.us)>; Jane Knapel <[jknapel@sbcglobal.net](mailto:jknapel@sbcglobal.net)>; Pamela Merkadeau <[pamela@merkadeau.com](mailto:pamela@merkadeau.com)>; Rick Priola <[hcapres@gmail.com](mailto:hcapres@gmail.com)>; Randy Torrijos <[rtorrijos@smcgov.org](mailto:rtorrijos@smcgov.org)>; "[d.brown@comcast.net](mailto:d.brown@comcast.net)" <[d.brown@comcast.net](mailto:d.brown@comcast.net)>; Chris Misner <[chrismisner@yahoo.com](mailto:chrismisner@yahoo.com)>; Mark Luechtefeld <[mluechtefeld@gmail.com](mailto:mluechtefeld@gmail.com)>; "[dm94402@gmail.com](mailto:dm94402@gmail.com)" <[dm94402@gmail.com](mailto:dm94402@gmail.com)>; Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>; David Burruto <[DBurruto@smcgov.org](mailto:DBurruto@smcgov.org)>  
**Sent:** Monday, July 17, 2017 8:00 PM  
**Subject:** Follow-up Meeting on Chamberlain Homes

Since our meeting on June 28<sup>th</sup>, I have been meeting with County staff to review the following issues pertaining to the construction of the remaining seven Chamberlain homes:

- Monitoring and reporting of mitigation measures
- The size of the homes
- Grading of lots 5, 6, 7 & 8 on Ticonderoga Drive
- Certain siting and construction modifications proposed by the developer for lots 9 & 10 on Cobblehill Place and Lot 11 on Cowpens Way that the Planning Department has informed me of.

I would like to meet with you again to discuss the above on August 7<sup>th</sup>, 8<sup>th</sup> or 9<sup>th</sup>. I would suggest we meet at 7:30 pm in the Highlands Recreation Center's Recreation Center Multi-Purpose Room. Staff will attend as well so that all of your questions can be comprehensively addressed.

Please let me know which of these three dates would work best for you. In the meantime, please inform me if there are any additional issues that you would like me to research in advance of our meeting.

Regards,

Dave

Dave Pine  
Supervisor, District 1  
San Mateo County Board of Supervisors  
400 County Center, 1st Floor  
Redwood City, CA 94063  
(650) 363-4571 (w)



(650) 814-3103 (m)  
[dpine@smcgov.org](mailto:dpine@smcgov.org)

<Condition of Approval A.4.pdf>

<Condition of Approval A.5.pdf>



**COUNTY OF SAN MATEO PLANNING & BUILDING DEPARTMENT**  
**Application for an Exception to the Winter Grading Moratorium**  
**(October 1 through April 30)**

Last Update: 1/12/17

**Application Requirements**

1. Completed Grading Permit Hard Card with current schedule of work, using the *National Weather Service* as weather source.
2. Plan Sets of an enhanced Erosion and Sediment Control Plan (3 Full Size; if associated with a Building Permit, submit to Building counter) that details what measures will be taken in case of inclement weather and to protect the site overnight and on non-working days. The plan shall also include a description of the final stabilization measures for the site (example: landscaping, construction, jute netting, seeding).
3. An explanation of why project grading/construction cannot be delayed until after April 30.
4. Concurrence by Geotechnical Engineer for repair, large grading projects (if required by Geotechnical Section).

**Date of Request:** \_\_\_\_\_ (Allow 7 business days for staff review)

**Grading Permit No.: PLN:** \_\_\_\_\_ **BLD:** \_\_\_\_\_

**Site Address:** \_\_\_\_\_

**Grading Quantities:** \_\_\_\_\_ cut cubic yards \_\_\_\_\_ fill cubic yards

**Applicant Name:** \_\_\_\_\_

**Email:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Conditions of Approval for Winter Grading:**

1. A Building Permit, including payment of inspection fees, is required to track monthly wet season Erosion Control inspections. Weekly inspections are required in ASBS area.
2. A Pre-Site Inspection for erosion control and tree protection is required, including payment of inspection fees, prior to issuance of an associated Building Permit or Grading "hard card".
3. Applicant must comply with all conditions of approval of the Grading Permit.
4. If grading period must be extended, provide an updated schedule to the project planner.
5. Grading may occur only on dry days. No grading shall occur within 24-hours after a rain event.
5. Applicant shall send photos of final stabilization to the project planner within one week of completion of grading.

\_\_\_\_\_  
Applicant's Signature

**STAFF USE ONLY** Project Planner: \_\_\_\_\_ Date: \_\_\_\_\_

Planner Recommendation (initial one): \_\_\_\_\_APPROVE (subject to Winter Grading Conditions, above)  
\_\_\_\_\_DENY/DEFER

Comments: \_\_\_\_\_

EC Team Determination (initial one): \_\_\_\_\_APPROVED (subject to Winter Grading Conditions, above)  
\_\_\_\_\_DENIED/DEFERRED

Comments: \_\_\_\_\_

**Date of EC Team Approval:** \_\_\_\_\_

Instructions for Staff: 1) Update PLN/BLD cases; 2) Stamp each BLD plan set with EC stamps; 3) Scan approved form and schedule to BLD Doc tab, attach copy to grading hard card, file original in EC Binder; 4) Follow Pre-Site Procedures

MITIGATION MONITORING AND REPORTING AGREEMENT  
BETWEEN THE COUNTY OF SAN MATEO AND  
HIGHLANDS ESTATES DEVELOPMENT I, LLC AND CHAMBERLAIN GROUP

This Mitigation Monitoring Agreement (“Agreement”) is between the County of San Mateo (“County”) on the one hand, and Highland Estates Development I, LLC and Chamberlain Group (collectively, the “Developer,” and, together with the County, the “Parties”), on the other. This Agreement relates to Developer’s obligation to fund the costs of the mitigation monitoring and reporting program (“MMRP”) for the Project (as defined below). This Agreement is effective as of September 12, 2017, although the Parties acknowledge and agree that Developer is responsible to pay for all costs associated with the MMRP for the Project, even if incurred prior to the effective date of this Agreement.

RECITALS

1. On April 27, 2010, the County approved Developer’s proposal for a project in the unincorporated San Mateo Highlands consisting of a Zoning Text Amendment, a Rezoning, a Lot Line Adjustment, a Major Subdivision, a Resource Management (RM) Permit, and a Grading Permit, all for the development of eleven residential lots to be located on parcels identified as Assessor’s Parcel Numbers (“APNs”) 041-101-290 and 041-072-030 (“Project”). The approved project includes the creation of a 93.39-acre parcel (identified as APN 041-101-380), which is subject to a recorded conservation easement.
2. Highland Estates Development I, LLC is the landowner of the properties of the “Highlands Estates”, which currently consists of Parcels 041-101-390 (Lot 5 on Ticonderoga Drive); 041-101-400 (Lot 6 on Ticonderoga Drive); 041-101-410 (Lot 7 on Ticonderoga Drive); 041-101-420 (Lot 8 on Ticonderoga Drive); 041-101-430 (Lot 9 on Cobblehill Place); 041-101-440 (Lot 10 on Cobblehill Place), located within the County of San Mateo all zoned as Resource Management (RM), with the exception of Lots 9 and 10 which are located within the R-1/S-81 Zoning District. Highland Estates Development I, LLC seek building permits for the construction of single-family residences on Lots 5 through 11.
3. Lots 1 through 4 of the Highlands Estates (2279, 2275, 2271, and 2265 Bunker Hill Drive) have been developed and sold to individual owners are not the subject of this MOU.
4. When it approved the Project, the Conditions of Approval imposed by the Board of Supervisors for the Project included Condition No. 4, which requires as follow: that “The property owner shall comply with all mitigation measures as revised and listed below (based on the Mitigation Monitoring and Reporting Program (MMRP) incorporated



within the Final [Environmental Impact Report] and made available to the public on January 4, 2010). When timing has not been specified below, then mitigation timing and monitoring shall be as specified in the MMRP. The applicant shall enter into a contract with the San Mateo County Planning and Building Department for all mitigation monitoring for this project prior to the issuance of any grading permit “hard card” for the project. The fee shall be staff’s cost, plus 10 percent, as required in the current Planning Service Fee Schedule. Planning staff may, at their discretion, contract these services to an independent contractor at cost, plus an additional 10 percent for contract administration.” (Emphasis added.)

5. The County and the Developer have yet to enter into such a contract for mitigation monitoring in connection with the Project MMRP and the Parties are entering into this Agreement in order to satisfy the requirements of Condition No. 4 of the Project Conditions of Approval.
6. Grading Permit “hard cards” for grading related to approved development on Lots 9 through 11 and Lots 5 through 8 have not yet been issued.

Therefore, in consideration of the foregoing recitals and other appropriate matters, the Parties agree as follows:

1. The Developer shall pay, or cause to be paid, to the County a fee in an amount equal to the County’s cost in Planning and Building Department staff time and materials for mitigation monitoring in connection with implementation of the Project MMRP, plus ten percent (10%) (reflecting administrative and overhead costs), as set forth in the current Planning and Building Department Service Fee Schedule. For purposes of this Agreement, “time and materials” means the hourly staff cost attributable to all staff time spent monitoring the implementation of mitigation measures for the Project. Such staff time may include, but are not limited to, the review and analysis of required reports, performance of inspections, responding to inquiries from the public, and meetings with Developer, contractors, and other involved departments and agencies. The Parties acknowledge and agree that currently outstanding MMRP fees to be paid under this Agreement must be paid to the County prior to final approval of the building permits for Lots 9 through 11 for mitigation monitoring associated with the Project MMRP for construction on those lots and prior to final approval of the building permits for Lots 5 through 8 for mitigation monitoring associated with construction on those lots. Moreover, the Parties agree that no further grading permits for the Project will be issued prior to payment of outstanding fees for mitigation monitoring associated with the Project MMRP.
2. The Community Development Director may, at his/her discretion, contract these mitigation monitoring services associated with the Project MMRP to an independent contractor at cost, plus an additional ten percent payable to the County Planning and Building Department for contract administration and overhead. The Developer will be



notified 30 days prior to a decision by the County to contract with an independent contractor for mitigation monitoring services.

3. The Parties acknowledge that, as of the effective date of this Agreement, the County has incurred \$904.86 in staff time and material expenses for mitigation monitoring services associated with the Project MMRP. These expenses are detailed in the invoice attached as Exhibit A to this Agreement and incorporated herein by reference. Developer agrees to pay this amount by no later than October 1, 2017.
4. This Agreement shall remain in effect until all actions required under the MMRP have been completed.


IN WITNESS WHEREOF, the Parties hereto have executed this MOU, effective on the date written above.

County:

By:   
Steve Monowitz, Community Development Director

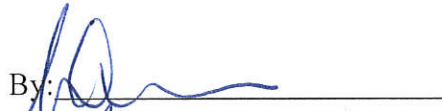
Date: 9/12/17

Approved as to Form:

By:  9/12/2017  
John Nibbelin, Chief Deputy County Counsel

Highland Estates Development I, LLC

Approved as to Form:

By:   
MANAGING MEMBER  
NOEL CHAMBERLAIN

By: \_\_\_\_\_  
\_\_\_\_\_, Title

Date: 9/12/2017

Date: \_\_\_\_\_

# GRADING PERMIT HARD CARD

455 County Center, 2nd Floor ■ Mail Drop PLN 122  
 Redwood City, CA 94063  
 TEL (650) 363-4161 ■ FAX (650) 363-4849  
<http://planning.smcgov.org/>

Grading Permit # \_\_\_\_\_

Building Permit # \_\_\_\_\_

Issue Date \_\_\_\_\_

Project Planner \_\_\_\_\_

Issuance of this Grading Permit "Hard Card" authorizes for the applicant to break ground on the project described below. Issuance of this hard card is in addition to any required planning or building permit approvals that have been granted for the project. **THIS "HARD CARD" SHALL REMAIN POSTED ON THE JOB SITE THROUGHOUT THE DURATION OF GRADING ACTIVITIES.**

Site Address \_\_\_\_\_

APN \_\_\_\_\_

Property Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

email: \_\_\_\_\_

Estimated Schedule Dates: \_\_\_\_\_

Installation of Erosion Control measures: \_\_\_\_\_

Rough Grading Completion: \_\_\_\_\_

Landscaping/Site stabilization: \_\_\_\_\_

Applicant/ Developer: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

email: \_\_\_\_\_

Parcel/Lot Size: \_\_\_\_\_ Acres/Sq.ft.

Area of land disturbance: \_\_\_\_\_ Acres/Sq.ft.

WDID#: \_\_\_\_\_

ASBS  Yes  No

Grading Quantities (cubic yards)

Cut: \_\_\_\_\_ c.y. Fill: \_\_\_\_\_ c.y.

Export: \_\_\_\_\_ c.y.

Total cut and fill: \_\_\_\_\_ c.y.

Grading Operator/ Contractor: \_\_\_\_\_

License #: \_\_\_\_\_

Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

email: \_\_\_\_\_

Civil Engineer: \_\_\_\_\_

License #: \_\_\_\_\_

Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

email: \_\_\_\_\_

Geotechnical Consultant: \_\_\_\_\_

License #: PE \_\_\_\_\_ CEG \_\_\_\_\_

Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

email: \_\_\_\_\_

EC Point of Contact: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Title/Qualification: \_\_\_\_\_

Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

email: \_\_\_\_\_

Description of Work: \_\_\_\_\_

No grading is allowed during the wet weather season (October 1 through April 30), unless authorization is granted by the Community Development Director in advance of issuance of this hard card.

The project site is considered a Construction Stormwater Regulated Site (SWRS). Any authorized grading and/or ground disturbance activities conducted during the wet weather season (October 1 through April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section, or weekly inspections if the project site is within the Fitzgerald Area of Special Biological Significance (ASBS). Any violations must be corrected within 10 business days of Notice by the County.

I hereby acknowledge that I have read this application and agree to comply with all applicable ordinances and regulations pertaining to this permit. Furthermore, I certify that the information provided is true and correct to the best of my knowledge and belief and that it is my responsibility to notify the county of any changes to this information.

Applicant: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

**ACCELA SIGN-OFFS:**

Building Approval Date

\_\_\_\_\_

Fire Approval Date

Environmental Health Approval Date

\_\_\_\_\_

**REQUIRED SIGNATURES:**

DPW (Roads) Approval/Date

Building (Geotechnical) Approval/Date

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

Planning Approval/Date

Issued By/Date

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

Fees Paid Original to:  Applicant

Copy to:  Grading Inbox  Planning File  Building File

# Geotechnical Consultant Approval

## Planning and Building Department

County Government Center • 455 County Center, 2nd Floor  
Redwood City • CA • 94063 • Mail Drop PLN 122  
Phone: 650 • 363 • 4161 Fax: 650 • 363 • 4849

Applicant (Owner): \_\_\_\_\_  
Site Address: \_\_\_\_\_  
Permit Type: \_\_\_\_\_

Geo. File No. \_\_\_\_\_  
APN: \_\_\_\_\_  
Required by: \_\_\_\_\_ Date: \_\_\_\_\_

**NOTICE TO APPLICANT:**

SECTION I of this form must be completed and a copy returned to Geotechnical Section prior to approval of application by the Planning and Building Department.

SECTION II must be completed and a copy returned to Geotechnical Section prior to final approval of the completed construction by the Planning and Building Department.

**IMPORTANT:** It is the responsibility of the applicant to ensure that **ALL** geotechnical factors as noted in SECTION I have been observed and approved in SECTION II by the applicants' consultant.

FAILURE TO DO SO WILL RESULT IN UNNECESSARY DELAYS PENDING SUCH APPROVAL.

SECTION I \_\_\_\_\_ has reviewed the development  
(Name of legally qualified geotechnical consultant)

Plans prepared for \_\_\_\_\_ by: \_\_\_\_\_

Plan No. \_\_\_\_\_

Dated: \_\_\_\_\_ Revision: \_\_\_\_\_

and find that such plans are in accordance with the recommendations provided by us or presented in our report(s)

No. \_\_\_\_\_, dated \_\_\_\_\_ with respect to geotechnical factors affecting or affected by the proposed site development. These include include but are not limited to: grading (cuts / fills), surface and subsurface water control measures, foundation design criteria, seismic hazard consideration, slope stability, "restricted from building" areas, and \_\_\_\_\_

\_\_\_\_\_  
(Geotechnical Consultant)

\_\_\_\_\_  
(Date)

COUNTY APPROVAL	
Co. Geol. _____	Date: _____
CC: _____	

SECTION II \_\_\_\_\_ has observed and approved as  
(Name of legally qualified geotechnical consultant)

having been done in accordance with their recommendations all applicable work as noted in SECTION I.

NOTE:  
Grading Report Required:  Yes  
 No

\_\_\_\_\_  
(Geotechnical Consultant)

\_\_\_\_\_  
(Date)

COUNTY APPROVAL	
Co. Geol. _____	Date: _____
CC: _____	



# Geotechnical Consultant Approval

## Planning and Building Department

County Government Center • 455 County Center, 2nd Floor  
Redwood City • CA • 94063 • Mail Drop PLN 122  
Phone: 650 • 363 • 4161 Fax: 650 • 363 • 4849

Applicant (Owner): \_\_\_\_\_  
Site Address: \_\_\_\_\_  
Permit Type: \_\_\_\_\_

Geo. File No. \_\_\_\_\_  
APN: \_\_\_\_\_  
Required by: \_\_\_\_\_ Date: \_\_\_\_\_

**NOTICE TO APPLICANT:**

SECTION I of this form must be completed and a copy returned to Geotechnical Section prior to approval of application by the Planning and Building Department.

SECTION II must be completed and a copy returned to Geotechnical Section prior to final approval of the completed construction by the Planning and Building Department.

**IMPORTANT:** It is the responsibility of the applicant to ensure that **ALL** geotechnical factors as noted in SECTION I have been observed and approved in SECTION II by the applicants' consultant.

FAILURE TO DO SO WILL RESULT IN UNNECESSARY DELAYS PENDING SUCH APPROVAL.

SECTION I \_\_\_\_\_ has reviewed the development  
(Name of legally qualified geotechnical consultant)

Plans prepared for \_\_\_\_\_ by: \_\_\_\_\_

Plan No. \_\_\_\_\_

Dated: \_\_\_\_\_ Revision: \_\_\_\_\_

and find that such plans are in accordance with the recommendations provided by us or presented in our report(s)

No. \_\_\_\_\_, dated \_\_\_\_\_ with respect to geotechnical factors affecting or affected by the proposed site development. These include include but are not limited to: grading (cuts / fills), surface and subsurface water control measures, foundation design criteria, seismic hazard consideration, slope stability, "restricted from building" areas, and \_\_\_\_\_

\_\_\_\_\_  
(Geotechnical Consultant)

\_\_\_\_\_  
(Date)

COUNTY APPROVAL	
Co. Geol. _____	Date: _____
CC: _____	

SECTION II \_\_\_\_\_ has observed and approved as  
(Name of legally qualified geotechnical consultant)

having been done in accordance with their recommendations all applicable work as noted in SECTION I.

NOTE:  
Grading Report Required:  Yes  
 No

\_\_\_\_\_  
(Geotechnical Consultant)

\_\_\_\_\_  
(Date)

COUNTY APPROVAL	
Co. Geol. _____	Date: _____
CC: _____	

**Date: April 25, 2016 (Revised – 10/19/17)**

**Re: Planning Comments on Lots 9-11**

**From: Camille Leung, Senior Planner**

**BLD2016-00158 – Lot 10**

**BLD2016-00159 – Lot 11**

**BLD2016-00160 – Lot 9**

Comments Pertaining to All Lots:

PRIOR TO Building Permit/Grading Permit Hard Card Issuance:

1. Install Erosion Control – Must schedule Erosion Control and Tree Protection Pre-Site inspection
2. Documents must be submitted as required by:
  - a. Condition 4s – please add the language of the condition as a note on the plans.
  - b. Condition 4t – please add the language of the condition as a note on the plans.
  - c. Condition 24 - Schedule of Grading Operations – You provided 2 timeframes that don't match. Lets wait on this and I will get revised dates closer to when the permit can be issued.
3. Biological Reports (see Mitigation Measures for timing)
  - a. Woodrat survey
  - b. Bird Survey
  - c. Bat Survey
  - d. CA Red legged Frog – Lot 11
  - e. Willow scrub – Lot 11
  - f. Need biological review of erosion control plan for Lot 11
4. Camille to mail Construction Notices to neighbors within 200-feet of lots, per Condition 4t
5. Deed Restrictions per Conditions 4u and 6
  - a. Lots 1-4 – Still waiting for the recorded documents for Lots 1-4
  - b. Lots 5-11 – Deed restrictions are strongly encouraged at this time while parcels are still under the ownership of the Developer. I received unsigned/unrecorded restriction documents. Please provide copies when they are signed and recorded. Please make sure to include language from Condition 6.b for the document for Lot 11.
6. Approval of Minor/Major Modifications necessary to approve:
  - a. Change in Footprint of Lot 11, setbacks vary from approved plans

- b. Change in Footprint of Lot 9, footprint re-configuration but reduction in home size by 91 sf.
7. Approval of Wet Season Grading Moratorium – Thank you for the application. Per the requirements of the application, please provide the letter from Scott Fitinghoff (Geo Consultant) stating whether he supports grading of these lots during winter and any recommendations. Please make sure any recommendations are included in the Erosion Control Plan.

Civil – All Lots:

1. Provide color chip for color or bioretention planters (to be light green or beige to match natural landscape, not “lawn green”) – Planters are located in the yards, so planters should not match the buildings but the surrounding vegetation.
2. Erosion Control:
  - a. Need Ralph Osterling to discuss health impacts of grading and structures within tree driplines of trees to remain. - Still outstanding, see email of 8/9/17. Osterling’s response is from 5/30/17. See my email sent to him today. I will meet with him when he gets back from vacation.
  - b. Tree protection: Show protection for all trees to remain regardless of size. – Met for Lots 10 & 11. Lot 9: Two 10” Oaks on the right side are designated to remain on Page C9.50, but Page C9.30 shows they are to be removed. – This is addressed in the revised plans. Please submit plans to Building.
  - c. Chainlink fencing at borders of conservation easement and along perimeter with no-build areas – Chainlink fence appears to run only partial portions of the property lines shared with the conservation easement. Fence should be extended across all property lines shared with conservation area.
  - d. On the Grading and Retaining Wall Erosion Control Plan, Show all access roads/ramps used for excavation/backfill, earth boring, fork lift/crane access (second floor construction). For unpaved routes, use ridges running diagonally across the road that run to a stabilized outlet. I don’t see this on the revised plans
  - e. Lot 11: There is a discharge pipe that is directed to an unstablized location (no stabilized outfall). – This is addressed in the revised plans. Please submit plans to Building.

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). No ridgeline elevations are provided. The notes pertaining to maximum height are correct on Lot 11, but are inconsistent on Lots 9 and 10.
2. 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. Per building code, you will need to place a light at every exit/entry door. Please include a downward-directed light fixture at the doors on the rear elevations. Three light specs were provided, but they do not match the “standard” fixture shown on the plans. Please indicate which fixture you plan to use in which location. Only the downward –directed fixtures may be used at the rear elevations.

**Geotechnical – All Lots:**

1. In addition to demonstrating compliance with all conditions of approval, please submit documents addressing:
  - a. Condition 4v regarding Asbestos – Received and routed to Geo Consultant
  - b. Condition No. 37 – Applies to Lot 10 only – I don't think I have this yet

**Requirements of Final – All Lots:**

1. Grading final
2. Landscaping/Planting photos
3. Stabilized slopes
4. Colors and Materials verification
5. O&M Agreements
  - a. All Lots
  - b. Shared Storm Drainage Outfall for Lots 9 and 10 on Lot 9
  - c. Shared planter for Lots 7 and 8 on Lot 8
6. Deed restrictions for Lots 5- 11
  - a. Condition 4u, 9, 34, 39,
7. WELO
  - a. Landscape Certification Form
  - b. Certification of Completion Form

**Comments for Individual Lots:**

**Lot 9:**

**Architectural:**

1. Dimensions of floor plans are not clear on right side of Page 2 (see Bedroom 3 dimension) – Appears to be addressed in the revised plans, please submit revised plans to the Building Counter

Lot 10:

Civil:

- a. Show location of office trailer(s), storage sheds, temporary power pole, scaffold footprint, and other temporary installations on the plans. Show how they will be accessed and show protection of the access routes: Move storage out of tree driplines – Appears to be addressed in the revised plans, please submit revised plans to the Building Counter

Lot 11:

Civil:

- a. Show location of office trailer(s), storage sheds, temporary power pole, scaffold footprint, and other temporary installations on the plans. Show how they will be accessed and show protection of the access routes. –Lot 11: Move stockpile to a location within grading limits. – Appears to be addressed in the revised plans, please submit revised plans to the Building Counter

Attachments: (Excluded from List Revised on 3/1/17):

Heights – Table 6 from staff report

Approved Elevations

Approved Grading Amounts

WELO Forms

County of San Mateo  
Planning and Building Department

**REVISED**  
**FINDINGS AND CONDITIONS OF APPROVAL**  
**FOR THE HIGHLANDS ESTATES PROJECT**

Permit or Project File Number: PLN 2006-00357

Hearing Date: February 10, 2010

Prepared By: Camille Leung, Project Planner

Adopted By: Planning Commission

**FINDINGS**

**Recommend to the Board of Supervisors:**

Regarding the Environmental Review, Found:

1. That the re-circulated Draft Environmental Impact Report (EIR) and Final EIR are complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines, with the following clarification by Commissioner Slocum to replace the third sentence under "Alternative 3: Alternate Project Scheme" on page 6.0-10 of the re-circulated Draft EIR: "This would reduce the number of homes located within an area where two landslides have been identified and could potentially minimize aesthetics impacts to off-site views of the homes along Ticonderoga Drive." The public review period for the Draft EIR was September 14, 2009 to November 9, 2009. The public review period for the Final EIR was January 4, 2010 to January 14, 2010.
2. That, on the basis of the Draft and Final EIR, no substantial evidence exists that the project will have a significant effect on the environment. The prepared Draft and Final EIR reveal that the project, as mitigated, may only result in impacts considered "less than significant."
3. That the Mitigation Monitoring and Reporting Program incorporated within the Final EIR, which monitors compliance with mitigation measures intended to avoid or substantially lessen significant environmental effects, has been adopted. Compliance with the conditions of approval listed below shall be monitored and confirmed according to implementation deadlines as specified within each condition.
4. That the Draft and Final EIR prepared by Impact Sciences, the County's EIR consultant for this project, reflects the independent judgment of San Mateo County and does not represent the interests of the applicant or any other interested parties.

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Regarding the Major Subdivision and Lot Line Adjustment, Found:

5. That, in accordance with Section 7013.3.b of the County Subdivision Regulations, this tentative map, together with the provisions for its design and improvement, is consistent with the San Mateo County General Plan, specifically, Policies 8.14 (*Land Use Compatibility*) and 8.35 (*Uses*), requiring consistency of proposed parcels with the surrounding residential land uses, and Policy 8.29 (*Infilling*) which encourages the infilling of urban areas where infrastructure and services are available. As proposed and conditioned, the Lot Line Adjustment and subdivision would result in home sites compatible to surrounding home sites zoned R-1/S-8, which requires a minimum building site of 7,500 sq. ft. Also, each of the eleven proposed residential lots would adjoin existing homes and be served by existing roads and utilities.
6. That the site is physically suitable for the type and proposed density of development. As described in Sections A.1 and A.2 of the staff report, the project complies with both the General Plan land use density designation and the Resource Management (RM) Zoning District Maximum Density of Development. As discussed in the re-circulated Draft EIR and Final EIR, the project, as proposed and mitigated, would not result in any significant impacts to the environment.
7. That the design of the subdivision and the proposed improvements are not likely to cause serious public health problems, substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat. Implementation of mitigation measures in the re-circulated Draft EIR and Final EIR would reduce project environmental impacts to less than significant levels.
8. That the design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. Existing easements include an access easement along Bunker Hill Drive to benefit an adjacent parcel (not owned by the applicant), water line easements from the two California Water Service Company parcels surrounded by the larger project parcel, storm drain easements from Yorktown Road and New Brunswick Drive, and a 120-foot sanitary sewer easement from Ticonderoga Drive. The project would not change the boundaries of or impede access to these existing easements.
9. That future development on the parcels could make use of passive heating and cooling to the extent practicable because parcels have unobstructed solar access to the southwest, thereby allowing morning sun to passively or actively (using rooftop solar panels) heat the proposed houses.
10. That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code. Sanitary sewer service would be provided to the project site by the Crystal Springs County Sanitation District (District). Currently, the sewer collection system is over capacity during the wet seasons. Per Mitigation Measure UTIL-1, the applicant would be required to mitigate the project-generated increase in sewer flow such that there is a "zero net increase" in flow during wet weather events, by reducing the

amount of existing Inflow and Infiltration (INI) into the District sewer system. This shall be achieved through the construction of improvements to impacted areas of the sewer system, with construction plans subject to District approval.

11. That the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 ("the Williamson Act") nor does the property currently contain any agricultural land uses.
12. That, per Section 7005 of the San Mateo County Subdivision Regulations, the proposed subdivision would not result in a significant negative effect on the housing needs of the region. The project would result in the construction of eleven (11) new single-family residences where only vacant land use exists.

Regarding the Rezoning Map Amendments, Found:

13. That the Board of Supervisors has reviewed and considered the information contained in the Draft and Final EIR prior to approving the project.
14. That the amendments are required by public necessity, convenience, and general welfare, and that the amendments have followed the procedure specified in Chapter 27 (*Amendments*) of the San Mateo County Zoning Regulations. The proposed amendments would facilitate the preservation of an urban-zoned parcel which should be reserved for open space use due to on-site sensitive habitat (APN 041-072-030) and the development of an RM-zoned area (portion of APN 041-101-290) that is adjacent to urban residential uses and does not contain any sensitive habitat. The proposed action would result in increased preservation of on-site sensitive habitat and in uses that are more compatible with the surrounding environment.
15. Rezone, by the ordinance attached as Attachment M to this report, a portion of APN 041-101-290 shown within the boundaries on the map identified as Exhibit "A" from "Resource Management (RM)" to an "R-1/S-81" zoning designation.
16. Rezone, by the ordinance attached as Attachment N to this report, a 2,178 sq. ft. area (formerly APN 041-072-030) shown within the boundaries on the map identified as Exhibit "A" from an "R-1/S-8" zoning designation to "Resource Management (RM)."

Regarding the Resource Management (RM) Permit, Found:

17. That this project has been reviewed under and found to comply with zoning regulations applicable to the Resource Management (RM) District, including Chapter 20.A (*Resource Management District*), Section 6324 (*General Review Criteria for RM District*), and Section 6451.3 of Chapter 23 (*Development Review Procedure*). Specifically, as proposed, mitigated, and conditioned, the project complies with the maximum density credits (plus requested bonus credits), requirement for a conservation easement over the remainder parcel, as well as applicable Environmental Quality Criteria and Site Design Criteria requiring minimization of grading and an RM Permit for tree removals.



Regarding the Grading Permit, Found:

18. That the project will not have a significant adverse effect on the environment. The proposed grading has the potential to result in air quality impacts, substantial soil erosion and impacts to special-status plants and wildlife species. As discussed in the re-circulated Draft EIR and Final EIR, implementation of mitigation measures in the re-circulated Draft EIR and Final EIR would reduce project environmental impacts to less than significant levels.
19. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code (Grading Regulations), including the grading standards referenced in Section 8605. The applicant has submitted Grading and Detention Plans as well as Erosion Control Plans for the eleven (11) residential lots. As discussed in Section 4.3 of the re-circulated Draft EIR (Geology and Soils), the EIR geotechnical consultant has concluded that the proposed residential development is feasible from a geologic perspective with the implementation of proposed mitigation measures, which are intended to mitigate geologic hazards through the stabilization of existing landslides and the use of appropriate foundations (GEO-1 and GEO-2), minimize soil erosion by requiring compliance with the State's National Pollution Discharge Elimination System (NPDES) General Permit including preparation of a Stormwater Pollution Prevention Plan (SWPPP) (GEO-3), and implementation of the Bay Area Air Quality Management District's (BAAQMD) Particulate Matter (PM) reduction practices during grading and construction (AQ-1). In addition, conditions of approval prohibit grading within the wet season (October 15 through April 15) unless approved by the Community Development Director.
20. That the project is consistent with the General Plan. As proposed, mitigated, and conditioned, the project complies with the policies of the Soil Resources Chapter of the General Plan, including policies requiring the minimization of erosion.

**CONDITIONS OF APPROVAL**

**A. PLANNING AND BUILDING DEPARTMENT**

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 \_\_\_\_\_. 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 deemed a major modification and shall be subject to review and approval by the Planning Commission at a public hearing.
2. This subdivision approval is valid for two years, during which time a Final Map shall be filed. 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).
3. 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.

4. The property owner shall comply with all mitigation measures as revised and listed below (based on the Mitigation Monitoring and Reporting Program (MMRP) incorporated within the Final EIR made available on January 4, 2010). Mitigation timing and monitoring shall be as specified in the MMRP, when timing has not been specified below. The applicant shall enter into a contract with the San Mateo County Planning and Building Department for all mitigation monitoring for this project prior to the issuance of any grading permit “hard card” for the project. The fee shall be staff’s cost, plus 10 percent, as required in the current Planning Service Fee Schedule. Planning staff may, at their discretion, contract these services to an independent contractor at cost, plus an additional 10 percent for contract administration.
  - a. **Improvement Measure AES-1a:** The Project Applicant shall provide “finished floor verification” to certify that the structures are actually constructed at the height shown on the approved plans. The Project Applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site. Prior to the below floor framing inspection or the pouring of concrete slab for the lowest floors, the land surveyor shall certify that the lowest floor height as constructed is equal to the elevation of that floor specified by the approved plans. Similarly, certifications of the garage slab and the topmost elevation of the roof are required. The application shall provide the certification letter from the licensed land surveyor to the Building Inspection Section.
  - b. **Improvement Measure AES-1b:** The Project Applicant shall plant a total of eight (8) native trees (minimum 24-gallon each), two directly in front of each home on Lots 5 through 8 to soften and screen views of the new homes from off-site locations. These trees will be in addition to the fourteen (14) 15-gallon required replacement trees. Of the 14 replacement trees, three (3) trees shall be planted at the back of each of the homes on Cowpens Way and Cobblehill Place (three homes, nine (9) trees total). The applicant shall plant the remaining five (5) trees in the right side yard of Lot 8 in order to provide screening of this residence and other residences on Ticonderoga Drive as viewed from Lakewood Circle. All trees or replacement trees required by this condition shall be maintained in perpetuity by the respective property owner in order to maintain screening of the project.
  - c. **Improvement Measure AES-2:** Construction contractors shall minimize the use of on-site storage and when necessary store building materials and equipment away from public view and shall keep activity within the project site and construction equipment laydown areas.
  - d. **Mitigation Measure BIO-2a:** No earlier than 30 days prior to the commencement of construction activities, a survey shall be conducted to determine if active woodrat nests (stickhouses) with young are present within the disturbance zone or within 100 feet of the disturbance zone. If active woodrat nests (stickhouses) with young are

identified, a fence shall be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of a qualified biologist and based on consultation with the CDFG. At the discretion of the monitoring biologist, clearing and construction within the fenced area would be postponed or halted until young have left the nest. The biologist shall serve as a construction monitor during those periods when disturbance activities will occur near active nest areas to ensure that no inadvertent impacts on these nests will occur.

If woodrats are observed within the disturbance footprint outside of the breeding period, individuals shall be relocated to a suitable location within the open space by a qualified biologist in possession of a scientific collecting permit. This will be accomplished by dismantling woodrat nests (outside of the breeding period), to allow individuals to relocate to suitable habitat within the adjacent open space.

- e. **Mitigation Measure BIO-2b:** No earlier than two weeks prior to commencement of construction activities that would occur during the nesting/breeding season of native bird species potentially nesting/roosting on the site (typically February through August in the project region), a survey for nesting birds shall be conducted by a qualified biologist experienced with the nesting behavior of bird species of the region. The intent of the survey would be to determine if active nests of special-status bird species or other species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the construction zone or within 500 feet of the construction zone. The surveys shall be timed such that the last survey is concluded no more than two weeks prior to initiation of construction or tree removal work. If ground disturbance activities are delayed, then an additional pre-construction survey shall be conducted such that no more than two weeks will have elapsed between the last survey and the commencement of ground disturbance activities.

If active nests are found in areas that could be directly affected or subject to prolonged construction-related noise, a no-disturbance buffer zone shall be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted within them will be determined through consultation with the CDFG, taking into account factors such as the following:

- Noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity;
- Distance and amount of vegetation or other screening between the construction site and the nest; and
- Sensitivity of individual nesting species and behaviors of the nesting birds.

Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers and construction personnel shall be instructed on the sensitivity of nest areas. A qualified biologist shall serve as a construction monitor during those periods when construction activities would occur

near active nest areas of special-status bird species and all birds covered by the Migratory Bird Act to ensure that no impacts on these nests occur.

- f. **Mitigation Measure BIO-2c:** Prior to the commencement of construction activities during the breeding season of native bat species in California (generally occurs from April 1 through August 31), a focused survey shall be conducted by a qualified bat biologist to determine if active maternity roosts of special-status bats are present within any of the trees proposed for removal. Should an active maternity roost of a special-status bat species be identified, the roost shall not be disturbed until the roost is vacated and juveniles have fledged, as determined by the biologist. Once all young have fledged, then the tree may be removed. Species-appropriate replacement roosting habitat (e.g., bat boxes) shall be provided should the project require the removal of a tree actively used as a maternity roost. The replacement roosting habitat shall be subject to the approval of the CDFG.
  
- g. **Mitigation Measure BIO-2d:** Immediately preceding initial ground disturbance activities on Lot 11, a pre-construction clearance survey shall be conducted by a qualified biologist for California red-legged frogs. The survey shall be conducted to determine whether individual California red-legged frogs are present within the disturbance boundary. Should a California red-legged frog be observed during the clearance survey, all construction activities on Lot 11 shall be immediately halted and the USFWS shall be immediately contacted. Under no circumstances shall a California red-legged frog be collected or relocated, unless USFWS personnel or their agents implement the measure. Construction-related activities may resume once the frog has naturally left the lot or has been relocated by a permitted biologist (authorized by the USFWS).
  
- h. **Mitigation Measure BIO-3:** Tree replacement shall occur at a minimum 2:1 ratio for all protected trees removed with a circumference of or exceeding 55 inches (17.5 inches diameter at breast height). Therefore, the seven (7) trees proposed for removal shall be replaced with fourteen (14) trees. The replacement of indigenous trees shall be in kind (i.e., live oaks removed shall be replaced by live oaks) and exotic trees to be removed shall be replaced with an appropriate native species on the tree list maintained by the County of San Mateo Planning Department. Replacement trees shall also be maintained for a minimum of three years.

To facilitate the successful replacement of trees, a tree replacement plan shall be prepared and shall meet the following standards:

- Where possible, the plan shall identify suitable areas for tree replacement to occur such that the existing native woodlands in the open space are enhanced and/or expanded.
  
- The plan shall specify, at a minimum, the following:
  - The location of planting sites;
  - Site preparation and planting procedures;

- A schedule and action plan to maintain and monitor the tree replacement sites;
  - A list of criteria and performance standards by which to measure success of the tree replacement; and
  - Contingency measures in the event that tree replacement efforts are not successful.
- i. **Mitigation Measure BIO-5a:** Prior to the commencement of construction activities on Lot 11, the outer edge of the willow scrub habitat (facing Lot 11) shall be delineated by a qualified biologist. Temporary fencing shall be installed that clearly identifies the outer edge of the willow habitat and that identifies the willow scrub as an “Environmentally Sensitive Area.” Signs shall be installed indicating that the fenced area is “restricted” and that all construction activities, personnel, and operational disturbances are prohibited.
  - j. **Mitigation Measure BIO-5b:** Prior to the issuance of a grading permit, the Project Applicant shall develop an erosion control plan. The plan shall include measures such as silt fencing to prevent project-related erosion and sedimentation from adversely affecting the creek zone and other habitats on and near Lots 1-11. The erosion control plan shall be subject to approval by the County of San Mateo Planning Department.
  - k. **Mitigation Measure BIO-5c:** Prior to the issuance of the first building permit for any of the eleven (11) homes, the Project Applicant shall develop a lighting plan. The lighting plan shall require that all lighting be directed and shielded as to minimize light spillage into nearby willow scrub habitat, as well as adjacent oak woodland habitats. The lighting plan shall be subject to approval by the County of San Mateo Planning Department.
  - l. **Mitigation Measure BIO-6:** Prior to the commencement of construction on Lot 8, the occurrence of purple needlegrass shall be mapped, including all stands on the lot with 20 percent or greater cover of native grasses and having a diameter greater than 10 feet. The area of purple needlegrass to be lost due to development of the lot shall then be calculated.

As part of the proposed project, approximately 92 acres of open space would be maintained as open space under a conservation easement. This open space contains a serpentine grassland (on the slope west of the water tanks) that is dominated by native grasses (including purple needlegrass) and other native plant species. These native grasses, including purple needlegrass, would be permanently protected by the conservation easement. In addition, non-native plant areas adjacent to the serpentine grassland shall be restored to support native grasses over an area twice the acreage (2:1) of the stands of purple needlegrass to be lost on Lot 8.

- m. **Mitigation Measure GEO-1:** A design-level geotechnical investigation of the site shall be performed prior to any project grading including static and seismic slope stability analysis of the areas of the project site to be graded and developed. The specific mitigation measures to be utilized in order to stabilize existing landslides and

areas of potential seismically induced landslides shall be presented in the report. The specific mitigation measures shall include some of the following measures or measures comparable to these:

- Landslide debris on Lots 7 and 8 shall be excavated and replaced with a fully drained conventional buttress fill that is founded in the underlying Franciscan mélange, as recommended by the project geotechnical engineer. (Lots 7-8)
  - Retaining walls shall be designed to withstand high lateral earth pressure from adjoining natural materials and/or backfill shall be installed at the rear of Lots 5 through 8. In addition, retaining walls shall be built in the front of Lots 5 and 6 to aid in maintaining the slopes behind the lots and the more extensive cut required for Lots 5 and 6. (Lots 5-8)
  - A surface drainage system shall be installed for each lot to mitigate new landslides developing within the thin veneer of soil mantling the bedrock on the slope below Lots 1 through 4. (Lots 1-4)
  - Subsurface drainage galleries may be installed to control the flow of groundwater and reduce the potential for slope instabilities from occurring in the future. (All lots)
  - Over-steepening of slopes shall be avoided. Horizontal benches shall be constructed on all reconstructed slopes at an interval of 25 to 30 feet. New fill shall be compacted to at least 90 percent relative compaction (as determined by ASTM test method D1557). (All lots)
  - Drilled piers and grade-beam foundations shall be used to support foundations in accordance with recommendations of the project geotechnical engineer. (All lots)
- n. **Mitigation Measure GEO-2a:** Materials used to construct the buttress fill should have effective strength parameters equal to or better than the parameters used in the Treadwell and Rollo 2009 study. (Lots 7 and 8)
- o. **Mitigation Measure GEO-2b:** The following mitigation measures shall be implemented to ensure the stability of proposed structures that are located on deep fill soils:
- A site-specific, design-level geotechnical investigation shall be completed during the design phase of the proposed project, and prior to approval of new building construction within the site for specific foundation design, slope configuration, and drainage design. (All lots)
  - The geotechnical investigation shall provide recommendations to prevent water from ponding in pavement areas and adjacent to the foundation of the proposed residences, and to prevent collected water from being discharged freely onto the ground surface adjacent to the residences, site retaining walls, or artificial

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slopes. The project geotechnical engineer shall identify on site areas downslope of the homes where the collected water may be discharged utilizing properly designed energy dissipaters. (All lots)

- Fills used at the project site shall be properly placed with keyways and sub-surface drainage, and adequately compacted following the recommendations of the final geotechnical report and Geotechnical Engineer, in order to significantly reduce fill settlement. (All lots)
- Underground utilities shall be designed and constructed using flexible connection points to allow for differential settlement. (All lots)
- Foundation plans shall be submitted to the County for review prior to issuance of a building permit. All foundation excavations shall be observed during construction by the project Geotechnical Engineer to insure that subsurface conditions encountered are as anticipated. As-built documentation shall be submitted to the County. (All lots)
- Drilled pier and grade-beam foundations or other appropriate foundations per the recommendations of the design-level geotechnical investigation shall be developed for lots that are determined to likely experience soil creep. (All lots)

All work shall be completed in accordance with requirements of the 2007 California Building Code and the San Mateo County Building Code. (All lots)

- p. **Improvement Measure GEO-3:** In compliance with the NPDES regulations, the Project Applicant shall file a Notice of Intent with the State Water Resources Control Board (SWRCB) prior to the start of grading and prepare a SWPPP.

The SWPPP shall include specific best management practices to reduce soil erosion. The SWPPP shall include locations and specifications of recommended soil stabilization techniques, such as placement of straw wattles, silt fence, berms, and storm drain inlet protection. The SWPPP shall also depict staging and mobilization areas with access routes to and from the site for heavy equipment. The SWPPP shall include temporary measures to reduce erosion to be implemented during construction, as well as permanent measures.

County staff and/or representatives shall review the SWPPP to ensure adequate compliance with State and County standards.

County staff and/or representatives shall visit the site during grading and construction to ensure compliance with the SWPPP, as well as note any violations, which shall be corrected immediately. A final inspection shall be completed prior to occupancy.

- q. **Mitigation Measure GEO-4:** The Project Applicant shall be required to use the seismic design criteria listed below to design structures and foundations to withstand

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expected seismic sources in accordance with the California Building Code (2007) as adopted by the County of San Mateo.

Site Class: C

Soil Profile Name: Very Dense Soil and Soft Rock

Occupancy Category: II

Seismic Design Category: E

Mapped Spectral Response for Short Periods- 0.2 Sec ( $S_s$ ): 2.226 g

Mapped Spectral Response for Long Periods- 1 Sec ( $S_1$ ): 1.273 g

Site Coefficient -  $F_a$ , based on the mapped spectral response for short periods: 1.0

Site Coefficient -  $F_v$ , based on the mapped spectral response for long periods: 1.3

Adjusted Maximum Considered EQ Spectral Response for Short Periods (SMS): 2.226

Adjusted Maximum Considered EQ Spectral Response for Long Periods (SM1): 1.655

Design (5-percent damped) Spectral Response Acceleration Parameters at short periods (SDS): 1.484

Design (5-percent damped) Spectral Response Acceleration Parameters at long periods (SD1): 1.103

- r. **Mitigation Measure GEO-5:** During site grading, soils in each lot shall be observed and tested by the project Geotechnical Engineer to determine if expansive soils are exposed. Should expansive soils be encountered in planned building or pavement locations, the following measures shall be implemented under the direction of the Geotechnical Engineer in order to mitigate the impact of expansive soils:

- Expansive soils in foundation areas shall be excavated and replaced with non-expansive fill to the specifications of the geotechnical engineer.
- A layer of non-expansive fill soils 12 to 24 inches in thickness shall be placed over the expansive materials and prior to the placement of pavements or foundations.
- Moisture conditioning of expansive soil shall be applied to a degree that is several percent above the optimum moisture content or lime treating of the expansive soil.
- Foundations shall be constructed to be below the zone of seasonal moisture fluctuation or to be capable of withstanding the effects of seasonal moisture fluctuations.
- Specific control of surface drainage and subsurface drainage measures shall be provided.
- Low water demand landscaping shall be used.

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s. **Mitigation Measure AQ-1:** The Project Applicant shall require that the following BAAQMD recommended and additional PM<sub>10</sub> 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.

- 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.

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- 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.
- t. **Mitigation Measure NOI-1:** The Project Applicant shall require that the following noise reduction practices be implemented by including them in the contractor construction documents:
- Equipment and trucks used for project grading and construction would utilize the best available noise control techniques (e.g., improved exhaust mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds) in order to minimize construction noise impacts.
  - Equipment used for project grading and construction would be hydraulically or electrically powered impact tools (e.g., jack hammers and pavement breakers) wherever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. Compressed air exhaust silencers would be used on other equipment. Other quieter procedures would be used such as drilling rather than impact equipment whenever feasible.
  - The grading and construction activity would be kept to the hours of 7:00 AM to 7:00 PM, Monday through Friday. Saturday hours (8:00 AM to 5:00 PM) are permitted upon the discretion of County approval based on input from nearby residents and businesses. Saturday construction (8:00 AM to 5:00 PM) would be allowed once the buildings are fully enclosed. Noise generating grading and construction activities shall not occur at any time on Sundays, Thanksgiving and Christmas.
  - Residential property owners within 200 feet of planned construction areas shall be notified of the construction schedule in writing, prior to construction; the project sponsor shall designate a “disturbance coordinator” who shall be responsible for responding to any local complaints regarding construction noise; the coordinator (who may be an employee of the developer or general contractor) shall determine the cause of the complaint and shall require that reasonable measures warranted to correct the problem be implemented; a telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site fence and on the notification sent to neighbors adjacent to the site.
- u. **Mitigation Measures HAZMAT-2:** Individual property owners for Lots 1-4 and 9, 10, and 11 shall be responsible for maintaining a fuel break by removing all hazardous flammable materials or growth from the ground around each home for a

distance of not less than 100 feet from its exterior circumference, for the life of the project. Property owners of lots listed above shall arrange with the property owner of the open space parcel to obtain legal access to the open space parcel for the purpose of vegetation clearance. This would not include the authorization of tree removal for trees protected by the RM zoning regulations. This requirement shall be recorded as a deed restriction on Lots 1 through 4, and 9, 10, and 11 when the lots are sold.

- v. **Mitigation Measure HAZMAT-3:** During the design level geotechnical investigation, representative soil samples shall be obtained for each lot proposed on an area underlain or potentially underlain by serpentine bedrock. These samples shall be tested for the presence of naturally occurring asbestos by a state certified testing laboratory in accordance with requirements of the CARB and the BAAQMD and the results shall be provided to the County Planning Department.

If naturally occurring asbestos is identified at the site, a site health and safety (H&S) plan including methods for control of airborne dust shall be prepared. This plan shall be reviewed and approved by the County of San Mateo prior to grading in areas underlain by serpentine-bearing soils or bedrock and naturally occurring asbestos. The H&S plan shall strictly control dust-generating excavation and compaction of material containing naturally occurring asbestos. The plan shall also identify site-monitoring activities deemed necessary during construction (e.g., air monitoring). Worker monitoring shall also be performed as appropriate. The plan shall define personal protection methods to be used by construction workers. All worker protection and monitoring shall comply with provisions of the Mining Safety and Health Administration (MSHA) guidelines, California Division of Occupational Safety and Health (DOSH), and the Federal Occupational Safety and Health Administration (OSHA).

If naturally occurring asbestos is found at the site, a Soil Management Plan shall be developed and approved by the County Planning Department to provide detailed descriptions of the control and disposition of soils containing naturally occurring asbestos. Serpentine material placed as fill shall be sufficiently buried in order to prevent erosion by wind or surface water run-off, or exposure to future human activities, such as landscaping or shallow trenches. Additionally, the BAAQMD shall be notified prior to the start of any excavation in areas containing naturally occurring asbestos.

- w. **Improvement Measure TRANS-1:** The Project Applicant shall prepare and submit a Construction Management Plan that will, among other things, require that all truck movement associated with project construction occur outside the commute peak hours.
- x. **Mitigation Measure TRANS-2:** The Project Applicant shall be required to pay for the installation of advisory traffic signs on Ticonderoga Drive in the vicinity of the proposed homes if determined necessary by the County of San Mateo Department of Public Works.

- y. **Mitigation Measure UTIL-1:** The Project Applicant shall mitigate the project-generated increase in sewer flow such that there is a “zero net increase” in flow during wet weather events, by reducing the amount of existing Inflow and Infiltration (INI) into the Crystal Springs County Sanitation District (District) sewer system. This shall be achieved through the construction of improvements to impacted areas of the sewer system, with construction plans subject to District approval. Construction of improvements, as approved by the District, shall be completed prior to the start of the construction of the residences. In addition, as project sewage will be treated by the City of San Mateo’s Wastewater Treatment Plant, the Project Applicant shall submit payment of the City of San Mateo Wastewater Treatment Plant Expansion development impact fee to the City of San Mateo. This fee is based on the number of bedrooms in each residential unit and is calculated at the time of the final plans, using the City’s fee schedule in effect at the time of the building permit application.

The following conditions of approval document points of discussion among the County, the applicant and neighborhood groups:

5. 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 a copy of recorded deed restrictions and photographs to the Current Planning Section staff to demonstrate utilization of the approved colors and materials. Materials and colors shall not be highly reflective.
6. For all parcels (Lots 1 through 11):
- a. The “development shall employ colors and materials which blend in with, rather than contrast with, the surrounding soil and vegetative cover of the site. 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.”
- b. All homes on Lots 1, 2, 3, 4 and 11 shall be no more than one-story high on the front curbside. Home design will be compatible with a contemporary, mid-20th century modern style, as shown in conceptual drawings approved by the Board of Supervisors. 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 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."

8. Development Restriction Over Lot 8: Only a portion of Lot 8 would be developable. The rest of the parcel (as hatched) would be contained in a "No-Build Zone." The "No-Build Zone" shall be shown on the Final Map for the subdivision.
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.
10. Storm Drainage Plan: Project implementation shall comply with the approved Storm Drainage Plan.
11. Conservation Easement: Lot 12, the open-space parcel, will be subject to a conservation easement in perpetuity, and to a deed restriction, each in forms to be approved by County Counsel and the County Board of Supervisors. The easement will be noted on the Vesting Tentative Map and on the Final Map. Recordation of the Final Map shall be handled by an escrow. The escrow shall not record the Final Map until it is prepared, immediately following that recordation, to record the document creating the perpetual easement, together with this County's acceptance of it.

Conditions of Approval for Certification of Draft and Final EIR

12. 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.**
13. **The applicant shall coordinate with the project planner to record the Notice of 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.**

Conditions of Approval for Major Subdivision and Lot Line Adjustment

14. The applicant shall record the conservation easement, as approved by the Board of Supervisors, prior to or subsequently with the recordation of the Final Map.
15. Prior to the recordation of the Final Map, the property owner shall either produce a deed showing the donation of the land to a park service provider or pay an in-lieu fee, meeting the requirements of Section 7055.3 of the County Subdivision Regulations. A worksheet

showing the prescribed calculation appears as Attachment U of the staff report for the January 13, 2010 hearing. As of the date of this report, the in-lieu fee for this subdivision is \$236.50. The fee shall be re-calculated at the time of Final Map recording as indicated in the County Subdivision Regulations.

Conditions of Approval for Grading Permit and Tree Removals

16. 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:
  - 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.**
  - b. The "hard card" for grading of improvements 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.
17. Lots 1-4: Prior to issuance of grading permits, BKF shall prepare cross sections through each lot illustrating existing slopes, proposed final slopes, areas of fill placement and the stepping of houses across the slope. No fill placement will be permitted downslope of proposed residences (with the exception of fill as shown on the grading plans as approved by the Board of Supervisors).
18. 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 GEO-3; TRANS-1; BIO-2a through 2d, 5b and 5c; and HAZMAT-3 has been submitted and approved by the project planner.
  - 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.
  - c. Grading Permit hard card cannot be issued for Lot 11 until evidence of completion of Mitigation Measures BIO-2d and 5a has been submitted and approved by the project planner.
  - d. Trees shall not be removed until after evidence of completion of implementation of Mitigation Measure BIO-2c has been submitted and approved by the project planner and the Grading Permit hard card has been issued.

19. 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.
20. This permit does not authorize the removal of any additional trees with trunk circumference of more than 55 inches beyond those approved by the Board of 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 topers. Normal irrigation shall be maintained, but oaks should not need summer irrigation. The above information shall be on-site at all times.

21. 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, 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 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.

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- 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 Condition 6.
  - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - h. Performing clearing and earth-moving activities only during dry weather.
  - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilizing designated access points.
22. While the applicant must adhere to the approved erosion and sediment control plan 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 site.
23. Prior to the issuance of a Grading Permit "hard card," the applicant shall submit a schedule of grading operations, subject to review and approval by the Department of Public Works and the Current Planning Section. The submitted schedule shall include a schedule for winterizing the area and details of the off-site haul operations, including, but not limited to: export site(s), size of trucks, haul route(s), time and frequency of haul trips, and dust and debris control measures. Per the City of San Mateo Department of Public Works, use of De Anza Boulevard is prohibited, as De Anza Boulevard is not a designated truck route. The submitted schedule shall represent the work in detail and project grading operations through to the landscaping and/or restoration of all disturbed areas. As part of the review of the submitted schedule, the County may place such restrictions on the hauling operation, as it deems necessary. During periods of active grading, the applicant shall submit monthly updates of the schedule to the Department of Public Works and the Current Planning Section.
24. 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."

25. 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.
26. 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.
27. 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 stock-piled, 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 anytime 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 Geotechnical Section, and the Regional Water Quality Control Board.
28. 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 Geotechnical Section.

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- b. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and Current Planning Section.

Other Planning and Building Department Project Conditions

29. 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.
30. Building plans for each residence shall demonstrate compliance with the California Water Efficient Landscape Ordinance (AB 1881), prior to the Current Planning Section's approval of the building permit application for each residence.
31. The applicant and contractors must be prepared to carry out the requirements of California State law 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.

B. PLANNING AND BUILDING DEPARTMENT - GEOTECHNICAL SECTION

32. The grading for this project will require submission of a revised geotechnical report that includes detailed recommendations for grading, erosion control, and foundation design and construction.
33. 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.
34. Documentation to be submitted for the Lot 10 building permit shall include proposed 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 site grading.
35. (All Lots) Prior to issuance of building permits, the Project Geotechnical Consultant shall field inspect (and investigate, as needed) all proposed drainage discharge locations and verify that proposed drainage designs are acceptable from a slope stability/erosion perspective or recommend appropriate modifications.
36. Lots 9 and 10: Future construction in areas outside of the building envelope may require supplemental geotechnical evaluation. Lot 11: Future building construction within the delineated Geotechnical No-Build Zone on the approved Vesting Tentative Map is

prohibited. The above statements shall be added as a deed restriction to the respective lots when the lots are sold. Recorded deed restrictions shall be produced prior to the issuance of a Certificate of Occupancy for any residence on these lots.

37. Lot 11: Grading limits, building footprint and building envelope shall be restricted to 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 recently prepared development documents. Construction staging shall not include grading beyond the grading limits.

C. PLANNING AND BUILDING DEPARTMENT - BUILDING INSPECTION SECTION

38. Building permits may be required for all areas of construction. Contact the Building Inspection Section prior to ANY construction for permit requirements.
39. All new residences shall comply with the current Green Building Ordinance, applicable at the time of permit application.
40. 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.

D. PACIFIC GAS AND ELECTRIC COMPANY

41. Developers will be responsible for the costs associated with the relocation of existing PG&E facilities to accommodate the project.

E. DEPARTMENT OF PUBLIC WORKS

Conditions of Approval for Major Subdivision and Lot Line Adjustment

42. 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.
43. The applicant shall install a crosswalk and ADA ramp at the intersection of Ticonderoga Drive and Allegheny Way prior to recordation of the Final Map.
44. The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy (including stormwater detention requirements) and applicable NPDES requirements (particularly Provision C.3) for review and approval by the Department of Public Works, prior to the Current Planning Section's approval of any building permit for residences. Individual operation and maintenance agreements for each residence to include all permanent stormwater treatment measures, as approved by the Community Development Director and the Department of Public Works, shall be executed prior to the Current Planning Section's final approval of any building permit for residences.

45. The applicant shall submit a Final Map to the Department of Public Works for review and recording.
46. Prior to recordation of the Final Map, the subdivider shall either construct all improvements 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.

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.

Other Department of Public Works Project Conditions

47. The access easement on Lot 8 shall meet the access requirements of the Crystal Springs County Sanitation District, prior to the final approval of the building permit for the residence by the Department of Public Works.
48. 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.
49. 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 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).
50. "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.
51. The applicant shall prepare a plan indicating the proposed method of sewerage for these 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.

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52. 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.
53. 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.
54. 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.
55. 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.
56. The applicant shall submit a driveway "Plan and Profile" to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County standards for driveway slopes (not to exceed 20 percent) and to County standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
57. Plans, with specific construction details, shall be stamped and signed by the registered civil engineer and submitted to the Department of Public Works for review and approval prior to construction.

F. SAN MATEO COUNTY FIRE DEPARTMENT

58. All dead-end roadways shall be terminated by a turnaround bulb of not less than 96 feet in diameter. For Lots 7, 8, 9, and 10: Lots 9 and 10 shall meet Hammerhead T requirements. Hammerhead T shall provide a lane that is a minimum width of 20 feet throughout with an inside curve radius of a minimum of 26 feet and a top of T length of 120 feet minimum. Lots 7 and 8 shall mitigate fire engine access with a higher fire sprinkler flow and coverage and non-combustible exterior siding and decking. Alternate methods and material requests may be applied for at the time of building permit application submittal.
59. 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 4 1/2" outlet and one each 2 1/2" outlet located not more than 250 feet from the building, measured by way of approved drivable access to the project site.
60. All new public water systems, extensions from a public water system or replacement of any main or line of an existing public water system shall have a minimum diameter of six

inches (6"). If the pipes are not linked in grid or if individual legs are over 600 feet in length, then the minimum diameter shall be eight inches (8").

61. When receiving water service for fire protection (hydrants, fire sprinkler systems) from a public or municipal water purveyor, written certification from the water company that hydrants will be installed or that the existing water system is capable of meeting the project conditions is required to be presented to the San Mateo County Fire Department for verification to show that required upgrades to the system will be installed and that existing fire flows will meet the project requirements.
62. County Fire Department access shall be to within 150 feet of all exterior portions of the structure and to all portions of the exterior walls of the first story of the buildings, as measured by an approved access route. Should access to the structure exceed the 150 feet criteria, the applicant may have the option of providing exterior fire resistant 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.
63. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and under-floor protection shall be installed to meet CBC Chapter 7A requirements. This will be required to be met at the building permit phase of each residence.
64. A fire flow of 1,000 gpm for two (2) hours with a 20-psi residual operating pressure must be available for single-family dwelling up to 3,600 sq. ft. of interior space; 1,300 gpm for a single-family dwelling up to 4,800 sq. ft.; and 1,500 gpm for a single-family dwelling up to 6,200 sq. ft. as specified by the 2007 CFC.

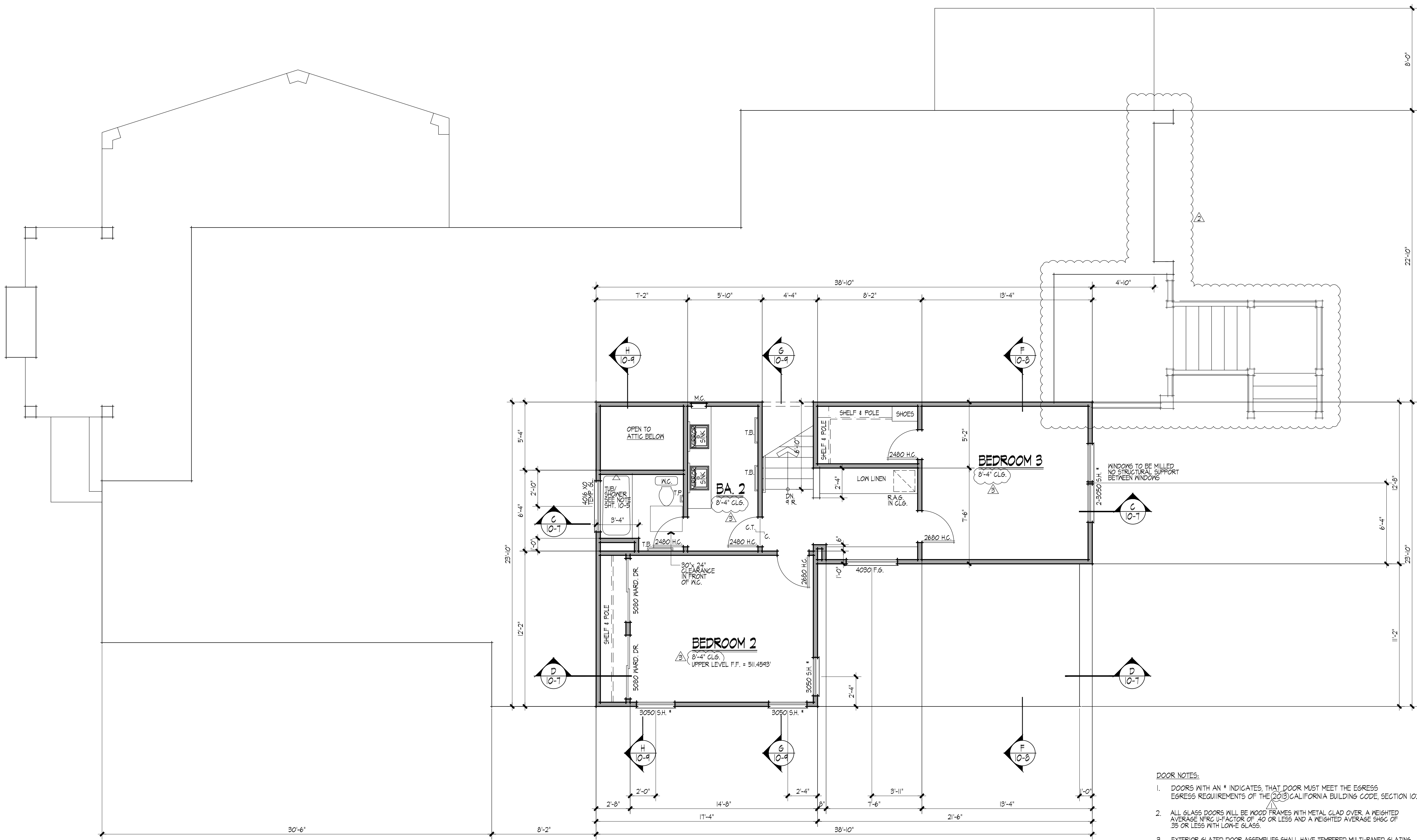
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**UPPER LEVEL FLOOR PLAN** 618 SQ. FT.  
SCALE: 1/4" = 1'-0"

- NOTES:**
- FOR TITLE-24 REQUIREMENTS SEE SHEETS T-24.1 WHICH INCLUDES INSULATION VALUES FOR WALLS, CEILING, FLOORS, DUCTS AND HOT WATER PIPES, ALSO A.C. MINIMUM SEER AND TONNAGE AND HERS REQUIRED VERIFICATIONS.
  - FOR GREEN BUILDING STANDARDS, SEE SHEET G6-1.
  - FOR ELECTRICAL NOTES, SEE GENERAL NOTE SHEET GN-2.
  - FOR MECHANICAL NOTES, SEE GENERAL NOTE SHEET GN-2.
  - FOR PLUMBING NOTES, SEE GENERAL NOTE SHEET GN-1.
  - FOR GENERAL CONSTRUCTION NOTES, SEE GENERAL NOTE SHEET GN-1 & GN-2.
  - WHERE HARDIE FRAMES ARE USED IN THE GARAGE WALLS 2-LAYERS OF 5/8" TYPE 'X' GYP. WALL BD. IS TO BE USED FOR 1-HR. FIRE PROTECTION.
  - THE WALL COVERING SHALL BE CEMENT PLASTER TILE OR APPROVED EQUAL, 12" ABOVE THE DRAIN AT THE SHOWERS (2" DOOR MINIMUM) OR TUBS WITH SHOWERS. MATERIAL OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. GLASS ENCLOSURE DOORS AND PANELS MUST BE PERMANENTLY MARKED TO COMPLY WITH A CATEGORY I OR II TEST CRITERIA (R307, P.C. 411, P.C. 416, R308, 2406)

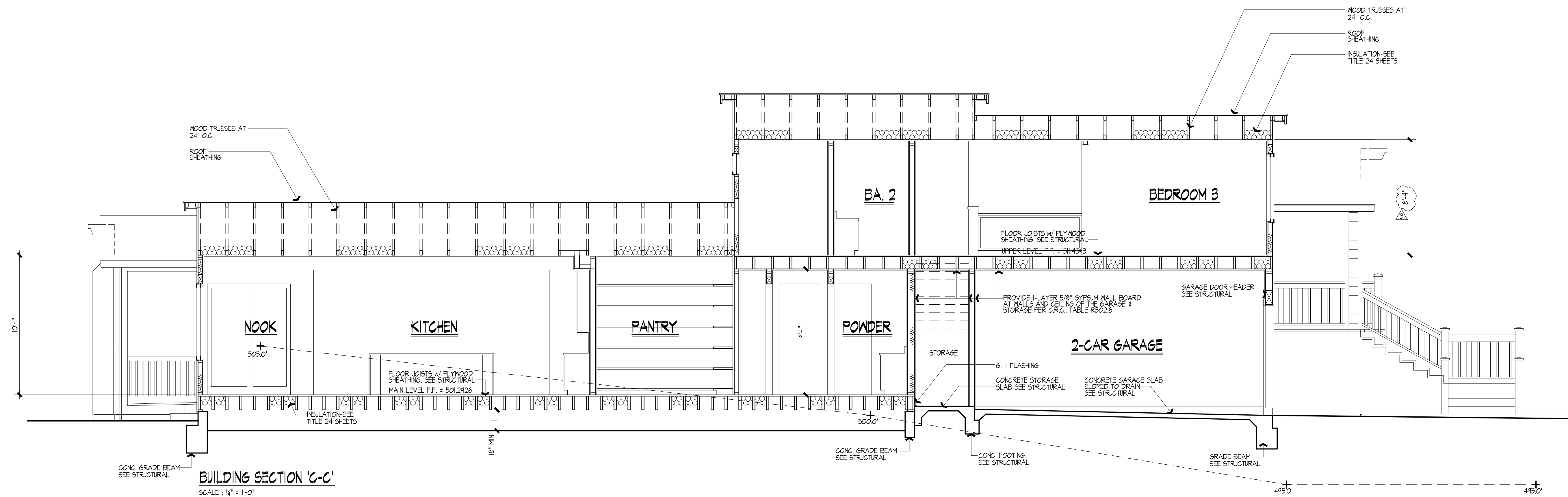
- WINDOW NOTES:**
- WINDOWS WITH AN \* INDICATES THAT WINDOW MUST MEET THE EGRESS REQUIREMENTS OF THE (2013) CALIFORNIA RESIDENTIAL CODE, SECTION R310.1
  - ALL WINDOWS WILL BE WOOD FRAMES WITH METAL CLAD OVER. A WEIGHTED AVERAGE NFRC U-FACTOR OF .40 OR LESS AND A WEIGHTED AVERAGE SHGC OF .35 OR LESS WITH LOW-E GLASS.
  - EXTERIOR WINDOWS ASSEMBLIES NOTED w/ TEMPERED GLASS SHALL HAVE TEMPERED MULTI-PANED GLAZING MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING & C.R.C. SECTION R308.4.3.
  - TYPICAL EXTERIOR WINDOWS ASSEMBLIES SHALL BE MULTI-PANED GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING AND C.R.C. SECTION R321B.2.1.

- DOOR NOTES:**
- DOORS WITH AN \* INDICATES THAT DOOR MUST MEET THE EGRESS REQUIREMENTS OF THE (2013) CALIFORNIA BUILDING CODE, SECTION I02.4.
  - ALL GLASS DOORS WILL BE WOOD FRAMES WITH METAL CLAD OVER. A WEIGHTED AVERAGE NFRC U-FACTOR OF .40 OR LESS AND A WEIGHTED AVERAGE SHGC OF .35 OR LESS WITH LOW-E GLASS.
  - EXTERIOR GLAZED DOOR ASSEMBLIES SHALL HAVE TEMPERED MULTI-PANED GLAZING MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING & C.R.C. SECTION R308.4.1.
  - EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE MULTI-PANED GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, C.R.C. SECTION R321B.2.1
  - EXTERIOR DOORS SHALL HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252 OR COMPLY WITH ONE OF THE FOLLOWING ITEMS IN THE C.R.C. SECTION R321B.5.
  - ONE EGRESS DOOR SHALL PROVIDE A MIN. CLEAR WIDTH OF 32 INCHES WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP. WITH THE DOOR OPEN 90 DEGREES, THE MIN. CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. EGRESS DOOR SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. C.R.C. R311.2
  - ALL GARAGE TO HOUSE DOORS TO BE SOLID WOOD DOOR NOT LESS THAN 1 3/8" THICK, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. C.R.C. R302.5.1

REVISIONS	P.C.
△ FEB. 8, 2017	P.C. 1
△ FEB. 9, 2017	PLANNING 6
△ LINE 8/11	PLANNING 6.3
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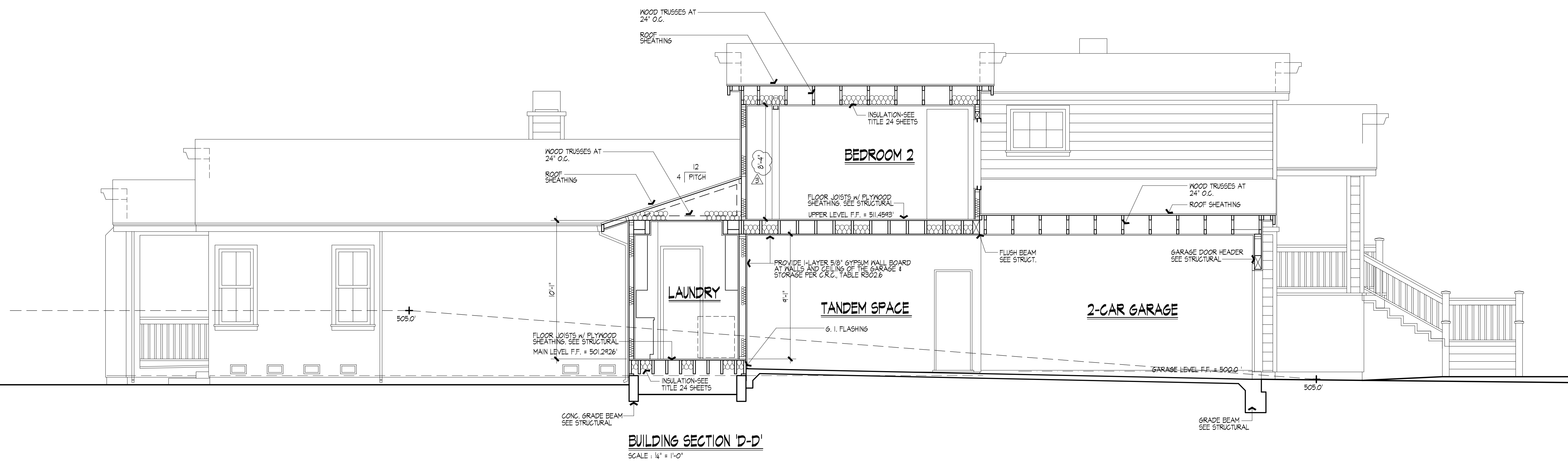
DESIGNED BY	
DRAWN BY	R.L.S.
CHECKED BY	
DATE	4/27/17
JOB NO.	4271
DATE	JANUARY 06, 2016
SHEET NO.	



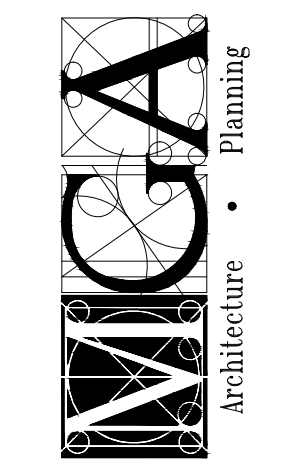


**BUILDING SECTION 'C-C'**  
SCALE: 1/4" = 1'-0"

NOTE:  
FOR R-VALUE ON INSULATION REFER TO SHEET T-24.4  
UNDER SUMMARY SHEET.  
RADIANT FOIL BARRIER NOT REQUIRED.



**BUILDING SECTION 'D-D'**  
SCALE: 1/4" = 1'-0"

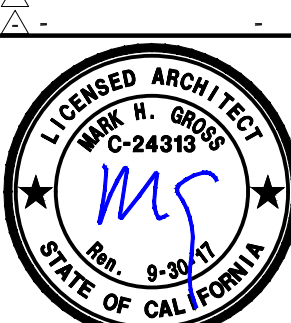


**Mark Gross & Associates, Inc.**  
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(949) 367-3000 Fax (949) 367-7600

"HIGHLAND ESTATES, LOT 10"  
2184 COBBLEHILL PLACE  
SAN MATEO, CALIFORNIA  
TICONDEROGA PARTNERS, LLC  
655 SKY WAY - SUITE 200  
SAN CARLOS, CALIFORNIA 94070  
PHONE (650) 595-5582 FAX (650) 595-5066

LOT No. 10  
BUILDING SECTIONS

REVISIONS	P.C.
▲ FEB. 8, 2017	PLANNING C.1
▲ FEB. 9, 2017	PLANNING C.2
▲ JUNE 15/17	PLANNING C.3
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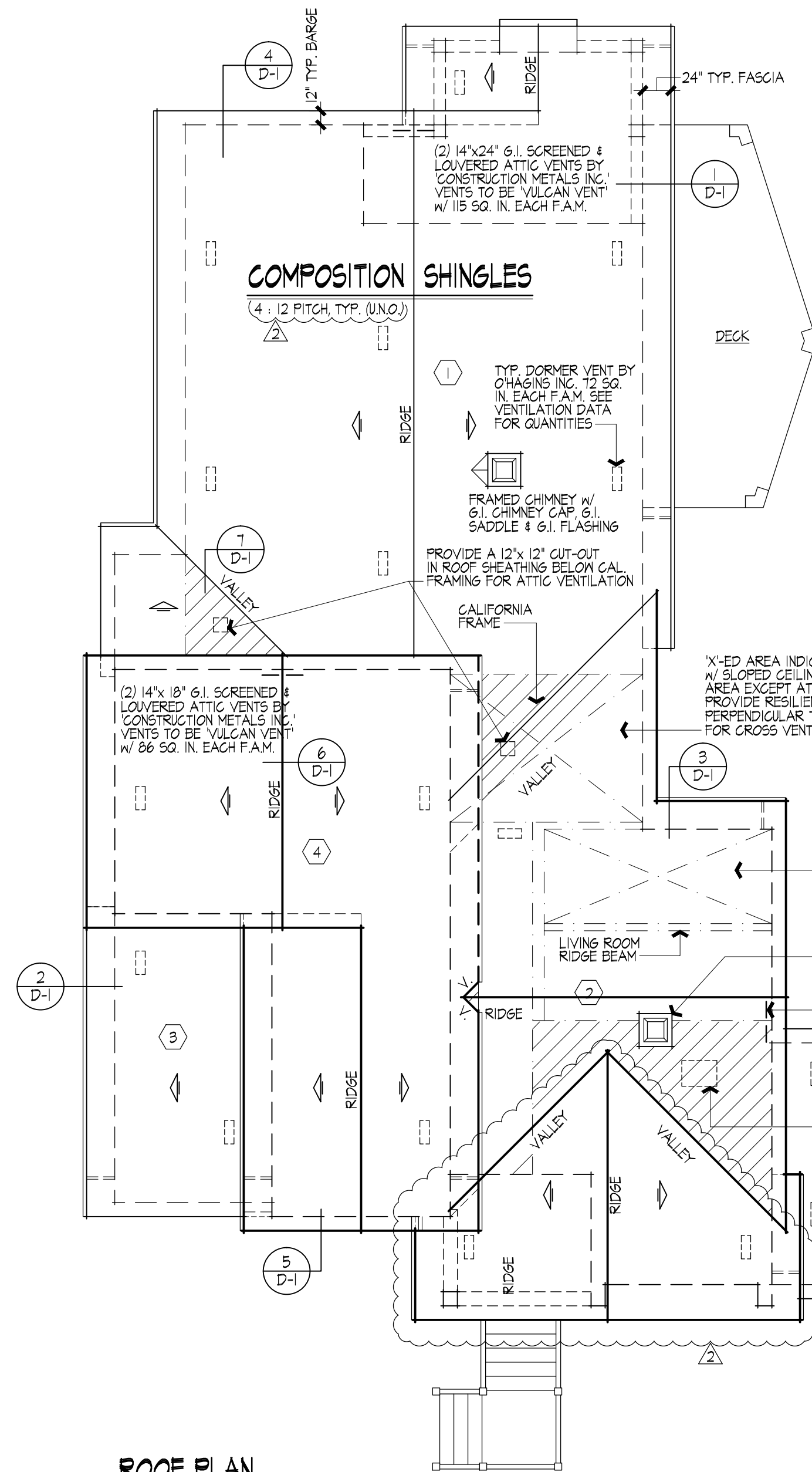
DESIGNED BY: R.L.S.  
DRAWN BY: R.L.S.  
CHECKED BY:  
JOB NO.: 4271  
DATE: JANUARY 06, 2016  
SHEET NO.:

**10-7**

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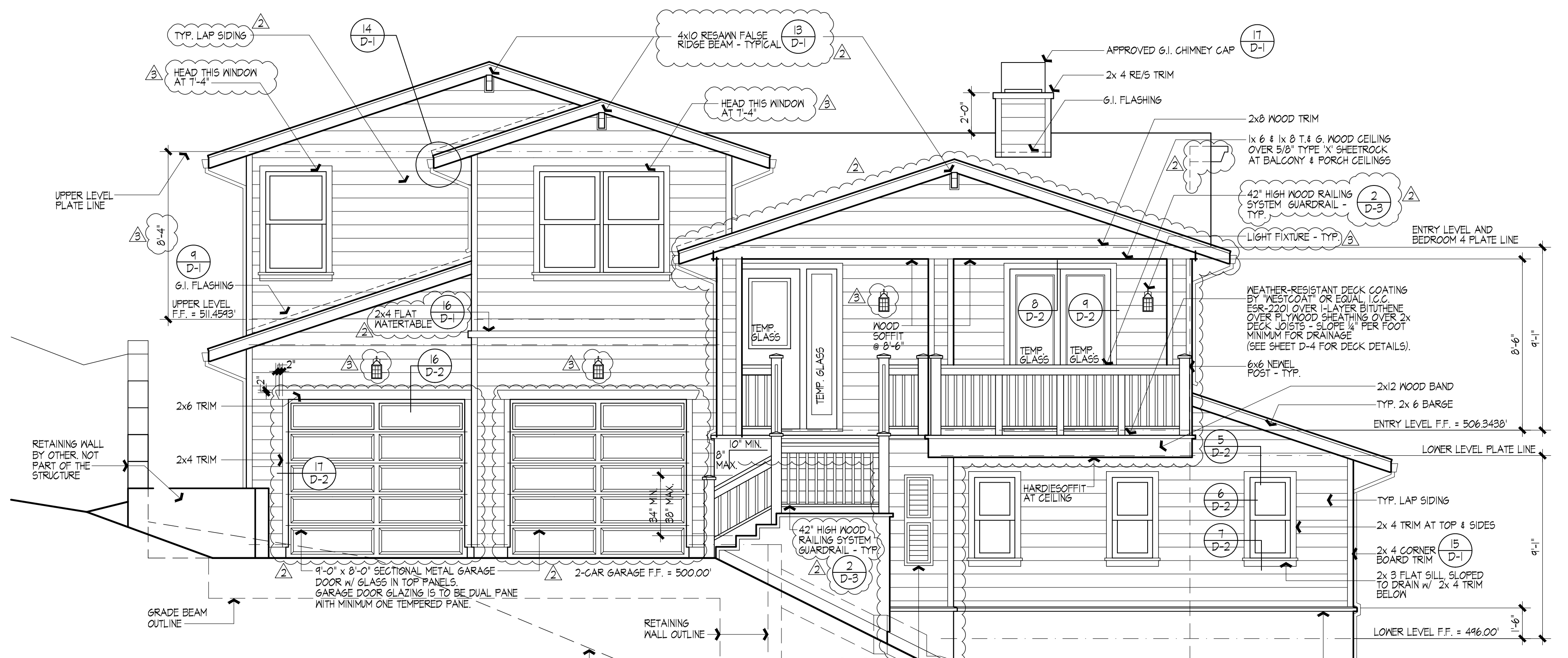




**ROOF PLAN**  
SCALE: 1/8" = 1'-0"

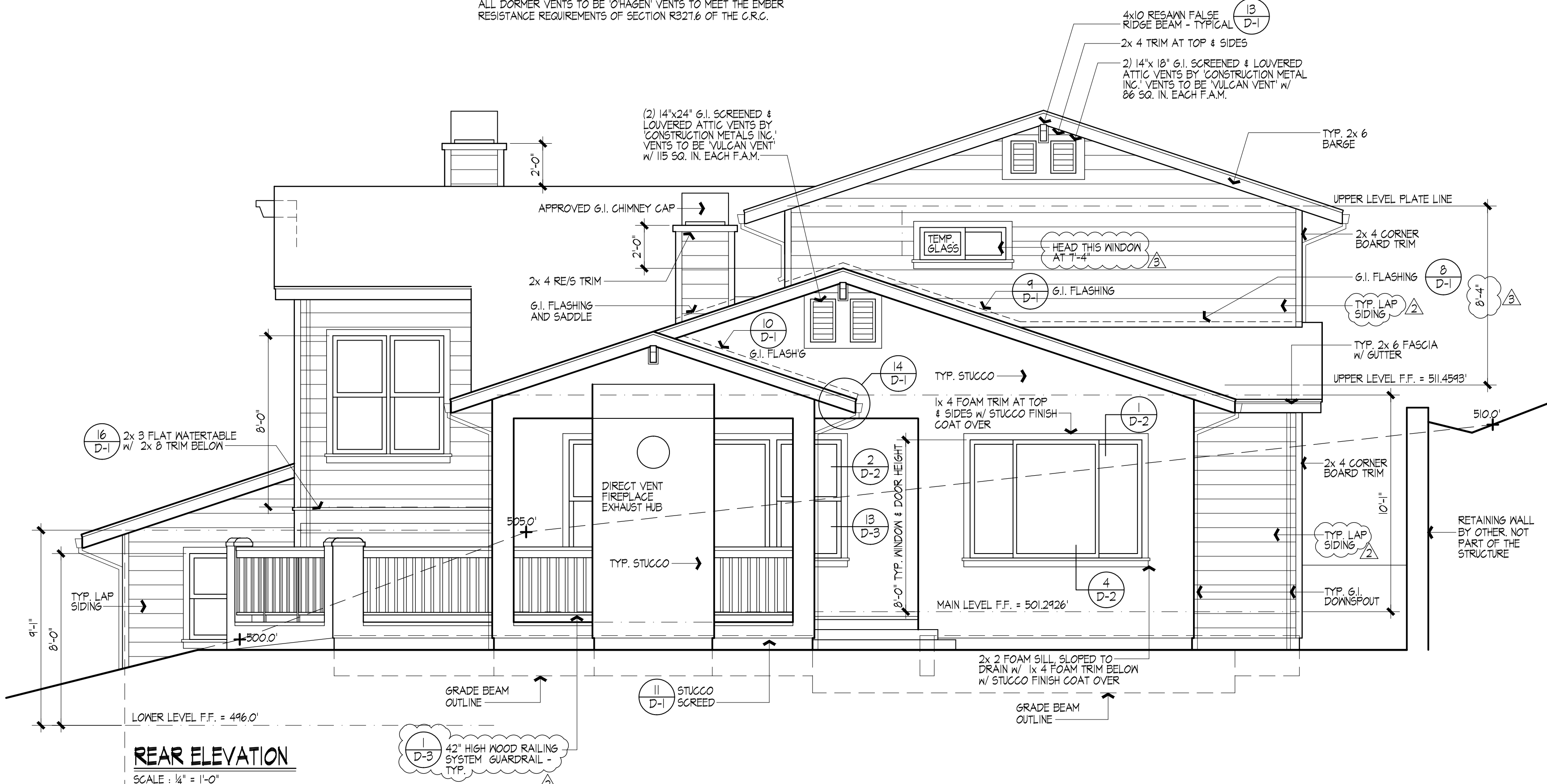
1	ROOF VENTILATION DATA: MAIN LEVEL ROOF
	1342 SQ. FT. ATTIC/300 = 4.64 SQ. FT. x 144 SQ. IN. = 664 SQ. IN. VENTILATION AREA REQUIRED.
	TOTAL VENTILATION REQUIRED TO BE DIVIDED EQUALLY AMONG UPPER AND LOWER VENTILATION PER C.B.C. SECTION 1209.
	REQUIRED UPPER VENTILATION: 335 SQ. IN.
	PROVIDE
	(2) EMBER-RESISTANT 14"x24" GABLE VENTS = 230 SQ. IN.
	(15 SQ. IN. EACH BY 'CONSTRUCTION METALS INC.' VENTS MUST BE 'VULCAN VENT' TYPE
	(2) EMBER-RESISTANT VENTS BY OHAGINS INC. 12 SQ. IN. EACH = 144 SQ. IN.
	TOTAL = 374 SQ. IN.
	REQUIRED LOWER VENTILATION: 335 SQ. IN.
	PROVIDE
	(5) EMBER-RESISTANT VENTS BY OHAGINS INC. 12 SQ. IN. EACH = 360 SQ. IN.
	2
	ROOF VENTILATION DATA: ENTRY LEVEL ROOF
	644 SQ. FT. ATTIC/300 = 2.14 SQ. FT. x 144 SQ. IN. = 310 SQ. IN. VENTILATION AREA REQUIRED.
	TOTAL VENTILATION REQUIRED TO BE DIVIDED EQUALLY AMONG UPPER AND LOWER VENTILATION PER C.B.C. SECTION 1209.
	REQUIRED UPPER VENTILATION: 155 SQ. IN.
	PROVIDE
	(2) EMBER-RESISTANT 14"x18" GABLE VENTS = 172 SQ. IN.
	(86 SQ. IN. EACH BY 'CONSTRUCTION METALS INC.' VENTS MUST BE 'VULCAN VENT' TYPE
	REQUIRED LOWER VENTILATION: 155 SQ. IN.
	PROVIDE
	(3) EMBER-RESISTANT VENTS BY OHAGINS INC. 12 SQ. IN. EACH = 216 SQ. IN.
	3
	ROOF VENTILATION DATA: GARAGE ROOF
	228 SQ. FT. ATTIC/300 = 0.76 SQ. FT. x 144 SQ. IN. = 110 SQ. IN. VENTILATION AREA REQUIRED.
	TOTAL VENTILATION REQUIRED TO BE DIVIDED EQUALLY AMONG UPPER AND LOWER VENTILATION PER C.B.C. SECTION 1209.
	REQUIRED UPPER VENTILATION: 55 SQ. IN.
	PROVIDE
	(1) EMBER-RESISTANT VENTS BY OHAGINS INC. 12 SQ. IN. EACH = 12 SQ. IN.
	REQUIRED LOWER VENTILATION: 55 SQ. IN.
	PROVIDE
	(1) EMBER-RESISTANT VENTS BY OHAGINS INC. 12 SQ. IN. EACH = 12 SQ. IN.
	4
	ROOF VENTILATION DATA: UPPER LEVEL ROOF
	686 SQ. FT. ATTIC/300 = 2.28 SQ. FT. x 144 SQ. IN. = 330 SQ. IN. VENTILATION AREA REQUIRED.
	TOTAL VENTILATION REQUIRED TO BE DIVIDED EQUALLY AMONG UPPER AND LOWER VENTILATION PER C.B.C. SECTION 1209.
	REQUIRED UPPER VENTILATION: 165 SQ. IN.
	PROVIDE
	(2) EMBER-RESISTANT 14"x18" GABLE VENTS = 172 SQ. IN.
	(86 SQ. IN. EACH BY 'CONSTRUCTION METALS INC.' VENTS MUST BE 'VULCAN VENT' TYPE
	REQUIRED LOWER VENTILATION: 165 SQ. IN.
	PROVIDE
	(3) EMBER-RESISTANT VENTS BY OHAGINS INC. 12 SQ. IN. EACH = 216 SQ. IN.
	5
	ROOF VENTILATION DATA: LOWER LEVEL ROOF
	138 SQ. FT. ATTIC/150 = 0.92 SQ. FT. x 144 SQ. IN. = 133 SQ. IN. VENTILATION AREA REQUIRED.
	REQUIRED VENTILATION: 133 SQ. IN.
	PROVIDE
	(2) EMBER-RESISTANT VENTS BY OHAGINS INC. 12 SQ. IN. EACH = 144 SQ. IN.

- NOTE:
- FOR COMPLETE ROOFING DETAILS SEE SHEET D-1. INSTALLATION TO BE PER MANUFACTURER SPECIFICATIONS.
  - RADIANT FOIL BARRIER IS NOT REQUIRED. SEE SHEET T-241.
  - THE BUILDING IS IN A VERY HIGH FIRE HAZARD SEVERITY ZONE AND WILL REQUIRE A CLASS 'A' ROOF.
  - ROOF COVERINGS THAT CREATE A SPACE BETWEEN THE ROOF COVERING AND THE ROOF DECK SHALL HAVE ONE LAYER OF 1/2" MINERAL SURFACED CAP SHEET INSTALLED OVER THE COMBUSTIBLE ROOF DECK.
  - VENTILATION OPENINGS FOR ATTICS ENCLOSED EAVE SOFFITS, ENCLOSED RAFTER SPACES AND UNDER FLOOR AREAS SHALL BE NON-COMBUSTIBLE, CORROSION RESISTANT AND HAVE WIRE MESH WITH 1/16" TO 1/8" OPENINGS OR ITS EQUIVALENT.



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

- NOTES:
- ALL FASCIAS & BARGES TO BE 2x6 RESAWN UNLESS NOTED OTHERWISE
  - TRIM APPLIED OVER STUCCO TO BE FOAM W/ STUCCO FINISH COAT OVER UNLESS NOTED OTHERWISE
  - ALL 7/8" STUCCO TO BE A 3-COAT SYSTEM W/ A LIGHT LACE FINISH.
  - PROVIDE 'W/STOP' FLASHING AROUND ALL EXTERIOR WALL OPENINGS AND PENETRATIONS.
  - LAPPED SIDING TO BE 'HARDPLANK' SIDING BY JAMES HARDIE BUILDING PRODUCTS OVER A MIN. 1-LAYER OF 1/8" BUILDING PAPER. SIDING IS A NON-COMBUSTIBLE MATERIAL. SEE REPORT - ESR-2290.
  - PROVIDE AN 8" EXPOSURE ON THE SIDING.
  - A WATER-RESISTIVE BARRIER SHALL BE INSTALLED BETWEEN WOOD-BASED SHEATHING & STUCCO WITH A PERFORMANCE EQUIVALENT TO AT LEAST 2 LAYERS OF GRADE 'D' PAPER. CBC 2910.6
  - ALL TRIM OVER SIDING TO BE RE/S WOOD TRIM (UNO.)
  - ALL EXPOSED WOOD TO BE RE/S (UNO.)
  - SEE T-24 SHEETS FOR WINDOW REQUIREMENTS
  - ALL GLAZING TO BE DUAL PANED W/ 1-PANE BEING TEMPERED GLASS, UNLESS NOTED TEMPERED, WHICH BOTH PANE NEED TO BE TEMPERED
  - ALL GABLE END AND FOUNDATION VENTS TO BE BY 'CONSTRUCTION METALS INC.' MUST BE A 'VULCAN VENT' TO MEET THE EMBER RESISTANCE REQUIREMENTS OF SECTION R321.6 OF THE C.R.C.
  - ALL DORMER VENTS TO BE OHAGINS VENTS TO MEET THE EMBER RESISTANCE REQUIREMENTS OF SECTION R321.6 OF THE C.R.C.



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

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 PHONE (650) 595-5582 FAX (650) 595-5066

**LOT No. 10**  
**EXTERIOR ELEVATIONS & ROOF PLAN**

REVISIONS  
 FEB. 8, 2017 P.G. 1  
 FEB. 9, 2017 PLANNING C.  
 JUNE 15TH PLANNING C. 2

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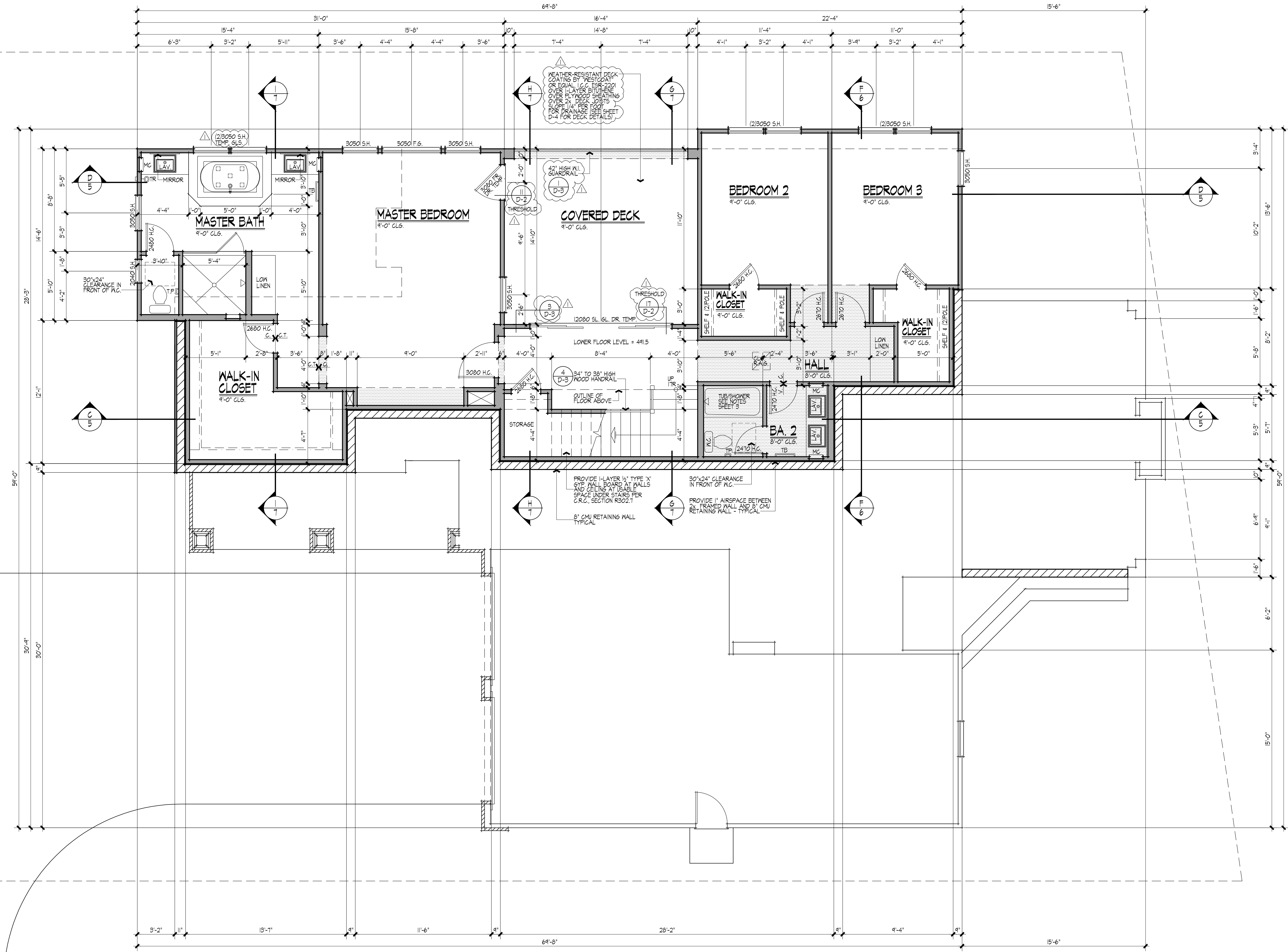
DESIGNED BY  
 DRAWN BY  
 R.L.S.  
 CHECKED BY  
 JOB NO.  
 4277  
 DATE  
 JANUARY 06, 2016  
 SHEET NO.

**10-11**

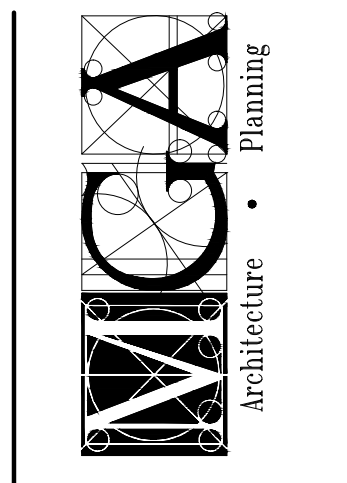
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**LOWER LEVEL FLOOR PLAN**  
 1,454 SQ. FT.  
 SCALE: 1/4"=1'-0"

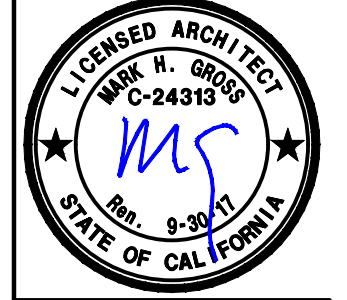


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"HIGHLAND ESTATES, LOT 9"  
 2185 COBBLEHILL PLACE  
 SAN MATEO COUNTY, CALIFORNIA  
 THE CHAMBERLAIN GROUP  
 655 SISKIYOU WAY, SUITE 230  
 SAN CARLOS, CALIFORNIA 94070  
 PHONE (650) 385-5882 FAX (650) 385-5886

**LOT No. 9**  
**3,390 SQ. FT.**  
**LOWER LEVEL FLOOR PLAN**

REVISIONS	P.C.
JAN 6, 2017	P.C. 1
MAR 2, 2017	P.C. 2
JUNE 15, 2017	PLANNING C. 3



ALL DIMENSIONS & CONDITIONS ARE TO BE VERIFIED BY CONTRACTOR BEFORE START OF CONSTRUCTION.

DESIGNED BY  
 DRAWN BY  
 CHECKED BY  
 JOB NO. 4276  
 DATE NOVEMBER 3, 2014  
 SHEET NO.

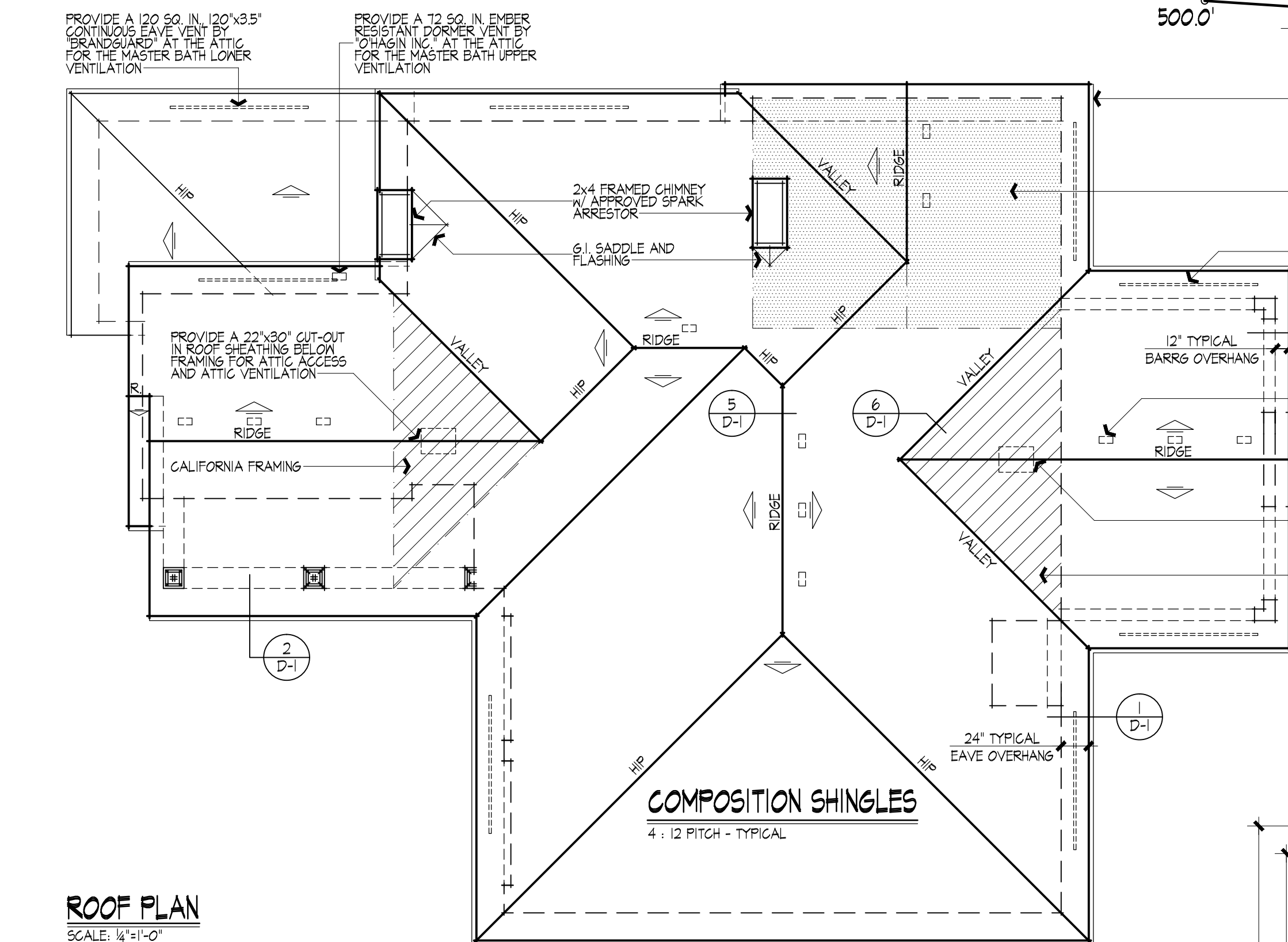
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**VERY HIGH FIRE SEVERITY ZONE NOTES:**

1. DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE. CBC 105A.4.1.
2. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.014-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 12 ASTM G40 SHEET RUNNING THE FULL LENGTH OF THE VALLEY. CBC 105A.3.
3. ALL VENT OPENINGS (ATTIC, UNDERFLOOR, COMBUSTION AIR, ETC.) ARE TO BE PROTECTED BY NON-COMBUSTIBLE, CORROSION RESISTANT MESH THAT MEETS THE FOLLOWING REQUIREMENTS:  
INDIVIDUAL VENT OPENINGS SHALL NOT EXCEED 144 SQUARE INCHES. THE DIMENSIONS OF THE OPENINGS SHALL BE A MINIMUM OF 1/16-INCH AND SHALL NOT EXCEED 1/8-INCH.
4. CHIMNEYS, FLUES OR STOVEPIPES ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT OR DEVICE SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR. CBC 11A.1.
5. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWMA 101/5.2 STRUCTURAL REQUIREMENTS. CBC 105A.2.2.
6. EXTERIOR WINDOW AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING:  
BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF CBC SECTION 2406 FOR SAFETY GLAZING.
7. EXTERIOR DOOR SHALL COMPLY WITH ONE OF THE FOLLOWING:  
THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.  
HAVE A MINIMUM 20-MINUTE FIRE-RESISTANCE RATINGS WHEN TESTED ACCORDING TO NFPA 252.  
TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF 5FM STANDARD 12-8A-1.  
CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:  
STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8 INCHES THICK.  
RAISED PANELS SHALL NOT BE LESS THAN 1 1/4 INCHES THICK. THE EXTERIOR PERIMETER OF THE RAISED PANEL MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.

8. CONSTRUCTION OF WALKING SURFACES OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL COMPLY WITH ONE OF THE FOLLOWING:  
IGNITION RESISTANT MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF BOTH 5FM STANDARD 12-7A-4, AND 5FM STANDARD 12-7A-5.  
EXTERIOR FIRE TREATED WOOD.  
NON-COMBUSTIBLE MATERIAL.  
ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF 5FM STANDARD 12-7A-4A WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO EITHER NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.



**ROOF VENTILATION DATA: MAIN FLOOR ATTIC**  
325750. FT. ATTIC/300 = 112.50. FT. x 144 SQ. IN. = 1612.50. IN. VENTILATION AREA REQUIRED

TOTAL VENTILATION REQUIRED TO BE DIVIDED EQUALLY AMONG UPPER AND LOWER VENTILATION PER C.R.C. SECTION R906.

REQUIRED UPPER VENTILATION: 807.50. IN.

PROVIDE  
\* 12" x 35" IN. EMBER RESISTANT DORMER VENTS WITH 12" x 35" IN. OF FREE VENTILATION FOR EACH VENT. = 864.50. IN.

TOTAL = 864.50. IN.

REQUIRED LOWER VENTILATION: 807.50. IN.

PROVIDE  
\* 12" x 35" IN. EMBER RESISTANT DORMER VENTS WITH 12" x 35" IN. OF FREE VENTILATION FOR EACH VENT. = 840.50. IN.

TOTAL = 840.50. IN.

**ROOF VENTILATION DATA: MASTER BATH ATTIC**  
27150. FT. ATTIC/300 = 92.50. FT. x 144 SQ. IN. = 1332.50. IN. VENTILATION AREA REQUIRED

TOTAL VENTILATION REQUIRED TO BE DIVIDED EQUALLY AMONG UPPER AND LOWER VENTILATION PER C.R.C. SECTION R906.

REQUIRED UPPER VENTILATION: 67.50. IN.

PROVIDE  
\* 12" x 35" IN. EMBER RESISTANT DORMER VENTS WITH 12" x 35" IN. OF FREE VENTILATION FOR EACH VENT. = 72.50. IN.

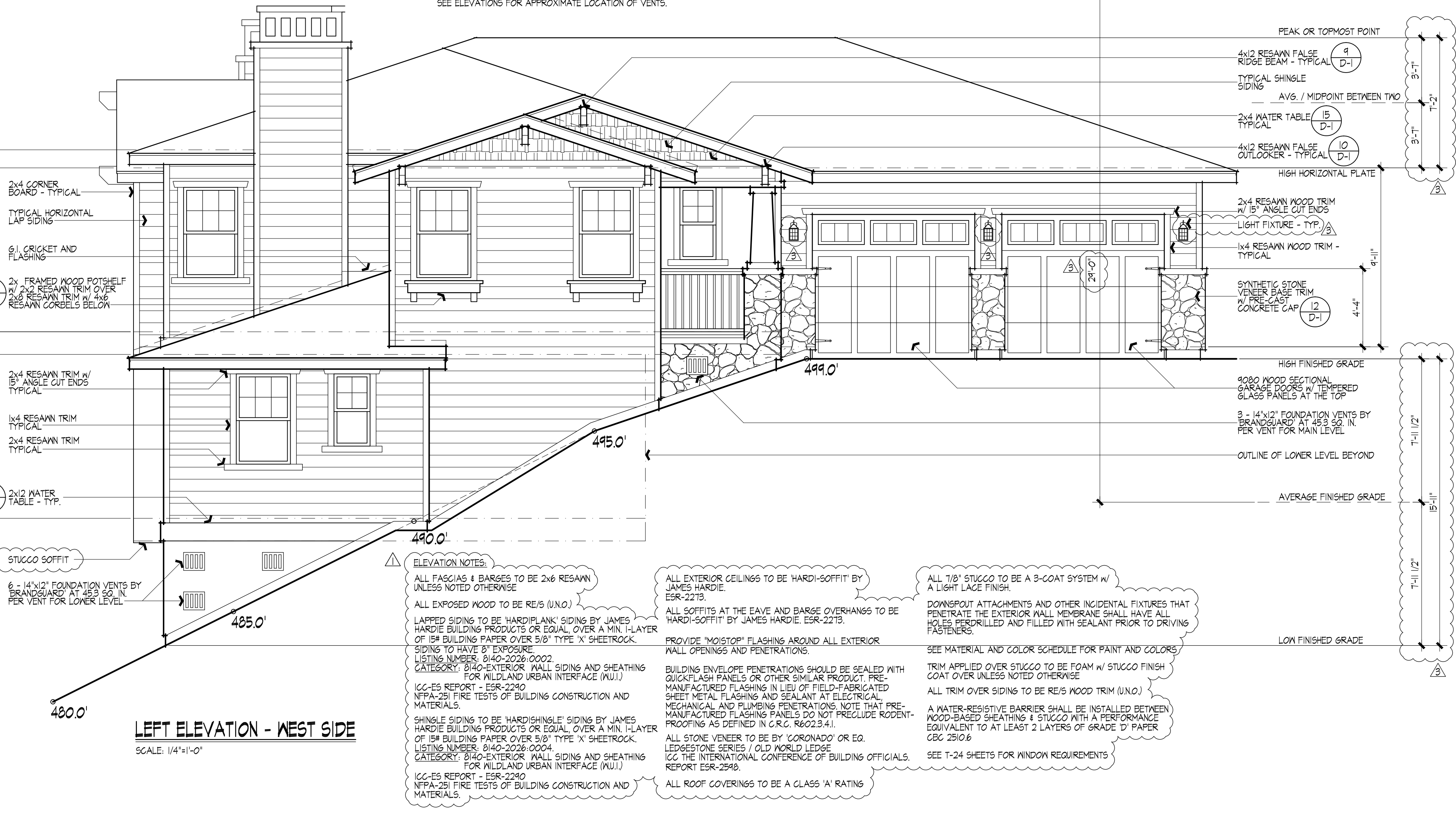
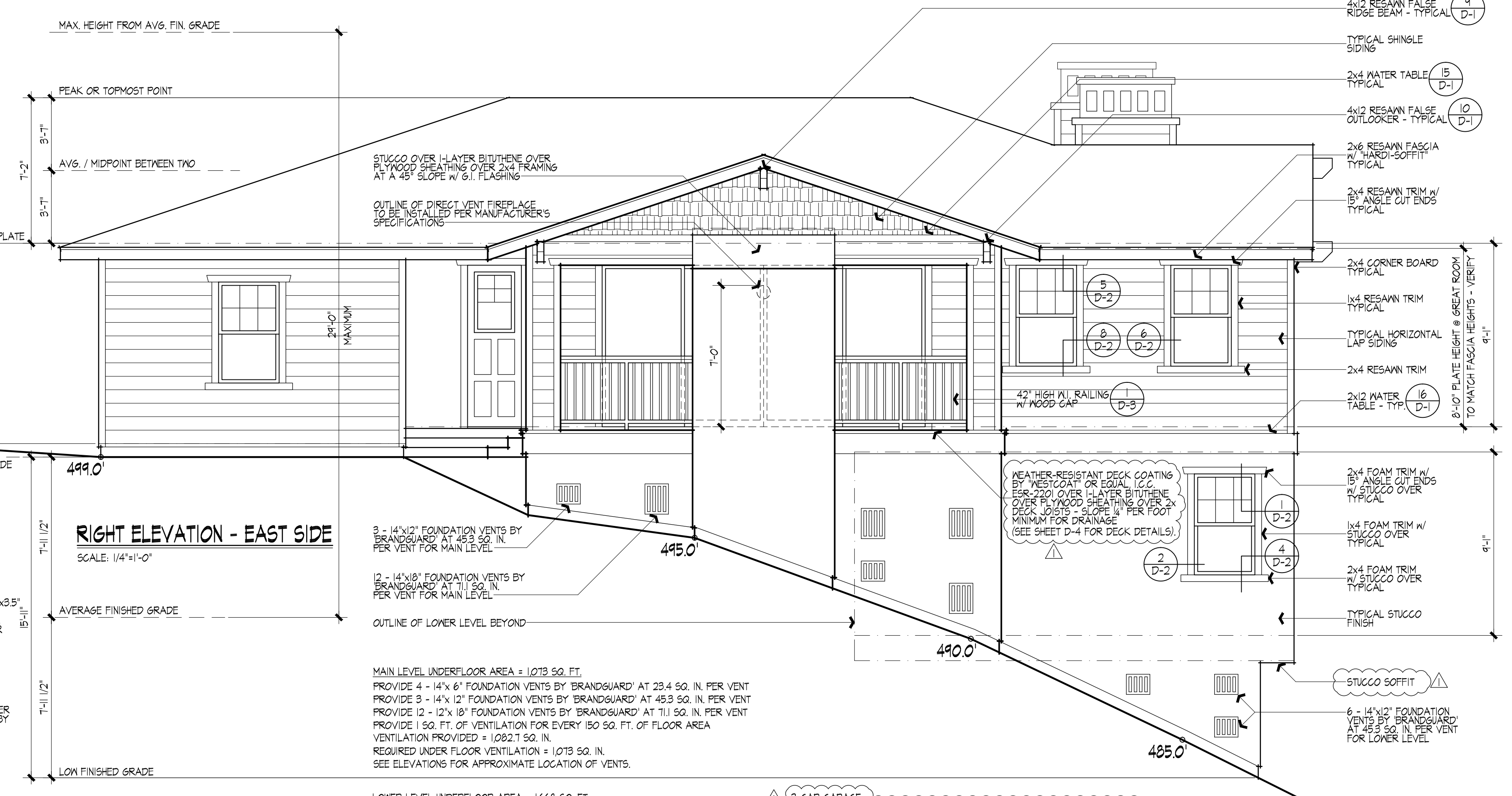
TOTAL = 72.50. IN.

REQUIRED LOWER VENTILATION: 67.50. IN.

PROVIDE  
\* 12" x 35" IN. EMBER RESISTANT DORMER VENTS WITH 12" x 35" IN. OF FREE VENTILATION FOR EACH VENT. = 72.50. IN.

TOTAL = 72.50. IN.

- ROOF NOTES:**
1. REFER TO SHEET D-1 FOR COMPLETE ROOFING NOTES AND DETAILS.
  2. ROOF SHEATHING TO BE SOLID. SEE STRUCTURAL ENGINEER'S SHEETS FOR SPECIFICATIONS.
  3. COMPOSITION ROOF SHINGLE TO HAVE A CLASS 'A' RATING.
  4. COMPOSITION SHINGLES INSTALLATION SHALL BE PER MANUFACTURER'S SPECIFICATIONS AND COMPLY WITH C.R.C. SECTION R905.2.
  5. UNDERLAYMENT APPLICATION:  
FOR ROOF SLOPES FROM 2:12 UP TO 4:12, UNDERLAYMENT SHALL BE 2 LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A 16-INCH STRIP OF 30# FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE, STARTING AT THE EAVE, APPLY 36-INCH WIDE SHEETS OF 30# UNDERLAYMENT OVERLAPPING SUCCESSIVE SHEETS 14-INCHES, AND FASTENED SUFFICIENTLY TO HOLD IN PLACE. FOR ROOF SLOPES GREATER THAN 4:12, UNDERLAYMENT SHALL BE ONE LAYER OF 30# FELT APPLIED IN THE FOLLOWING MANNER: UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6 FEET.
  6. SHINGLE ATTACHMENT:  
ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER, BUT NOT LESS THAN 4 FASTENERS PER STRIP SHINGLE OR 2 FASTENERS PER INDIVIDUAL SHINGLE WHERE THE ROOF SLOPE EXCEEDS 21:12 PITCH. SHINGLES SHALL BE INSTALLED AS REQUIRED BY THE MANUFACTURER.
  7. FASTENERS:  
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAGE SHANK WITH A MINIMUM 3/8" DIAMETER HEAD, ASTM F 1667, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND A MINIMUM OF 3/8" INTO THE ROOF SHEATHING, WHERE THE ROOF SHEATHING IS LESS THAN 3/8" THICK, THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING. FASTENERS SHALL COMPLY WITH ASTM F 1667.
  8. THIS WILL BE A COOL ROOF APPLICATION BY 'CERTAINTED', MODEL 'RESIDENTIAL SOLARIS', PRODUCT ID. NO. 0668-0016.  
COLOR TO BE 'MAX. DEF. WEATHERED WOOD'.  
SOLAR REFLECTANCE = 25  
THERMAL EMITTANCE = 43
  9. PROVIDE DIVERTERS AS REQUIRED.
  10. ALL ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
  11. PROVIDE A MINIMUM 22" x 30" ACCESS OPENING IN THE ROOF SHEATHING TO OVER FRAMED ATTIC AREAS WITH 30" MINIMUM HEAD CLEARANCE - PROVIDE A 12" x 12" OPENING IN ROOF SHEATHING TO OVER FRAMED ATTIC AREAS WITH LESS THAN 30" HEAD CLEARANCE FOR VENTILATION.
  12. RADIANT BARRIER IS NOT REQUIRED. SEE SHEET T-2.4.
  13. A HEIGHT CERTIFICATION WILL BE REQUIRED PRIOR TO THE ROOF NAILING / FRAMING INSPECTION.
  14. ROOF COVERINGS THAT CREATE A SPACE BETWEEN THE ROOF COVERING AND THE ROOF DECK SHALL HAVE ONE LAYER OF 1/2" MINERAL SURFACED GAP SHEET INSTALLED OVER THE COMBUSTIBLE ROOF DECK.
  15. VENTILATION OPENINGS FOR ENCLOSED ATTICS ENCLOSED EAVE SOFFIT SPACES ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDER FLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS PER CBC 327.1.2:  
A. THE DIMENSIONS OF THE OPENINGS SHALL BE A MINIMUM OF 1/16TH INCH AND SHALL NOT EXCEED 1/8TH INCH.  
B. THE MATERIALS USED SHALL BE NON-COMBUSTIBLE AND CORROSION RESISTANT.



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SAN CLEMENTE, CALIFORNIA 92679  
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**LOT No. 9**

**EXTERIOR ELEVATIONS AND ROOF PLAN**

**REVISIONS**

1	JAN 6, 2017	P.C. 1
2	MAR 2, 2017	P.C. 2
3	JUN 01, 2017	PLANS C. 2
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DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
JOB NO. 4276  
NOVEMBER 9, 2014  
SHEET NO. 9

ALL DIMENSIONS & CONDITIONS ARE TO BE VERIFIED BY CONTRACTOR BEFORE START OF CONSTRUCTION.

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**ELEVATION NOTES:**

- ALL FASCIAS & BARGES TO BE 2x6 RESAWN UNLESS NOTED OTHERWISE
- ALL EXPOSED WOOD TO BE RE/S (UNO)
- ALL LAP SIDING TO BE BY 'JAMES HARDIE' OR EQUAL SIDING TO HAVE 8' EXPOSURE, ICC-ES NUMBER ESR-2230.
- NFPA-251 FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS
- ALL EXTERIOR CEILINGS TO BE 'HARDI-SOFFIT' BY JAMES HARDIE, ESR-2273.
- ALL SOFFITS AT THE EAVE AND BARGE OVERHANGS TO BE 'HARDI-SOFFIT' BY JAMES HARDIE, ESR-2273.
- PROVIDE 'MOISTOP' FLASHING AROUND ALL EXTERIOR WALL OPENINGS AND PENETRATIONS.
- BUILDING ENVELOPE PENETRATIONS SHOULD BE SEALED WITH QUICKFLASH PANELS OR OTHER SIMILAR PRODUCT. PRE-MANUFACTURED FLASHING IN LIEU OF FIELD-FABRICATED SHEET METAL FLASHING AND SEALANT AT ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS. NOTE THAT PRE-MANUFACTURED FLASHING PANELS DO NOT PRECLUDE ROBBENT-PROOFING AS DEFINED IN C.R.C. R602.3.4.1.
- ALL BRICK VENEER TO BE BY 'CORONADO' OR EQ. ICC THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS. REPORT ESR-2548.
- ALL ROOF COVERINGS TO BE A CLASS 'A' RATINGS
- ALL STUCCO TO BE A 3-COAT SYSTEM, 1/8" MINIMUM THICKNESS W/ A LIGHT LACE FINISH.
- DOWNSPOUT ATTACHMENTS AND OTHER INCIDENTAL FIXTURES THAT PENETRATE THE EXTERIOR WALL MEMBRANE SHALL HAVE ALL HOLES DRILLED AND FILLED WITH SEALANT PRIOR TO DRIVING FASTENERS.
- SEE MATERIAL AND COLOR SCHEDULE FOR PAINT AND COLORS.
- TRIM APPLIED OVER STUCCO TO BE FOAM W/ STUCCO FINISH COAT OVER UNLESS NOTED OTHERWISE
- ALL TRIM OVER SIDING TO BE RE/S WOOD TRIM (UNO)
- A WATER-RESISTIVE BARRIER SHALL BE INSTALLED BETWEEN WOOD-BASED SHEATHING & STUCCO WITH A PERFORMANCE EQUIVALENT TO AT LEAST 2 LAYERS OF GRADE 'D' PAPER CBC 2510.6
- SEE T-24 SHEETS FOR WINDOW REQUIREMENTS

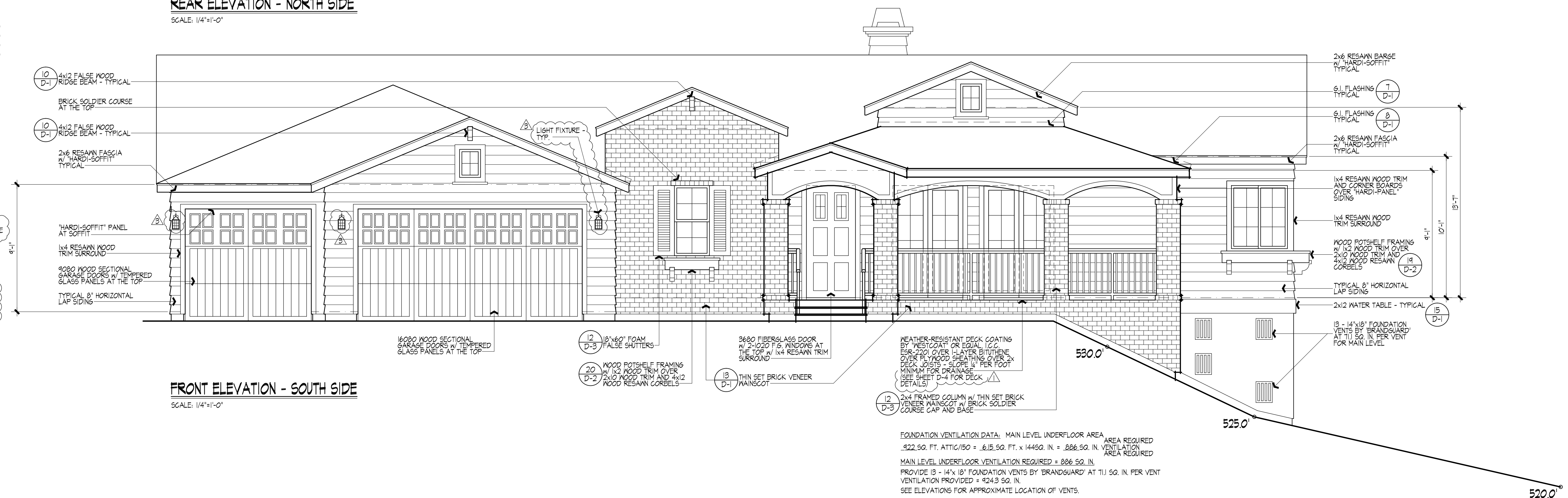
**VERY HIGH FIRE SEVERITY ZONE NOTES:**

- DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE. CBC 705A.4.1.
- VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. CBC 705A.5.
- ALL VENT OPENINGS (ATTIC, UNDERFLOOR, COMBUSTION AIR, ETC.) ARE TO BE PROTECTED BY NON-COMBUSTIBLE, CORROSION RESISTANT MESH THAT MEETS THE FOLLOWING REQUIREMENTS:  
INDIVIDUAL VENT OPENINGS SHALL NOT EXCEED 144 SQUARE INCHES  
THE DIMENSIONS OF THE OPENINGS SHALL BE A MINIMUM OF 1/16-INCH HIGH AND SHALL NOT EXCEED 1/8-INCH.
- CHIMNEYS, FLUES OR STOVEPIPES ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT OR DEVICE SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR. CBC 711A.1.
- GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSIA/MANNING/DAVID Q1/1.5.2 STRUCTURAL REQUIREMENTS. CBC 705A.2.1.
- EXTERIOR WINDOW AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING:  
BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF CBC SECTION 2406 FOR SAFETY GLAZING.  
HAVE A FIRE-RESISTANCE RATINGS OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 251.  
BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SPM STANDARD 12-7A-2.
- EXTERIOR DOOR SHALL COMPLY WITH ONE OF THE FOLLOWING:  
THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.  
HAVE A MINIMUM 20-MINUTE FIRE-RESISTANCE RATINGS.  
TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SPM STANDARD 12-7A-1.  
CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:  
STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8 INCHES THICK  
RAISED PANELS SHALL NOT BE LESS THAN 1 1/4 INCHES THICK. THE EXTERIOR PERIMETER OF THE RAISED PANEL MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.



**REAR ELEVATION - NORTH SIDE**

SCALE: 1/4"=1'-0"



**FRONT ELEVATION - SOUTH SIDE**

SCALE: 1/4"=1'-0"

**FOUNDATION VENTILATION DATA: MAIN LEVEL UNDERFLOOR AREA**  
 922.50 FT. ATTIC/150 + 615.50 FT. x 1445Q. IN. = 886.50 IN. VENTILATION AREA REQUIRED  
 MAIN LEVEL UNDERFLOOR VENTILATION REQUIRED = 886.50 IN.

**FOUNDATION VENTILATION DATA: LOWER LEVEL UNDERFLOOR AREA**  
 1540.50 FT. ATTIC/150 + 10215Q. FT. x 1445Q. IN. = 1479.50 IN. VENTILATION AREA REQUIRED  
 LOWER LEVEL UNDERFLOOR VENTILATION REQUIRED = 1479.50 IN.

REVISIONS	P.G.
DEC. 28, 2016	P.G. 1
JUNE 01/17	PLANS G.2

ALL DIMENSIONS & CONDITIONS ARE TO BE VERIFIED BY CONTRACTOR BEFORE START OF CONSTRUCTION.

DESIGNED BY  
 DRAWN BY  
 CHECKED BY  
 JOB NO. 4276  
 DATE AUGUST 2015  
 SHEET NO.

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ROOF VENTILATION DATA: MAIN FLOOR ATTIC  
 2,879.50 FT. ATTIC/300 = 9.52 SQ. FT. x 144 SQ. IN. = 1,428.50 IN. VENTILATION AREA REQUIRED

TOTAL VENTILATION REQUIRED TO BE DIVIDED EQUALLY AMONG UPPER AND LOWER VENTILATION PER C.R.C. SECTION R905.6.

REQUIRED UPPER VENTILATION: 714.25 IN.

PROVIDE

\* 4 - "BRANDGUARD" 14"x24" GABLE END VENTS WITH 47.50 IN. OF FREE VENTILATION FOR EACH VENT. 388.50 IN.

\* 5 - "OHASHIN" EMBER RESISTANT DORMER VENTS WITH 360.50 IN. OF FREE VENTILATION FOR EACH VENT. 360.50 IN.

TOTAL = 749.00 IN.

REQUIRED LOWER VENTILATION: 714.25 IN.

PROVIDE

\* 6 - "BRANDGUARD" 120"x35" CONTINUOUS EAVE VENTS WITH 120.50 IN. OF FREE VENTILATION FOR EACH VENT. 120.50 IN.

TOTAL = 120.50 IN.

ROOF VENTILATION DATA: PORCH/DINING ROOM ATTIC  
 382.50 FT. ATTIC/300 = 1.21 SQ. FT. x 144 SQ. IN. = 174.50 IN. VENTILATION AREA REQUIRED

TOTAL VENTILATION REQUIRED TO BE DIVIDED EQUALLY AMONG UPPER AND LOWER VENTILATION PER C.R.C. SECTION R905.6.

REQUIRED UPPER VENTILATION: 87.25 IN.

PROVIDE

\* 2 - "OHASHIN" EMBER RESISTANT DORMER VENTS WITH 72.50 IN. OF FREE VENTILATION FOR EACH VENT. 145.00 IN.

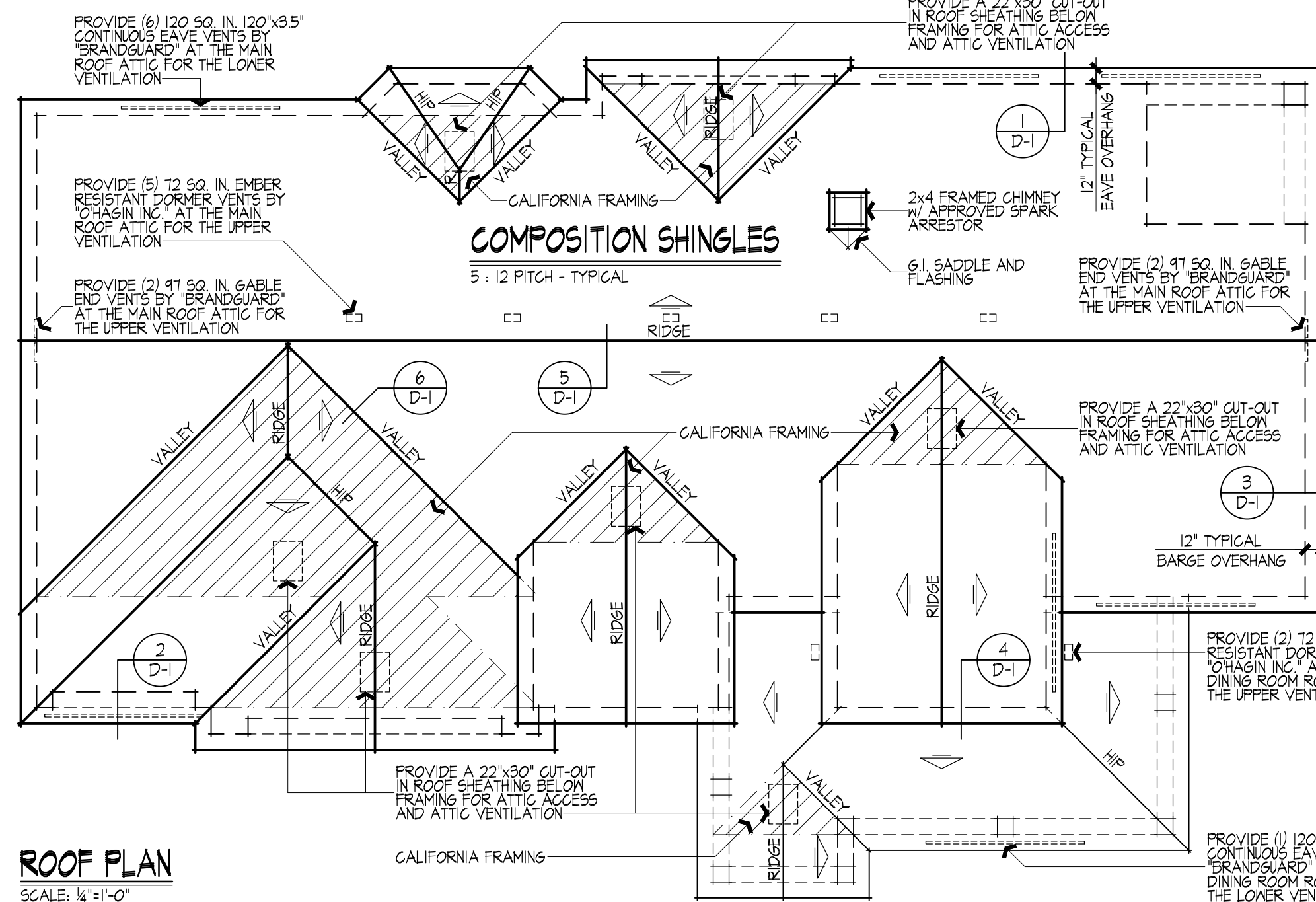
TOTAL = 145.00 IN.

REQUIRED LOWER VENTILATION: 87.25 IN.

PROVIDE

\* 1 - "BRANDGUARD" 120"x35" CONTINUOUS EAVE VENT WITH 120.50 IN. OF FREE VENTILATION FOR EACH VENT. 120.50 IN.

TOTAL = 120.50 IN.



ROOF PLAN

SCALE: 1/4"=1'-0"

ROOF NOTES:

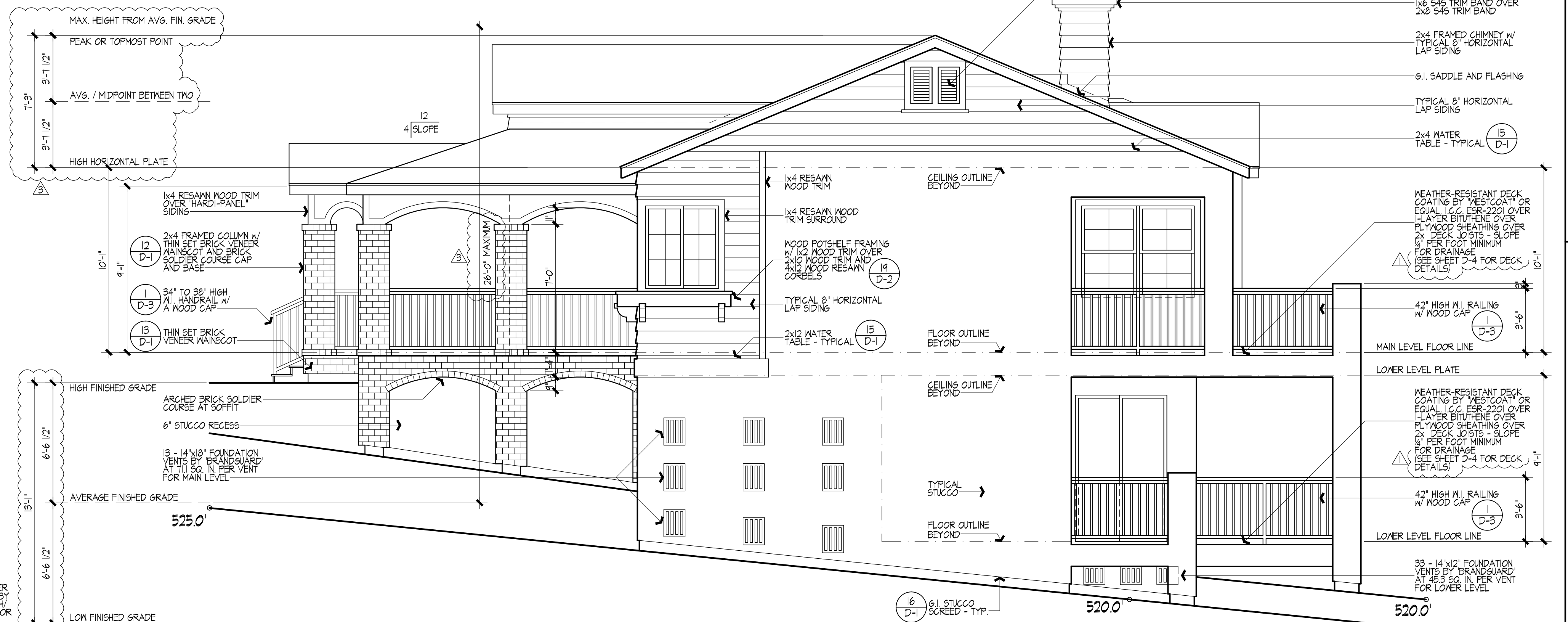
- REFER TO SHEET D-1 FOR COMPLETE ROOFING NOTES AND DETAILS.
- ROOF SHEATHING TO BE SOLID. SEE STRUCTURAL ENGINEER'S SHEETS FOR SPECIFICATIONS.
- COMPOSITION ROOF SHINGLE TO HAVE A CLASS 'A' RATING.
- COMPOSITION SHINGLES INSTALLATION SHALL BE PER MANUFACTURER'S SPECIFICATIONS AND COMPLY WITH C.R.C. SECTION R905.2.
- UNDERLAYMENT APPLICATION FOR ROOF SLOPES FROM 2:12 UP TO 4:12, UNDERLAYMENT SHALL BE 2 LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A 1/4" STRIP OF 30# FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE, STARTING AT THE EAVES, APPLY 36" WIDE SHEETS OF 30# UNDERLAYMENT OVERLAPPING SUCCESSIVE SHEETS 1/4" INCHES, AND FASTENED SUFFICIENTLY TO HOLD IN PLACE. FOR ROOF SLOPES GREATER THAN 4:12, UNDERLAYMENT SHALL BE ONE LAYER OF 30# FELT APPLIED IN THE FOLLOWING MANNER: UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6 FEET.
- SHINGLE ATTACHMENT ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER, BUT NOT LESS THAN 4 FASTENERS PER STRIP SHINGLE OR 2 FASTENERS PER INDIVIDUAL SHINGLE WHERE THE ROOF SLOPE EXCEEDS 2:12 PITCH, SHINGLES SHALL BE INSTALLED AS REQUIRED BY THE MANUFACTURER.
- FASTENERS FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAGE SHANK WITH A MINIMUM 3/8" DIAMETER HEAD, ASTM F 1667, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND A MINIMUM OF 3/4" INTO THE ROOF SHEATHING, WHERE THE ROOF SHEATHING IS LESS THAN 3/4" THICK, THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING. FASTENERS SHALL COMPLY WITH ASTM F 1667.
- THIS WILL BE A COOL ROOF APPLICATION BY "CERTANTEED" MODEL "PRESIDENTIAL SOLARIS" PRODUCT ID No. 0868-0076. COLOR TO BE "MAX DEF. WEATHERED WOOD". SOLAR REFLECTANCE = .25 THERMAL EMISSANCE = .43
- PROVIDE DIVERTERS AS REQUIRED.
- ALL ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
- PROVIDE A MINIMUM 22"x30" ACCESS OPENING IN THE ROOF SHEATHING TO OVER FRAMED ATTIC AREAS WITH 30" MINIMUM HEAD CLEARANCE - PROVIDE A 12"x12" OPENING IN ROOF SHEATHING TO OVER FRAMED ATTIC AREAS WITH LESS THAN 30" HEAD CLEARANCE FOR VENTILATION.
- RADIANT BARRIER IS REQUIRED IN BOTH FIRST FLOOR AND SECOND FLOOR ATTICS. SEE SHEET T-244
- A HEIGHT CERTIFICATION WILL BE REQUIRED PRIOR TO THE ROOF NAILING / FRAMING INSPECTION.
- ROOF COVERINGS THAT CREATE A SPACE BETWEEN THE ROOF COVERING AND THE ROOF DECK SHALL HAVE ONE LAYER OF 72# MINERAL SURFACED CAP SHEET INSTALLED OVER THE COMBUSTIBLE ROOF DECK.
- VENTILATION OPENINGS FOR ATTICS, ENCLOSED EAVE SOFFITS, ENCLOSED RAFTER SPACES AND UNDER FLOOR AREAS SHALL BE NON-COMBUSTIBLE, CORROSION RESISTANT AND HAVE WIRE MESH WITH 1/8" TO 1/8" OPENINGS OR ITS EQUIVALENT.

VERY HIGH FIRE SEVERITY ZONE NOTES:

- DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE. (CBC 105A.4)
- VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (No. 36) GALVANIZED CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF No. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. (CBC 105A.3)
- ALL VENT OPENINGS (ATTIC, UNDERLOOR, COMBUSTION AIR, ETC.) ARE TO BE PROTECTED BY NON-COMBUSTIBLE, CORROSION RESISTANT MESH THAT MEETS THE FOLLOWING REQUIREMENTS: INDIVIDUAL VENT OPENINGS SHALL NOT EXCEED 144 SQUARE INCHES THE DIMENSIONS OF THE OPENINGS SHALL BE A MINIMUM OF 1/8-INCH HIGH AND SHALL NOT EXCEED 1/8-INCH.
- CHIMNEYS, FLUES OR STOVEPIPES ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT OR DEVICE SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR. (CBC 111A)
- GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS METAL REINFORCEMENT IN THE INTERLOCK AREA AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWMA (101.5.2) STRUCTURAL REQUIREMENTS. (CBC 108A.2.2)
- EXTERIOR WINDOW AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING: BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF CBC SECTION 2406 FOR SAFETY GLAZING. HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.
- EXTERIOR DOOR SHALL COMPLY WITH ONE OF THE FOLLOWING: THE EXTERIOR SURFACE OR GLAZING SHALL BE OF NON-COMBUSTIBLE OR GUNITE-RESISTANT MATERIAL. HAVE A MINIMUM 20- MINUTE FIRE-RESISTANCE RATING. TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1. CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS: STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8 INCHES THICK RAISED PANELS SHALL NOT BE LESS THAN 1 1/4 INCHES THICK; THE EXTERIOR PERIMETER OF THE RAISED PANEL MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.

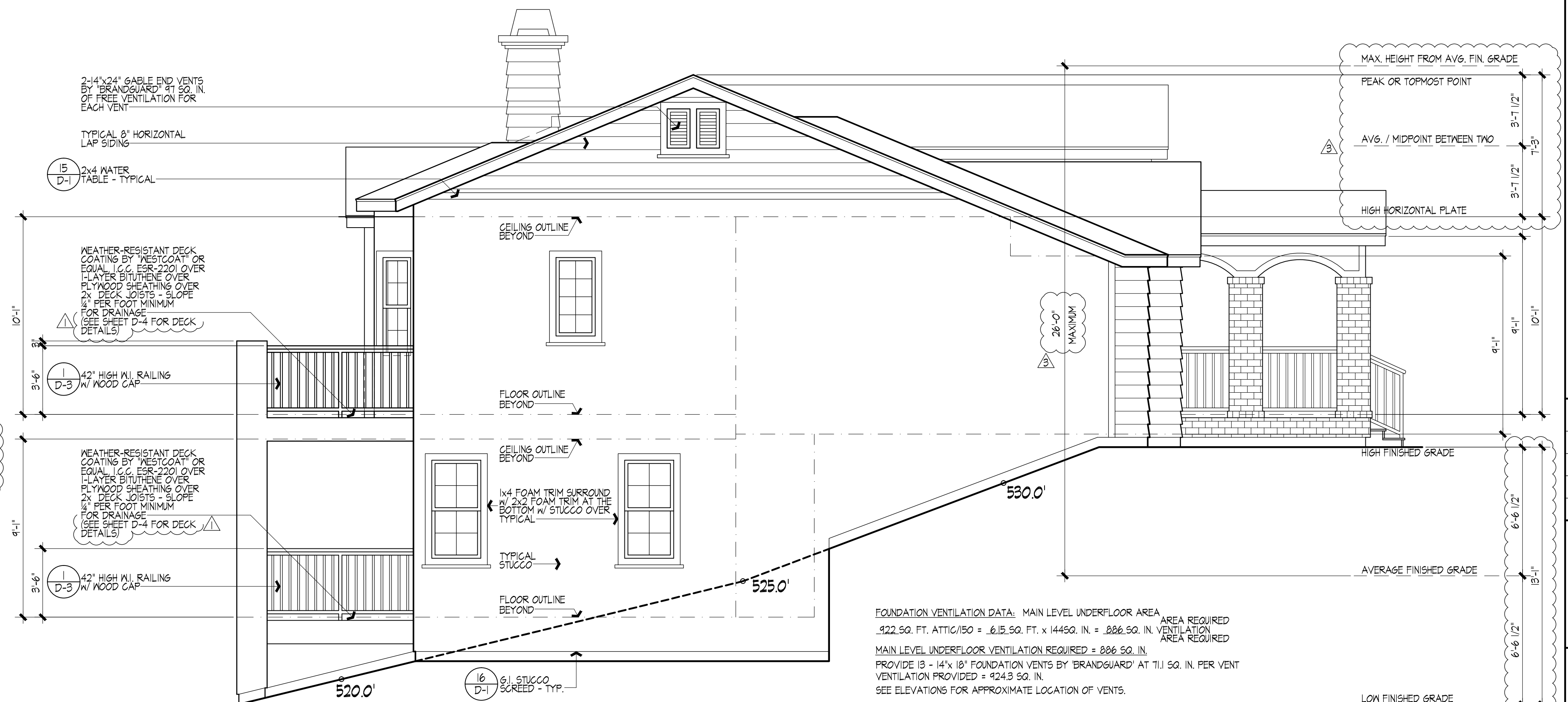
ELEVATION NOTES:

- ALL FASCIAS & BARGES TO BE 2x6 RESAWN UNLESS NOTED OTHERWISE
- ALL EXPOSED WOOD TO BE RE/S (UN.O.)
- ALL LAP SIDING TO BE BY "JAMES HARDIE" OR EQUAL. SIDING TO HAVE 8" EXPOSURE. (C.C.S NUMBER ESR-2290 NFPA-251 FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS.)
- ALL EXTERIOR CEILINGS TO BE "HARDI-SOFFIT" BY JAMES HARDIE. ESR-2213.
- ALL SOFFITS AT THE EAVE AND BARGE OVERHANGS TO BE "HARDI-SOFFIT" BY JAMES HARDIE. ESR-2213.
- PROVIDE "MOISTOP" FLASHING AROUND ALL EXTERIOR WALL OPENINGS AND PENETRATIONS. BUILDING ENVELOPE PENETRATIONS SHOULD BE SEALED WITH QUICKFLASH PANELS OR OTHER SIMILAR PRODUCT. PRE-MANUFACTURED FLASHING IN LIEU OF FIELD-FABRICATED SHEET METAL FLASHING AND SEALANT AT ELECTRICAL MECHANICAL AND PLUMBING PENETRATIONS. NOTE THAT PRE-MANUFACTURED FLASHING PANELS DO NOT PRECLUDE RODENT-PROOFING AS DEFINED IN C.R.C. 96023.4.1.
- ALL BRICK VENEER TO BE BY "CORONADO" OR EQ. (GO THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS, REPORT ESR-2548.)
- ALL ROOF COVERINGS TO BE A CLASS 'A' RATING
- ALL STUCCO TO BE A 3-COAT SYSTEM, 7/8" MINIMUM THICKNESS W/ A LIGHT LACE FINISH.
- DOWNPOUT ATTACHMENTS AND OTHER INCIDENTAL FIXTURES THAT PENETRATE THE EXTERIOR WALL MEMBRANE SHALL HAVE ALL HOLES PERDRILLED AND FILLED WITH SEALANT PRIOR TO DRIVING FASTENERS.
- SEE MATERIAL AND COLOR SCHEDULE FOR PAINT AND COLORS.
- TRIM APPLIED OVER STUCCO TO BE FOAM W/ STUCCO FINISH COAT OVER UNLESS NOTED OTHERWISE
- ALL TRIM OVER SIDING TO BE RE/S WOOD TRIM (UN.O.)
- A WATER-RESISTIVE BARRIER SHALL BE INSTALLED BETWEEN WOOD-BASED SHEATHING & STUCCO WITH A PERFORMANCE EQUIVALENT TO AT LEAST 2 LAYERS OF GRADE D' PAPER CBC 2510.6
- SEE T-24 SHEETS FOR WINDOW REQUIREMENTS



RIGHT ELEVATION - EAST SIDE

SCALE: 1/4"=1'-0"



LEFT ELEVATION - WEST SIDE

SCALE: 1/4"=1'-0"

FOUNDATION VENTILATION DATA: MAIN LEVEL UNDERFLOOR AREA  
 422.50 FT. ATTIC/150 = 6.15 SQ. FT. x 144 SQ. IN. = 886.50 IN. VENTILATION AREA REQUIRED  
 MAIN LEVEL UNDERFLOOR VENTILATION REQUIRED = 886.50 IN.  
 PROVIDE 13 - 14"x18" FOUNDATION VENTS BY "BRANDGUARD" AT 71.5 SQ. IN. PER VENT  
 VENTILATION PROVIDED = 1,214.3 SQ. IN.  
 SEE ELEVATIONS FOR APPROXIMATE LOCATION OF VENTS.

FOUNDATION VENTILATION DATA: LOWER LEVEL UNDERFLOOR AREA  
 1,540.50 FT. ATTIC/150 = 10.21 SQ. FT. x 144 SQ. IN. = 1,471.50 IN. VENTILATION AREA REQUIRED  
 LOWER LEVEL UNDERFLOOR VENTILATION REQUIRED = 1,471.50 IN.  
 PROVIDE 33 - 14"x12" FOUNDATION VENTS BY "BRANDGUARD" AT 45.3 SQ. IN. PER VENT  
 VENTILATION PROVIDED = 1,494.9 SQ. IN.  
 SEE ELEVATIONS FOR APPROXIMATE LOCATION OF VENTS.

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 SAN MATEO COUNTY, CALIFORNIA  
 THE CHAMBERLAIN GROUP  
 655 SISKIWAY WAY, SUITE 230  
 SAN CLEMENTE, CALIFORNIA 92673  
 PHONE (949) 365-5582 FAX (949) 365-5686

LOT No. 11  
 EXTERIOR ELEVATIONS  
 AND ROOF PLAN

REVISIONS  
 DEC 28, 2016 P.G. 1  
 JUNE 01/11 PLANS C.2

DESIGNED BY  
 DRAWN BY  
 CHECKED BY  
 JOB NO. 4278  
 DATE AUGUST 2015  
 SHEET NO.

ALL DIMENSIONS & CONDITIONS ARE TO BE VERIFIED BY CONTRACTOR BEFORE START OF CONSTRUCTION.

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 SHEET NO.

9

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Date: November 6, 2017  
Project No.: 230-1-6

Prepared For: Mr. Jack and Noel Chamberlain  
**TICONDEROGA PARTNERS, LLC**  
655 Skyway, Suite 230  
San Carlos, California 94070

Re: Response to County of San Mateo  
Planning Comments – Exception to Winter Grading  
San Mateo Highlands (Lots 9 to 11)  
APN No. 041-101-370  
2184 and 2185 Cobblehill Place and 88 Cowpens Way  
San Mateo, California

Dear Mr. Chamberlain:

As requested, this letter presents our response to the County of San Mateo, Planning and Building Department comments for the above referenced project, received via email. Our services were performed in accordance with our proposal and agreement, dated April 20, 2016. As you know, our firm prepared a report for this project, titled “Updated Geotechnical Investigation, Highland Estates Lots 5 through 11, Ticonderoga Drive/Cobblehill Place/Cowpens Way, San Mateo, California” dated October 30, 2015.

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### Response to Comments

**Comment #1:** *Concurrence by the Geotechnical Engineer for repair, large grading projects (if required by the Geotechnical Section).*

**Response:** Based on our review, the soil and bedrock anticipated to be encountered during grading will likely consist of low plasticity clayey sand, sandy clay, and sheared rock. Based on our experience with these materials and similar sites in San Mateo County, it has been possible to perform earthwork during the winter months (October 1 to April 30) during dry periods between rain events. Therefore, we do not take exception to the general contractor and subcontractor proceeding with grading during the winter period on this project provided that the SWPPP is followed and now grading is performed within 24 hours after a rain event. We will monitor the earthwork activities during grading to confirm the contractor is producing work that meets or exceeds the recommendations in our geotechnical report and the approved plans and specifications.

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### Closure

We hope this provides the information you need at this time. Recommendations presented in this letter have been prepared for the sole use of Ticonderoga Partners, LLC specifically for the properties at 2184 and 2185 Cobblehill Place (Lots 9 and 10) and 88 Cowpens Way (Lot 11) in

San Mateo, California. Our professional services were performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices at this time and location. No warranties are either expressed or implied.

If you have any questions or need any additional information from us, please call and we will be glad to discuss them with you.

Sincerely,

**Cornerstone Earth Group, Inc.**



Scott E. Fitinghoff, P.E., G.E.  
Senior Principal Engineer

SEF:sef



Addressee (1 by email)



**Date: April 25, 2016 (Revised – 11/07/17)**

**Re: Planning Comments on Lots 9-11**

**From: Camille Leung, Senior Planner**

**BLD2016-00158 – Lot 10**

**BLD2016-00159 – Lot 11**

**BLD2016-00160 – Lot 9**

Comments Pertaining to All Lots:

PRIOR TO Building Permit/Grading Permit Hard Card Issuance:

1. Install Erosion Control – Must schedule Erosion Control and Tree Protection Pre-Site inspection
2. Documents must be submitted as required by:
  - a. Condition 24 - Schedule of Grading Operations – You provided 2 timeframes that don't match. Lets wait on this and I will get revised dates closer to when the permit can be issued.
3. Biological Reports (see Mitigation Measures for timing)
  - a. Woodrat survey
  - b. Bird Survey
  - c. Bat Survey
  - d. CA Red legged Frog – Lot 11
  - e. Willow scrub – Lot 11
  - f. Need biological review of erosion control plan for Lot 11
4. Camille to mail Construction Notices to neighbors within 200-feet of lots, per Condition 4t
5. Deed Restrictions per Conditions 4u and 6
  - a. Lots 1-4 – Still waiting for the recorded documents for Lots 1-4
  - b. Lots 5-11 – Deed restrictions are strongly encouraged at this time while parcels are still under the ownership of the Developer. I received unsigned/unrecorded restriction documents. Please provide copies when they are signed and recorded. Please make sure to include language from Condition 6.b for the document for Lot 11.
6. Approval of Minor/Major Modifications necessary to approve (waiting for Director):
  - a. Change in Footprint of Lot 11, setbacks vary from approved plans
  - b. Change in Footprint of Lot 9, footprint re-configuration but reduction in home size by 91 sf.

Civil – All Lots:

1. Provide color chip for color or bioretention planters (to be light green or beige to match natural landscape, not “lawn green”) – Planters are located in the yards, so planters should not match the buildings but the surrounding vegetation.
2. Erosion Control:
  - a. Need Ralph Osterling to discuss health impacts of grading and structures within tree driplines of trees to remain. - Still outstanding for Lots 10 and 11, see email of 11/6/17.
  - b. Chainlink fencing at borders of conservation easement and along perimeter with no-build areas – Chainlink fence appears to run only partial portions of the property lines shared with the conservation easement. Fence should be extended across all property lines shared with conservation area.
  - c. On the Grading and Retaining Wall Erosion Control Plan, Show all access roads/ramps used for excavation/backfill, earth boring, fork lift/crane access (second floor construction). For unpaved routes, use ridges running diagonally across the road that run to a stabilized outlet. Lot 11 is ok. Access paths for Lots 9 and 10 need to be moved within the set grading limits.

#### Architectural – All Lots:

1. Provide ridge line elevations (elevation from sea level at ridge). No ridgeline elevations are provided. This is needed for Height Verification by a surveyor.
2. 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. Per building code, you will need to place a light at every exit/entry door. Please include a downward-directed light fixture at the doors on the rear elevations. Three light specs were provided, but they do not match the “standard” fixture shown on the plans. Please indicate which fixture you plan to use in which location. Only the downward –directed fixtures may be used at the rear elevations.

#### Requirements of Final – All Lots:

1. Grading final
2. Landscaping/Planting photos
3. Stabilized slopes
4. Colors and Materials verification
5. O&M Agreements
  - a. All Lots
  - b. Shared Storm Drainage Outfall for Lots 9 and 10 on Lot 9
  - c. Shared planter for Lots 7 and 8 on Lot 8
6. Deed restrictions for Lots 5- 11
  - a. Condition 4u, 9, 34, 39,

7. WELO

- a. Landscape Certification Form
- b. Certification of Completion Form

Comments for Individual Lots:

Lot 10:

Civil:

- a. Show location of office trailer(s), storage sheds, temporary power pole, scaffold footprint, and other temporary installations on the plans. Show how they will be accessed and show protection of the access routes: **Move storage out of tree driplines**

Attachments: (Excluded from List Revised on 11/7/17):

Heights – Table 6 from staff report

Approved Elevations

Approved Grading Amounts

WELO Forms

**AGREEMENT BETWEEN THE COUNTY OF SAN MATEO AND [Contractor name]**

This Agreement is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the County of San Mateo, a political subdivision of the state of California, hereinafter called "County," and [Insert contractor legal name here], hereinafter called "Contractor."

\* \* \*

Whereas, pursuant to Section 31000 of the California Government Code, County may contract with independent contractors for the furnishing of such services to or for County or any Department thereof; and

Whereas, it is necessary and desirable that Contractor be retained for the purpose of [Enter information here].

**Now, therefore, it is agreed by the parties to this Agreement as follows:**

**1. Exhibits and Attachments**

The following exhibits and attachments are attached to this Agreement and incorporated into this Agreement by this reference:

- Exhibit A—Services
- Exhibit B—Payments and Rates
- Attachment H—HIPAA Business Associate Requirements
- Attachment I—§ 504 Compliance
- Attachment IP – Intellectual Property

**2. Services to be performed by Contractor**

In consideration of the payments set forth in this Agreement and in Exhibit B, Contractor shall perform services for County in accordance with the terms, conditions, and specifications set forth in this Agreement and in Exhibit A.

**3. Payments**

In consideration of the services provided by Contractor in accordance with all terms, conditions, and specifications set forth in this Agreement and in Exhibit A, County shall make payment to Contractor based on the rates and in the manner specified in Exhibit B. County reserves the right to withhold payment if County determines that the quantity or quality of the work performed is unacceptable. In no event shall County's total fiscal obligation under this Agreement exceed [write out amount] (\$Amount). In the event that the County makes any advance payments, Contractor agrees to refund any amounts in excess of the amount owed by the County at the time of contract termination or expiration. Contractor is not entitled to payment for work not performed as required by this agreement.

**4. Term**

Subject to compliance with all terms and conditions, the term of this Agreement shall be from [Month and day] , 20[last 2 digits of start year], through [Month and day] , 20[last 2 digits of end year].

**5. Termination**

This Agreement may be terminated by Contractor or by the [Title of County Department Head] or his/her designee at any time without a requirement of good cause upon thirty (30) days' advance written notice to the other party. Subject to availability of funding, Contractor shall be entitled to receive payment for work/services provided prior to termination of the Agreement. Such payment shall be that prorated portion of the full payment determined by comparing the work/services actually completed to the work/services required by the Agreement.

County may terminate this Agreement or a portion of the services referenced in the Attachments and Exhibits based upon the unavailability of Federal, State, or County funds by providing written notice to Contractor as soon as is reasonably possible after County learns of said unavailability of outside funding.

County may terminate this Agreement for cause. In order to terminate for cause, County must first give Contractor notice of the alleged breach. Contractor shall have five business days after receipt of such notice to respond and a total of ten calendar days after receipt of such notice to cure the alleged breach. If Contractor fails to cure the breach within this period, County may immediately terminate this Agreement without further action. The option available in this paragraph is separate from the ability to terminate without cause with appropriate notice described above. In the event that County provides notice of an alleged breach pursuant to this section, County may, in extreme circumstances, immediately suspend performance of services and payment under this Agreement pending the resolution of the process described in this paragraph. County has sole discretion to determine what constitutes an extreme circumstance for purposes of this paragraph, and County shall use reasonable judgment in making that determination.

#### **6. Contract Materials**

At the end of this Agreement, or in the event of termination, all finished or unfinished documents, data, studies, maps, photographs, reports, and other written materials (collectively referred to as "contract materials") prepared by Contractor under this Agreement shall become the property of County and shall be promptly delivered to County. Upon termination, Contractor may make and retain a copy of such contract materials if permitted by law.

#### **7. Relationship of Parties**

Contractor agrees and understands that the work/services performed under this Agreement are performed as an independent contractor and not as an employee of County and that neither Contractor nor its employees acquire any of the rights, privileges, powers, or advantages of County employees.

#### **8. Hold Harmless**

##### **a. General Hold Harmless**

Contractor shall indemnify and save harmless County and its officers, agents, employees, and servants from all claims, suits, or actions of every name, kind, and description resulting from this Agreement, the performance of any work or services required of Contractor under this Agreement, or payments made pursuant to this Agreement brought for, or on account of, any of the following:

(A) injuries to or death of any person, including Contractor or its employees/officers/agents;

(B) damage to any property of any kind whatsoever and to whomsoever belonging;

(C) any sanctions, penalties, or claims of damages resulting from Contractor's failure to comply, if applicable, with the requirements set forth in the Health Insurance Portability and Accountability Act of 1996 (HIPAA) and all Federal regulations promulgated thereunder, as amended; or

(D) any other loss or cost, including but not limited to that caused by the concurrent active or passive negligence of County and/or its officers, agents, employees, or servants. However, Contractor's duty to indemnify and save harmless under this Section shall not apply to injuries or damage for which County has been found in a court of competent jurisdiction to be solely liable by reason of its own negligence or willful misconduct.

The duty of Contractor to indemnify and save harmless as set forth by this Section shall include the duty to defend as set forth in Section 2778 of the California Civil Code.

**b. Intellectual Property Indemnification**

Contractor hereby certifies that it owns, controls, and/or licenses and retains all right, title, and/or interest in and to any intellectual property it uses in relation to this Agreement, including the design, look, feel, features, source code, content, and/or other technology relating to any part of the services it provides under this Agreement and including all related patents, inventions, trademarks, and copyrights, all applications therefor, and all trade names, service marks, know how, and trade secrets (collectively referred to as "IP Rights") except as otherwise noted by this Agreement.

Contractor warrants that the services it provides under this Agreement do not infringe, violate, trespass, or constitute the unauthorized use or misappropriation of any IP Rights of any third party. Contractor shall defend, indemnify, and hold harmless County from and against all liabilities, costs, damages, losses, and expenses (including reasonable attorney fees) arising out of or related to any claim by a third party that the services provided under this Agreement infringe or violate any third-party's IP Rights provided any such right is enforceable in the United States. Contractor's duty to defend, indemnify, and hold harmless under this Section applies only provided that: (a) County notifies Contractor promptly in writing of any notice of any such third-party claim; (b) County cooperates with Contractor, at Contractor's expense, in all reasonable respects in connection with the investigation and defense of any such third-party claim; (c) Contractor retains sole control of the defense of any action on any such claim and all negotiations for its settlement or compromise (provided Contractor shall not have the right to settle any criminal action, suit, or proceeding without County's prior written consent, not to be unreasonably withheld, and provided further that any settlement permitted under this Section shall not impose any financial or other obligation on County, impair any right of County, or contain any stipulation, admission, or acknowledgement of wrongdoing on the part of County without County's prior written consent, not to be unreasonably withheld); and (d) should services under this Agreement become, or in Contractor's opinion be likely to become, the subject of such a claim, or in the event such a third party claim or threatened claim causes County's reasonable use of the services under this Agreement to be seriously endangered or disrupted, Contractor shall, at Contractor's option and expense, either: (i) procure for County the right to continue using the services without infringement or (ii) replace or modify the services so that they become non-infringing but remain functionally equivalent.

Notwithstanding anything in this Section to the contrary, Contractor will have no obligation or liability to County under this Section to the extent any otherwise covered claim is based upon: (a) any aspects of the services under this Agreement which have been modified by or for County (other than modification performed by, or at the direction of, Contractor) in such a way as to cause the alleged infringement at

issue; and/or (b) any aspects of the services under this Agreement which have been used by County in a manner prohibited by this Agreement.

The duty of Contractor to indemnify and save harmless as set forth by this Section shall include the duty to defend as set forth in Section 2778 of the California Civil Code.

**9. Assignability and Subcontracting**

Contractor shall not assign this Agreement or any portion of it to a third party or subcontract with a third party to provide services required by Contractor under this Agreement without the prior written consent of County. Any such assignment or subcontract without County's prior written consent shall give County the right to automatically and immediately terminate this Agreement without penalty or advance notice.

**10. Insurance**

**a. General Requirements**

Contractor shall not commence work or be required to commence work under this Agreement unless and until all insurance required under this Section has been obtained and such insurance has been approved by County's Risk Management, and Contractor shall use diligence to obtain such insurance and to obtain such approval. Contractor shall furnish County with certificates of insurance evidencing the required coverage, and there shall be a specific contractual liability endorsement extending Contractor's coverage to include the contractual liability assumed by Contractor pursuant to this Agreement. These certificates shall specify or be endorsed to provide that thirty (30) days' notice must be given, in writing, to County of any pending change in the limits of liability or of any cancellation or modification of the policy.

**b. Workers' Compensation and Employer's Liability Insurance**

Contractor shall have in effect during the entire term of this Agreement workers' compensation and employer's liability insurance providing full statutory coverage. In signing this Agreement, Contractor certifies, as required by Section 1861 of the California Labor Code, that (a) it is aware of the provisions of Section 3700 of the California Labor Code, which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of the Labor Code, and (b) it will comply with such provisions before commencing the performance of work under this Agreement.

**c. Liability Insurance**

Contractor shall take out and maintain during the term of this Agreement such bodily injury liability and property damage liability insurance as shall protect Contractor and all of its employees/officers/agents while performing work covered by this Agreement from any and all claims for damages for bodily injury, including accidental death, as well as any and all claims for property damage which may arise from Contractor's operations under this Agreement, whether such operations be by Contractor, any subcontractor, anyone directly or indirectly employed by either of them, or an agent of either of them. Such insurance shall be combined single limit bodily injury and property damage for each occurrence and shall not be less than the amounts specified below:

(a) Comprehensive General Liability... \$1,000,000

(b) Motor Vehicle Liability Insurance... \$1,000,000

County and its officers, agents, employees, and servants shall be named as additional insured on any such policies of insurance, which shall also contain a provision that (a) the insurance afforded thereby to County and its officers, agents, employees, and servants shall be primary insurance to the full limits of liability of the policy and (b) if the County or its officers, agents, employees, and servants have other insurance against the loss covered by such a policy, such other insurance shall be excess insurance only.

In the event of the breach of any provision of this Section, or in the event any notice is received which indicates any required insurance coverage will be diminished or canceled, County, at its option, may, notwithstanding any other provision of this Agreement to the contrary, immediately declare a material breach of this Agreement and suspend all further work and payment pursuant to this Agreement.

#### **11. Compliance With Laws**

All services to be performed by Contractor pursuant to this Agreement shall be performed in accordance with all applicable Federal, State, County, and municipal laws, ordinances, and regulations, including but not limited to the Health Insurance Portability and Accountability Act of 1996 (HIPAA) and the Federal Regulations promulgated thereunder, as amended (if applicable), the Business Associate requirements set forth in Attachment H (if attached), the Americans with Disabilities Act of 1990, as amended, and Section 504 of the Rehabilitation Act of 1973, which prohibits discrimination on the basis of disability in programs and activities receiving any Federal or County financial assistance. Such services shall also be performed in accordance with all applicable ordinances and regulations, including but not limited to appropriate licensure, certification regulations, provisions pertaining to confidentiality of records, and applicable quality assurance regulations. In the event of a conflict between the terms of this Agreement and any applicable State, Federal, County, or municipal law or regulation, the requirements of the applicable law or regulation will take precedence over the requirements set forth in this Agreement.

Further, Contractor certifies that it and all of its subcontractors will adhere to all applicable provisions of Chapter 4.106 of the San Mateo County Ordinance Code, which regulates the use of disposable food service ware. Accordingly, Contractor shall not use any non-recyclable plastic disposable food service ware when providing prepared food on property owned or leased by the County and instead shall use biodegradable, compostable, reusable, or recyclable plastic food service ware on property owned or leased by the County.

Contractor will timely and accurately complete, sign, and submit all necessary documentation of compliance.

#### **12. Non-Discrimination and Other Requirements**

##### **a. General Non-discrimination**

No person shall be denied any services provided pursuant to this Agreement (except as limited by the scope of services) on the grounds of race, color, national origin, ancestry, age, disability (physical or mental), sex, sexual orientation, gender identity, marital or domestic partner status, religion, political beliefs or affiliation, familial or parental status (including pregnancy), medical condition (cancer-related), military service, or genetic information.

##### **b. Equal Employment Opportunity**



Contractor shall ensure equal employment opportunity based on objective standards of recruitment, classification, selection, promotion, compensation, performance evaluation, and management relations for all employees under this Agreement. Contractor's equal employment policies shall be made available to County upon request.

**c. Section 504 of the Rehabilitation Act of 1973**

Contractor shall comply with Section 504 of the Rehabilitation Act of 1973, as amended, which provides that no otherwise qualified individual with a disability shall, solely by reason of a disability, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination in the performance of any services this Agreement. This Section applies only to contractors who are providing services to members of the public under this Agreement.

**d. Compliance with County's Equal Benefits Ordinance**

Contractor shall comply with all laws relating to the provision of benefits to its employees and their spouses or domestic partners, including, but not limited to, such laws prohibiting discrimination in the provision of such benefits on the basis that the spouse or domestic partner of the Contractor's employee is of the same or opposite sex as the employee.

**e. Discrimination Against Individuals with Disabilities**

The nondiscrimination requirements of 41 C.F.R. 60-741.5(a) are incorporated into this Agreement as if fully set forth here, and Contractor and any subcontractor shall abide by the requirements of 41 C.F.R. 60-741.5(a). This regulation prohibits discrimination against qualified individuals on the basis of disability and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified individuals with disabilities.

**f. History of Discrimination**

Contractor certifies that no finding of discrimination has been issued in the past 365 days against Contractor by the Equal Employment Opportunity Commission, the California Department of Fair Employment and Housing, or any other investigative entity. If any finding(s) of discrimination have been issued against Contractor within the past 365 days by the Equal Employment Opportunity Commission, the California Department of Fair Employment and Housing, or other investigative entity, Contractor shall provide County with a written explanation of the outcome(s) or remedy for the discrimination prior to execution of this Agreement. Failure to comply with this Section shall constitute a material breach of this Agreement and subjects the Agreement to immediate termination at the sole option of the County.

**g. Reporting; Violation of Non-discrimination Provisions**

Contractor shall report to the County Manager the filing in any court or with any administrative agency of any complaint or allegation of discrimination on any of the bases prohibited by this Section of the Agreement or the Section titled "Compliance with Laws". Such duty shall include reporting of the filing of any and all charges with the Equal Employment Opportunity Commission, the California Department of Fair Employment and Housing, or any other entity charged with the investigation or adjudication of allegations covered by this subsection within 30 days of such filing, provided that within such 30 days such entity has not notified Contractor that such charges are dismissed or otherwise unfounded. Such notification shall include a general description of the circumstances involved and a general description of the kind of discrimination alleged (for example, gender-, sexual orientation-, religion-, or race-based discrimination).

Violation of the non-discrimination provisions of this Agreement shall be considered a breach of this Agreement and subject the Contractor to penalties, to be determined by the County Manager, including but not limited to the following:

- i. termination of this Agreement;
- ii. disqualification of the Contractor from being considered for or being awarded a County contract for a period of up to 3 years;
- iii. liquidated damages of \$2,500 per violation; and/or
- iv. imposition of other appropriate contractual and civil remedies and sanctions, as determined by the County Manager.

To effectuate the provisions of this Section, the County Manager shall have the authority to offset all or any portion of the amount described in this Section against amounts due to Contractor under this Agreement or any other agreement between Contractor and County.

#### **h. Compliance with Living Wage Ordinance**

As required by Chapter 2.88 of the San Mateo County Ordinance Code, Contractor certifies all contractor(s) and subcontractor(s) obligated under this contract shall fully comply with the provisions of the County of San Mateo Living Wage Ordinance, including, but not limited to, paying all Covered Employees the current Living Wage and providing notice to all Covered Employees and Subcontractors as required under the Ordinance.

#### **13. Compliance with County Employee Jury Service Ordinance**

Contractor shall comply with Chapter 2.85 of the County's Ordinance Code, which states that Contractor shall have and adhere to a written policy providing that its employees, to the extent they are full-time employees and live in San Mateo County, shall receive from the Contractor, on an annual basis, no fewer than five days of regular pay for jury service in San Mateo County, with jury pay being provided only for each day of actual jury service. The policy may provide that such employees deposit any fees received for such jury service with Contractor or that the Contractor may deduct from an employee's regular pay the fees received for jury service in San Mateo County. By signing this Agreement, Contractor certifies that it has and adheres to a policy consistent with Chapter 2.85. For purposes of this Section, if Contractor has no employees in San Mateo County, it is sufficient for Contractor to provide the following written statement to County: "For purposes of San Mateo County's jury service ordinance, Contractor certifies that it has no full-time employees who live in San Mateo County. To the extent that it hires any such employees during the term of its Agreement with San Mateo County, Contractor shall adopt a policy that complies with Chapter 2.85 of the County's Ordinance Code." The requirements of Chapter 2.85 do not apply if this Agreement's total value listed in the Section titled "Payments", is less than one-hundred thousand dollars (\$100,000), but Contractor acknowledges that Chapter 2.85's requirements will apply if this Agreement is amended such that its total value meets or exceeds that threshold amount.

#### **14. Retention of Records; Right to Monitor and Audit**

(a) Contractor shall maintain all required records relating to services provided under this Agreement for three (3) years after County makes final payment and all other pending matters are closed, and Contractor shall be subject to the examination and/or audit by County, a Federal grantor agency, and the State of California.

(b) Contractor shall comply with all program and fiscal reporting requirements set forth by applicable Federal, State, and local agencies and as required by County.

(c) Contractor agrees upon reasonable notice to provide to County, to any Federal or State department having monitoring or review authority, to County's authorized representative, and/or to any of their respective audit agencies access to and the right to examine all records and documents necessary to determine compliance with relevant Federal, State, and local statutes, rules, and regulations, to determine compliance with this Agreement, and to evaluate the quality, appropriateness, and timeliness of services performed.

**15. Merger Clause; Amendments**

This Agreement, including the Exhibits and Attachments attached to this Agreement and incorporated by reference, constitutes the sole Agreement of the parties to this Agreement and correctly states the rights, duties, and obligations of each party as of this document's date. In the event that any term, condition, provision, requirement, or specification set forth in the body of this Agreement conflicts with or is inconsistent with any term, condition, provision, requirement, or specification in any Exhibit and/or Attachment to this Agreement, the provisions of the body of the Agreement shall prevail. Any prior agreement, promises, negotiations, or representations between the parties not expressly stated in this document are not binding. All subsequent modifications or amendments shall be in writing and signed by the parties.

**16. Controlling Law; Venue**

The validity of this Agreement and of its terms, the rights and duties of the parties under this Agreement, the interpretation of this Agreement, the performance of this Agreement, and any other dispute of any nature arising out of this Agreement shall be governed by the laws of the State of California without regard to its choice of law or conflict of law rules. Any dispute arising out of this Agreement shall be venued either in the San Mateo County Superior Court or in the United States District Court for the Northern District of California.

**17. Notices**

Any notice, request, demand, or other communication required or permitted under this Agreement shall be deemed to be properly given when both: (1) transmitted via facsimile to the telephone number listed below or transmitted via email to the email address listed below; and (2) sent to the physical address listed below by either being deposited in the United States mail, postage prepaid, or deposited for overnight delivery, charges prepaid, with an established overnight courier that provides a tracking number showing confirmation of receipt.

In the case of County, to:

Name/Title: [insert]  
Address: [insert]  
Telephone: [insert]  
Facsimile: [insert]  
Email: [insert]

In the case of Contractor, to:

Name/Title: [insert]  
Address: [insert]  
Telephone: [insert]  
Facsimile: [insert]  
Email: [insert]

**18. Electronic Signature**

Both County and Contractor wish to permit this Agreement and future documents relating to this Agreement to be digitally signed in accordance with California law and County's Electronic Signature Administrative Memo. Any party to this Agreement may revoke such agreement to permit electronic signatures at any time in relation to all future documents by providing notice pursuant to this Agreement.

19. **Payment of Permits/Licenses** Contractor bears responsibility to obtain any license, permit, or approval required from any agency for work/services to be performed under this Agreement at Contractor's own expense prior to commencement of said work/services. Failure to do so will result in forfeit of any right to compensation under this Agreement.

\* \* \*

**THIS CONTRACT IS NOT VALID UNTIL SIGNED BY ALL PARTIES. NO WORK WILL COMMENCE UNTIL THIS DOCUMENT HAS BEEN SIGNED BY THE COUNTY PURCHASING AGENT OR AUTHORIZED DESIGNEE.**

**For Contractor:**

\_\_\_\_\_  
Contractor Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Contractor Name (please print)

---

**For County:**

\_\_\_\_\_  
Purchasing Agent Signature  
(Department Head or  
**Authorized** Designee)  
County of San Mateo

\_\_\_\_\_  
Date

\_\_\_\_\_  
Purchasing Agent Name (please print)  
(Department Head or **Authorized** Designee)  
County of San Mateo

\_\_\_\_\_  
Purchasing Agent or **Authorized** Designee  
Job Title (please print)  
County of San Mateo

**Exhibit A**

In consideration of the payments set forth in Exhibit B, Contractor shall provide the following services:

**Exhibit B**

In consideration of the services provided by Contractor described in Exhibit A and subject to the terms of the Agreement, County shall pay Contractor based on the following fee schedule and terms:





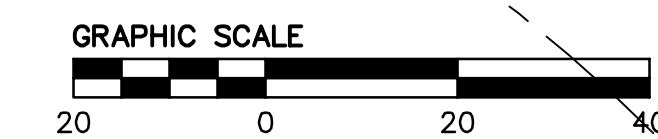
HIGHLAND ESTATES  
 LOT 9 IMPROVEMENT PLANS  
 LOGISTICS PLAN  
 SAN MATEO COUNTY  
 CITY OF SAN MATEO

Revisions	
No.	Date

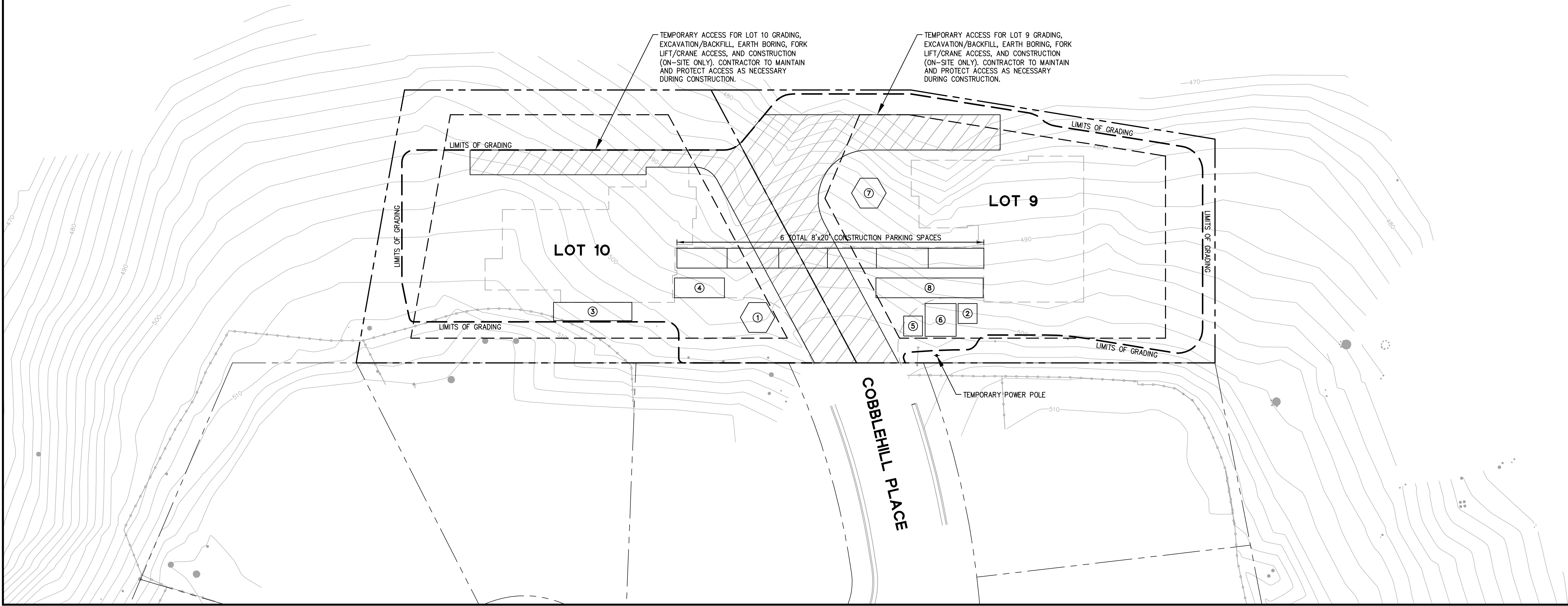
Date	10/24/2017
Scale	1"=20'
Design	JT
Drawn	LF
Approved	RH
Job No.	950168-20

Sheet Number:  
**C9.80**  
 OF



- SITE KEY:**
- ① WASH OUT PIT, PER CASQA STANDARD WM-8, CONCRETE WASTE MANAGEMENT (REFER TO DETAIL 2, SHEET C9.90).
  - ② TOILETS AND HAND WASH STATION
  - ③ MATERIALS STORAGE
  - ④ DEBRIS BOX LOCATION
  - ⑤ TOOL STORAGE LOCKER
  - ⑥ JOB SITE TRAILER
  - ⑦ STOCKPILE AREA
  - ⑧ CONSTRUCTION EQUIPMENT PARKING
- TEMPORARY CONSTRUCTION ACCESS

- CONSTRUCTION NOTES:**
1. CONSTRUCTION ACCESS ROUTE SHALL BE FROM COBBLEHILL PLACE TO INTERSTATE 280.
  2. STOCKPILE TO CONFORM TO CASQA STANDARD WM-3, STOCKPILE MANAGEMENT (REFER TO DETAIL 1, SHEET C9.90).
  3. CONSTRUCTION VEHICLE PARKING AREA SHALL HAVE 4"-6" AGGREGATE OVER GEO-TEXTILE FABRIC.



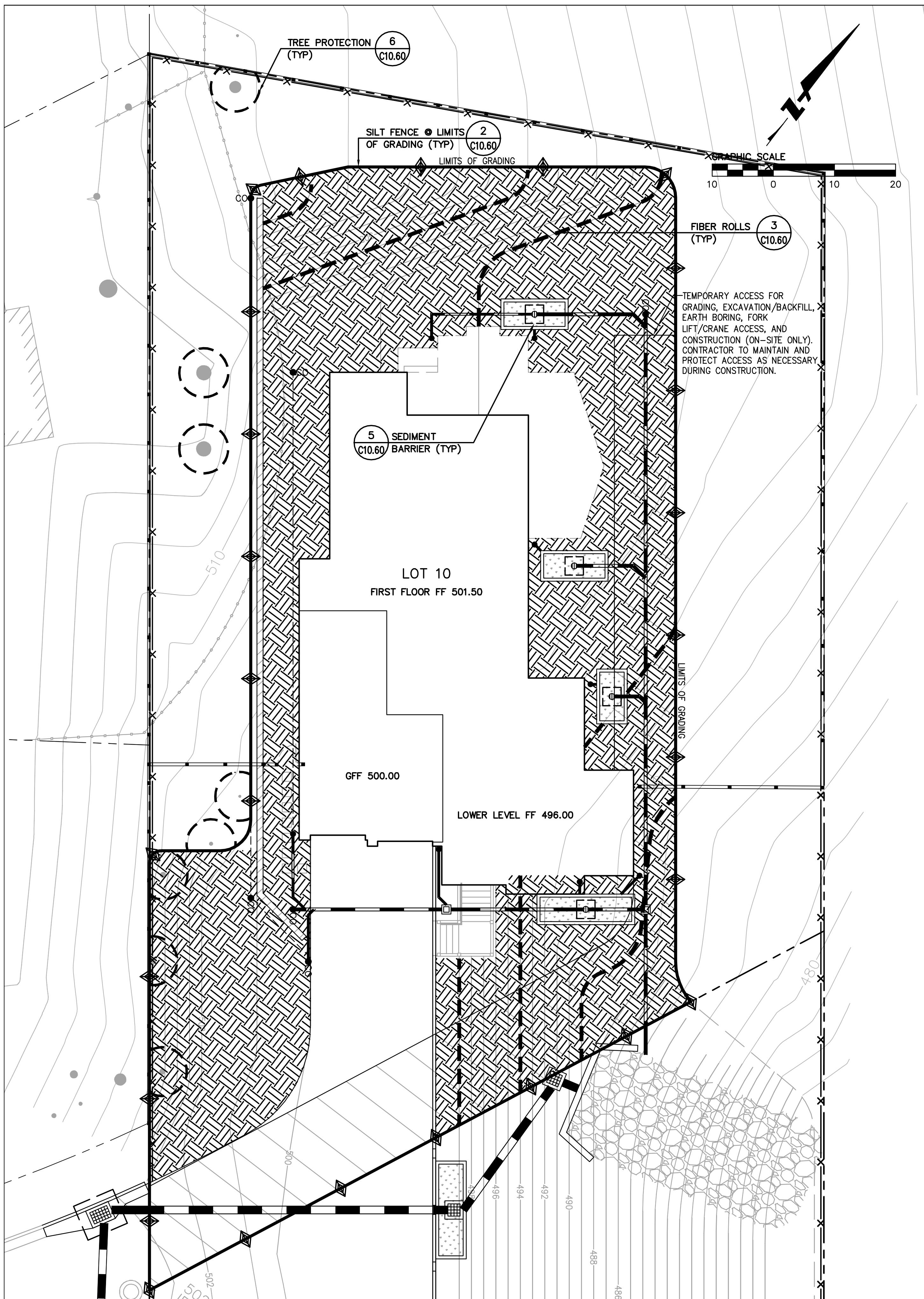
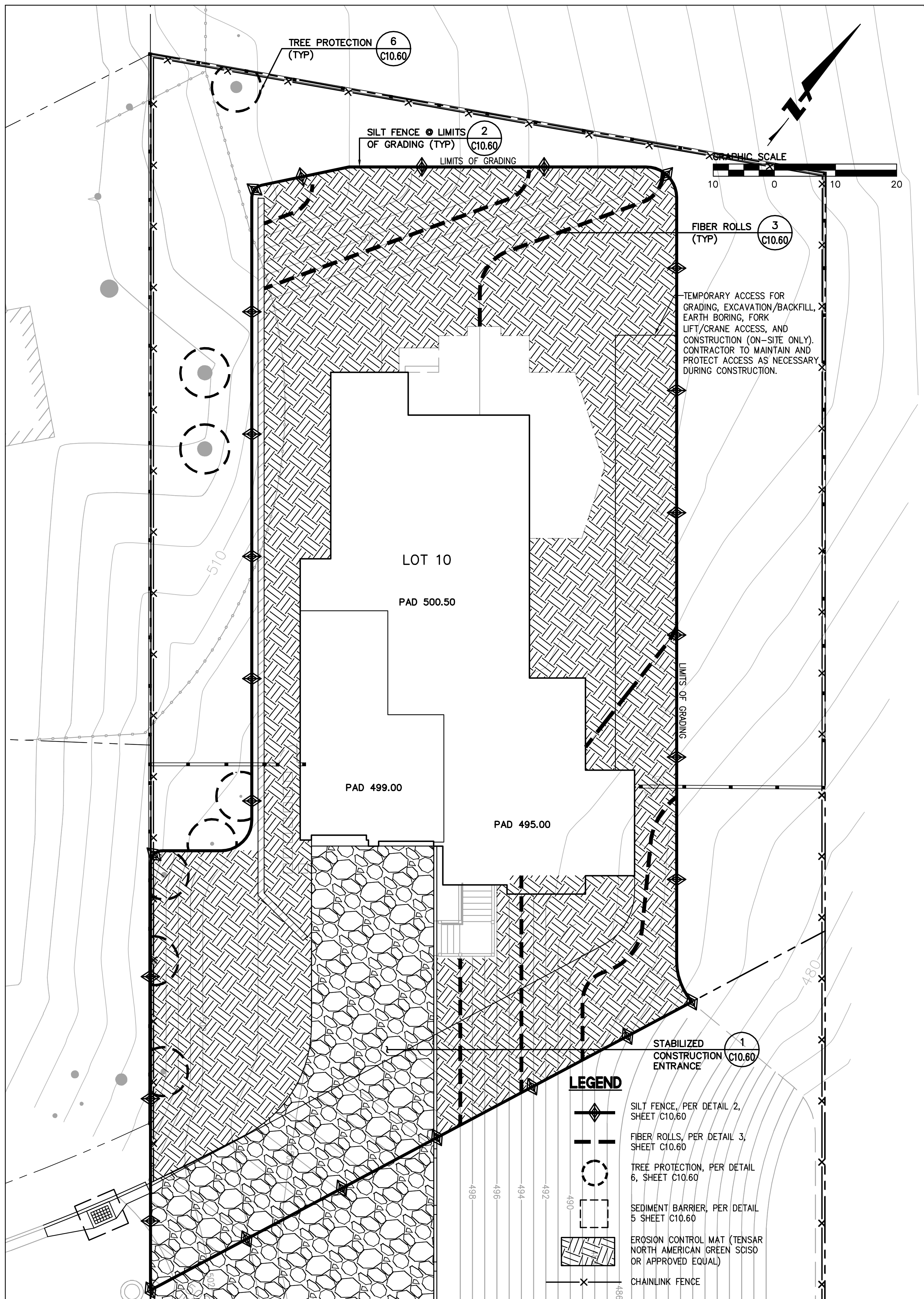
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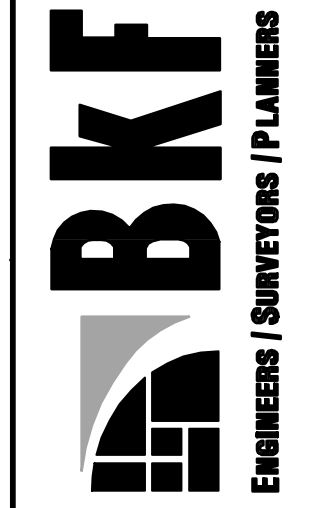


No.	Revisions

Date 10/24/2017  
 Scale AS SHOWN  
 Design JT  
 Draw LF  
 Approved RH  
 Job No. 950168-20  
 Sheet Number:  
**C10.50**  
 OF

DRAWING NAME: K:\E\950168.dwg\CD\Lot\_10\C10.50-HECDSP.dwg  
 PLOT DATE: 11-09-17 PLOTTED BY: hoi1





HIGHLAND ESTATES  
 LOT 10 IMPROVEMENT PLANS  
 LOGISTICS PLAN  
 SAN MATEO COUNTY  
 CITY OF SAN MATEO

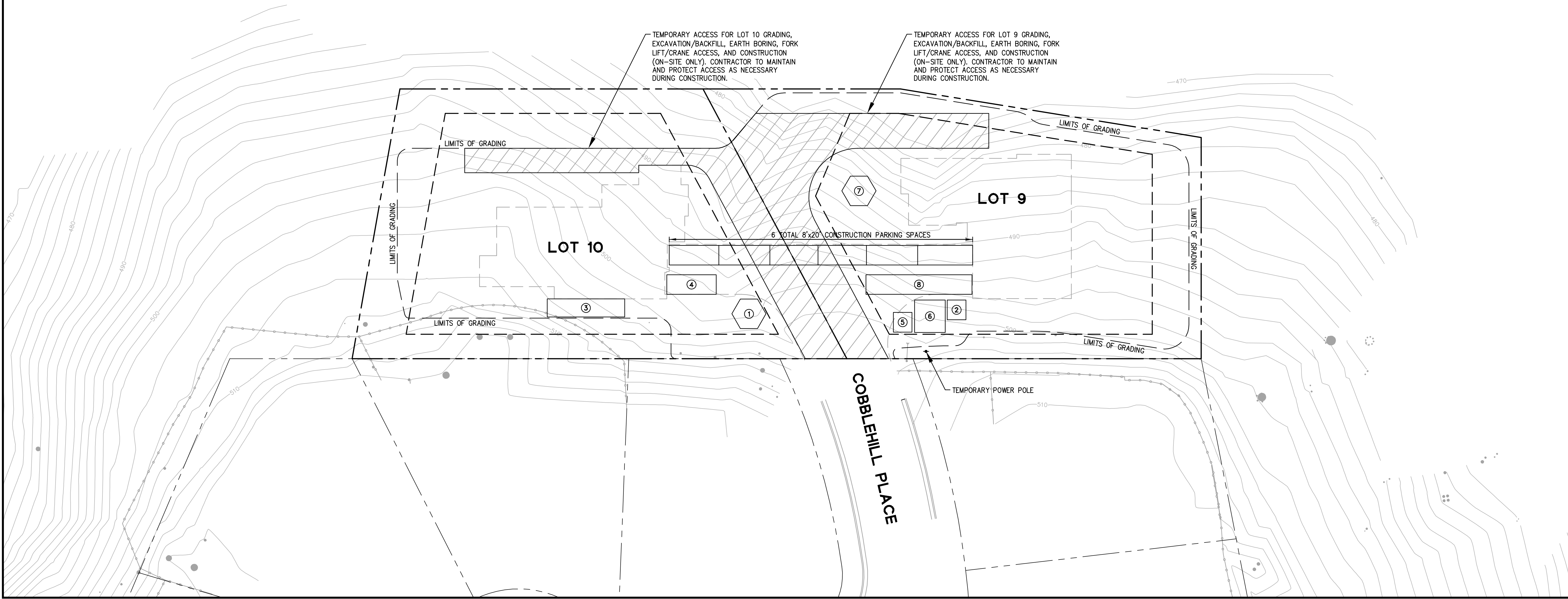


SITE KEY:

- ① WASH OUT PIT, PER CASQA STANDARD WM-8, CONCRETE WASTE MANAGEMENT (REFER TO DETAIL 2, SHEET C10.90).
- ② TOILETS AND HAND WASH STATION
- ③ MATERIALS STORAGE
- ④ DEBRIS BOX LOCATION
- ⑤ TOOL STORAGE LOCKER
- ⑥ JOB SITE TRAILER
- ⑦ STOCKPILE AREA
- ⑧ CONSTRUCTION EQUIPMENT PARKING
- TEMPORARY CONSTRUCTION ACCESS

CONSTRUCTION NOTES:

1. CONSTRUCTION ACCESS ROUTE SHALL BE FROM COBBLEHILL PLACE TO INTERSTATE 280.
2. STOCKPILE TO CONFORM TO CASQA STANDARD WM-3, STOCKPILE MANAGEMENT (REFER TO DETAIL 1, SHEET C10.90).
3. CONSTRUCTION VEHICLE PARKING AREA SHALL HAVE 4"-6" AGGREGATE OVER GEO-TEXTILE FABRIC.



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 PLOT DATE: 11-10-17 PLOTTED BY: hoi.t

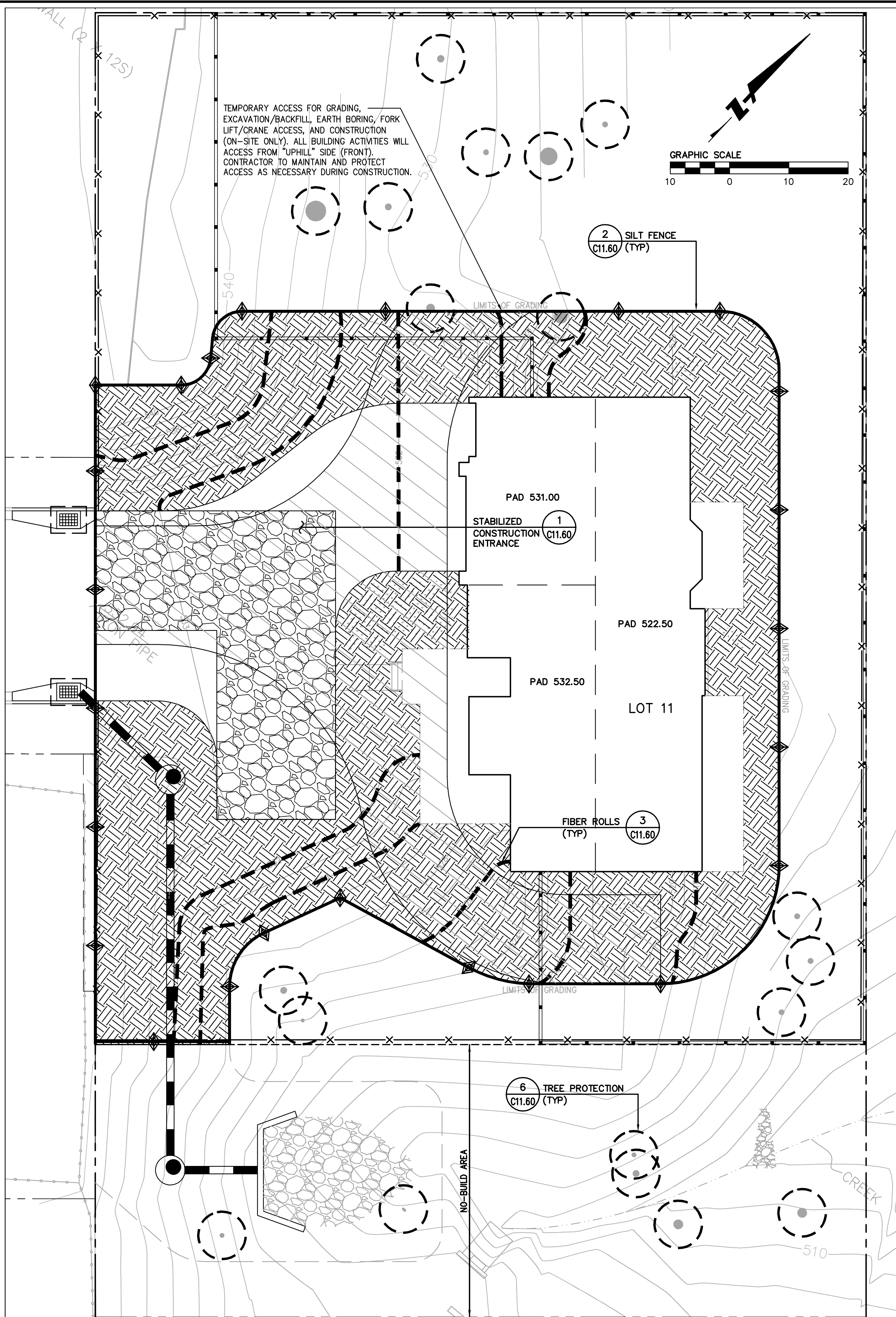
Revisions	
No.	Date

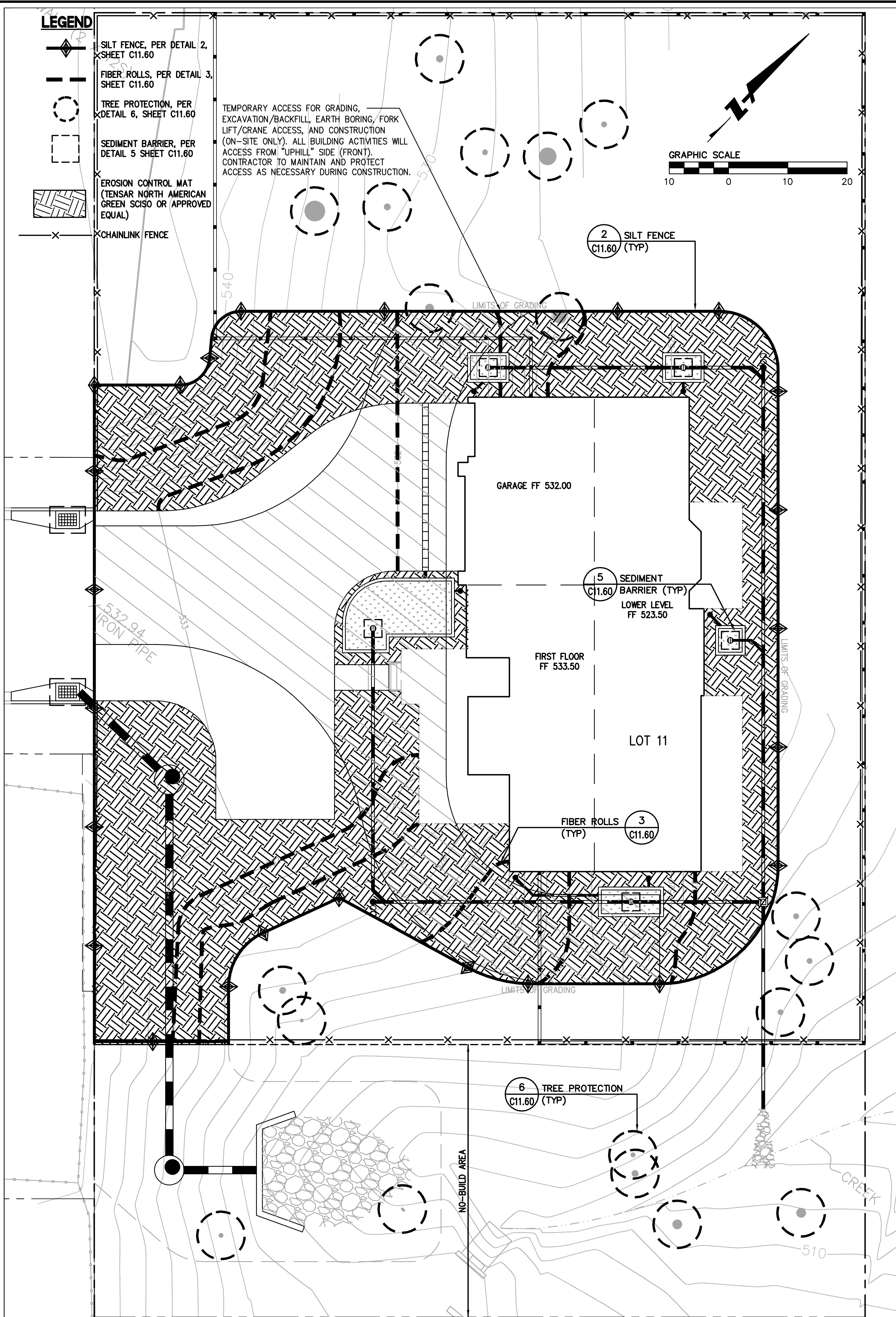
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Scale	1"=20'
Design	JT
Drawn	LF
Approved	RH
Job No.	95068-20

Sheet Number:  
**C10.80**  
 OF

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PLOT DATE: 11-09-17 PLOTTED BY: hoi.t




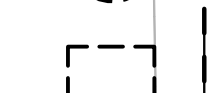
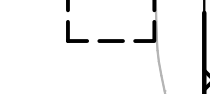



**LOT 11  
GRADING AND RETAINING WALL EROSION CONTROL PLAN**  
SCALE: 1"=10'

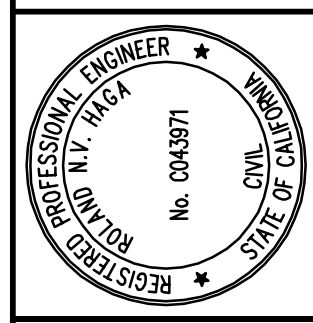
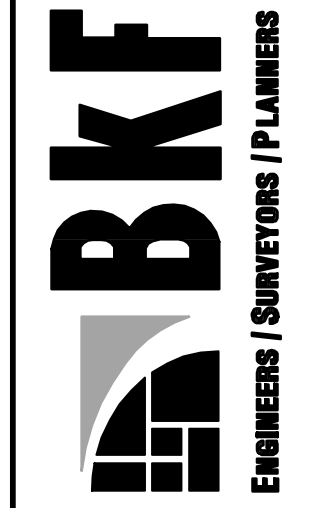


**LOT 11  
FOUNDATION AND CONSTRUCTION EROSION CONTROL PLAN**  
SCALE: 1"=10'

**LEGEND**

-  SILT FENCE, PER DETAIL 2, SHEET C11.60
-  FIBER ROLLS, PER DETAIL 3, SHEET C11.60
-  TREE PROTECTION, PER DETAIL 6, SHEET C11.60
-  SEDIMENT BARRIER, PER DETAIL 5 SHEET C11.60
-  EROSION CONTROL MAT (TENSAR NORTH AMERICAN GREEN SCISO OR APPROVED EQUAL)
-  CHAINLINK FENCE

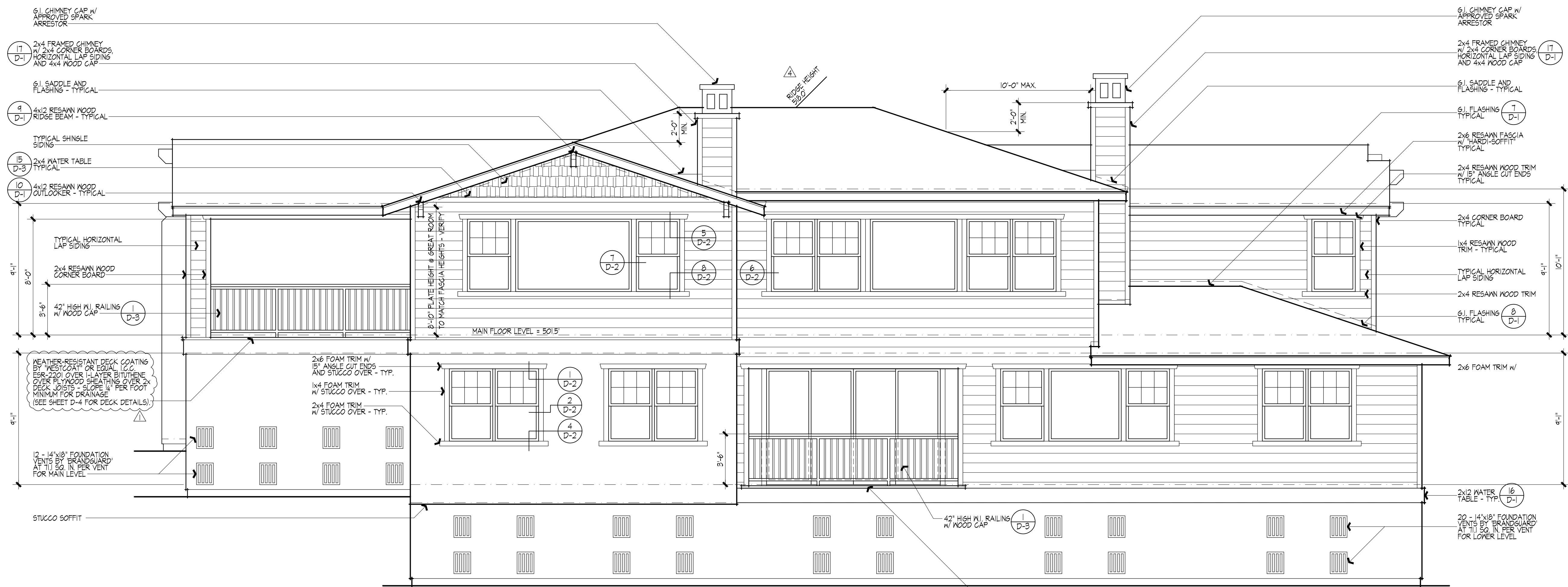
255 SHORELINE DRIVE, SUITE 200  
REDWOOD CITY, CA 94065  
PHONE: (650) 482-6300  
FAX: (650) 482-6399



CALIFORNIA  
CITY OF SAN MATEO  
SAN MATEO COUNTY  
**HIGHLAND ESTATES**  
**LOT 11 IMPROVEMENT PLANS**  
**EROSION CONTROL PLANS**

Revisions	
No.	Description

Date 10/24/2017  
Scale AS SHOWN  
Design JT  
Drawn LF  
Approved RH  
Job No 950168-20  
Sheet Number:  
**C11.50**  
OF



**REAR ELEVATION - NORTH SIDE**

SCALE: 1/4"=1'-0"

**ELEVATION NOTES:**

ALL FASCIA'S & BARGEES TO BE 2x6 RESAWN UNLESS NOTED OTHERWISE  
 ALL EXPOSED WOOD TO BE REIS (UNO)  
 ALL SOFFITS AT THE EAVE AND BARGE OVERHANGS TO BE LAPPED SIDING TO BE HARDIPLANK SIDING BY JAMES HARDIE BUILDING PRODUCTS OR EQUAL OVER A MIN. 1-LAYER OF 1/4" BUILDING PAPER OVER 5/8" TYPE 'X' SHEETROCK.  
 CATEGORY: 0140-EXTERIOR WALL SIDING AND SHEATHING FOR WILDLAND URBAN INTERFACE (WUI).  
 ICC-ES REPORT - ESR-2290  
 NFPA-281 FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS.  
 SHINGLE SIDING TO BE HARDISHINGLE SIDING BY JAMES HARDIE BUILDING PRODUCTS OR EQUAL OVER A MIN. 1-LAYER OF 1/4" BUILDING PAPER OVER 5/8" TYPE 'X' SHEETROCK.  
 CATEGORY: 0140-EXTERIOR WALL SIDING AND SHEATHING FOR WILDLAND URBAN INTERFACE (WUI).  
 ICC-ES REPORT - ESR-2290  
 NFPA-281 FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS.

ALL EXTERIOR CEILING TO BE HARDI-SOFFIT BY JAMES HARDIE ESR-2273.  
 ALL TYPED STUCCO TO BE A 3-COAT SYSTEM W/ A LIGHT LACE FINISH.  
 DOWNSPUT ATTACHMENTS AND OTHER INCIDENTAL FIXTURES THAT PENETRATE THE EXTERIOR WALL MEMBRANE SHALL HAVE ALL HOLES PERDRILLED AND FILLED WITH SEALANT PRIOR TO DRIVING FASTENERS.  
 SEE MATERIAL AND COLOR SCHEDULE FOR PAINT AND COLORS.  
 TRIM APPLIED OVER STUCCO TO BE FOAM W/ STUCCO FINISH COAT OVER UNLESS NOTED OTHERWISE.  
 ALL TRIM OVER SIDING TO BE REIS WOOD TRIM (UNO).  
 A WATER-RESISTIVE BARRIER SHALL BE INSTALLED BETWEEN WOOD-BASED SHEATHING & STUCCO WITH A PERFORMANCE EQUIVALENT TO AT LEAST 2 LAYERS OF GRADE 'D' PAPER CGC 25106  
 SEE T-24 SHEETS FOR WINDOW REQUIREMENTS.  
 ALL ROOF COVERINGS TO BE A CLASS 'A' RATINGS

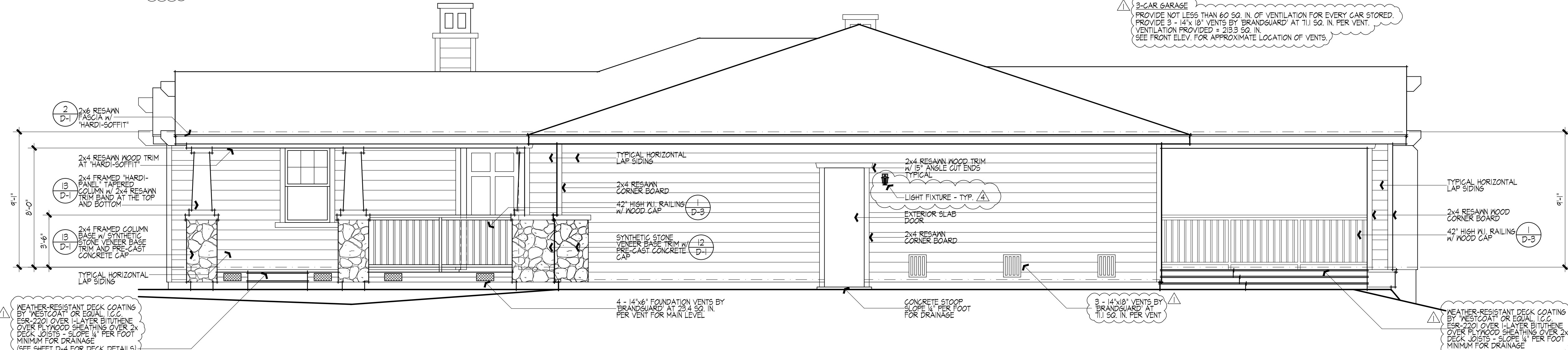
PROVIDE 'MOISTOP' FLASHING AROUND ALL EXTERIOR WALL OPENINGS AND PENETRATIONS.  
 BUILDING ENVELOPE PENETRATIONS SHOULD BE SEALED WITH QUICKFLASH PANELS OR OTHER SIMILAR PRODUCT, PRE-MANUFACTURED FLASHING IN LIEU OF FIELD-FABRICATED SHEET METAL FLASHING AND SEALANT AT ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS. NOTE THAT PRE-MANUFACTURED FLASHING PANELS DO NOT PRECLUDE RODENT-PROOFING AS DEFINED IN G.C.C. R0223.41.  
 ALL STONE VENEER TO BE BY 'CORONADO' OR EQ. LEDGESTONE SERIES / OLD WORLD LEDGE.  
 ICC THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS. REPORT ESR-2540.

WEATHER-RESISTANT DECK COATING BY WESTCOAT OR EQUAL ICC ESR-2201 OVER 1-LAYER BUTIENE OVER PLYWOOD SHEATHING OVER 2x DECK JOISTS - SLOPE 1/4" PER FOOT MINIMUM FOR DRAINAGE (SEE SHEET D-4 FOR DECK DETAILS).

MAIN LEVEL UNDERFLOOR AREA = 1078 SQ. FT.  
 PROVIDE 4 - 14" x 6" FOUNDATION VENTS BY 'BRANDGUARD' AT 25.4 SQ. IN. PER VENT  
 PROVIDE 3 - 14" x 12" FOUNDATION VENTS BY 'BRANDGUARD' AT 45.3 SQ. IN. PER VENT  
 PROVIDE 12 - 12" x 18" FOUNDATION VENTS BY 'BRANDGUARD' AT 71.1 SQ. IN. PER VENT  
 PROVIDE 1.50 FT. OF VENTILATION FOR EVERY 150 SQ. FT. OF FLOOR AREA  
 VENTILATION PROVIDED = 1092.7 SQ. IN.  
 REQUIRED UNDER FLOOR VENTILATION = 1078 SQ. IN.  
 SEE ELEVATIONS FOR APPROXIMATE LOCATION OF VENTS.  
 LOWER LEVEL UNDERFLOOR AREA = 1660 SQ. FT.  
 PROVIDE 6 - 14" x 12" FOUNDATION VENTS BY 'BRANDGUARD' AT 45.3 SQ. IN. PER VENT  
 PROVIDE 20 - 14" x 18" FOUNDATION VENTS BY 'BRANDGUARD' AT 71.1 SQ. IN. PER VENT  
 PROVIDE 1.50 FT. OF VENTILATION FOR EVERY 150 SQ. FT. OF FLOOR AREA  
 VENTILATION PROVIDED = 1643.8 SQ. IN.  
 REQUIRED UNDER FLOOR VENTILATION = 1660 SQ. IN.  
 SEE ELEVATIONS FOR APPROXIMATE LOCATION OF VENTS.  
 3-CAR GARAGE  
 PROVIDE NOT LESS THAN 60 SQ. IN. OF VENTILATION FOR EVERY CAR STORED.  
 PROVIDE 3 - 14" x 18" VENTS BY 'BRANDGUARD' AT 71.1 SQ. IN. PER VENT  
 VENTILATION PROVIDED = 213.3 SQ. IN.  
 SEE FRONT ELEV. FOR APPROXIMATE LOCATION OF VENTS.

VERY HIGH FIRE SEVERITY ZONE NOTES:

1. DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE CGC 105A.41
2. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 12 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. CGC 105A.3
3. ALL VENT OPENINGS (ATTIC UNDERFLOOR COMBUSTION AIR, ETC.) ARE TO BE PROTECTED BY NON-COMBUSTIBLE CORROSION RESISTANT MESH THAT MEETS THE FOLLOWING REQUIREMENTS:  
 INDIVIDUAL VENT OPENINGS SHALL NOT EXCEED 144 SQUARE INCHES  
 THE DIMENSIONS OF THE OPENINGS SHALL BE A MINIMUM OF 1/16-INCH INCH AND SHALL NOT EXCEED 1/8-INCH
4. CHIMNEYS, FLUES OR STOVEPIPES ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT OR DEVICE SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR. CGC 105A.1
5. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWDA 101/5.2 STRUCTURAL REQUIREMENTS. CGC 105A.2.1
6. EXTERIOR WINDOW AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING:  
 BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF CGC SECTION 2406 FOR SAFETY GLAZING.  
 HAVE A FIRE-RESISTANCE RATINGS OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 251.  
 BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-TA-2.  
 CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:  
 STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8 INCHES THICK  
 RAISED PANELS SHALL NOT BE LESS THAN 1/4 INCHES THICK, THE EXTERIOR PERIMETER OF THE RAISED PANEL MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.
7. EXTERIOR DOOR SHALL COMPLY WITH ONE OF THE FOLLOWING:  
 THE EXTERIOR SURFACE OR GLAZING SHALL BE OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.  
 HAVE A MINIMUM 20-MINUTE FIRE-RESISTANCE RATING.  
 TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-TA-1.  
 CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:  
 STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8 INCHES THICK  
 RAISED PANELS SHALL NOT BE LESS THAN 1/4 INCHES THICK, THE EXTERIOR PERIMETER OF THE RAISED PANEL MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.
8. CONSTRUCTION OF WALKING SURFACES OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL COMPLY WITH ONE OF THE FOLLOWING:  
 IGNITION RESISTANT MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDARD 12-TA-4, AND SFM STANDARD 12-TA-5  
 EXTERIOR FIRE TREATED WOOD.  
 NON-COMBUSTIBLE MATERIAL.  
 ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-TA-4 WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO EITHER NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.



**FRONT ELEVATION - SOUTH SIDE**

SCALE: 1/4"=1'-0"

WEATHER-RESISTANT DECK COATING BY WESTCOAT OR EQUAL ICC ESR-2201 OVER 1-LAYER BUTIENE OVER PLYWOOD SHEATHING OVER 2x DECK JOISTS - SLOPE 1/4" PER FOOT MINIMUM FOR DRAINAGE (SEE SHEET D-4 FOR DECK DETAILS).

4 - 14" x 6" FOUNDATION VENTS BY 'BRANDGUARD' AT 25.4 SQ. IN. PER VENT FOR MAIN LEVEL

CONCRETE STOOP SLOPE 1/4" PER FOOT FOR DRAINAGE

3 - 14" x 18" VENTS BY 'BRANDGUARD' AT 71.1 SQ. IN. PER VENT

WEATHER-RESISTANT DECK COATING BY WESTCOAT OR EQUAL ICC ESR-2201 OVER 1-LAYER BUTIENE OVER PLYWOOD SHEATHING OVER 2x DECK JOISTS - SLOPE 1/4" PER FOOT MINIMUM FOR DRAINAGE (SEE SHEET D-4 FOR DECK DETAILS).

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**LOT No. 9**

**EXTERIOR ELEVATIONS**

REVISIONS  
 JAN 6, 2017 P.C. 1  
 MAR 2, 2017 P.C. 2  
 JUNE 11TH PLANNING C. 3  
 NOV. 15, 2017 PLANNING

DESIGNED BY  
 DRAWN BY  
 CHECKED BY  
 JOB NO. 4276  
 DATE NOVEMBER 3, 2014  
 SHEET NO. 8

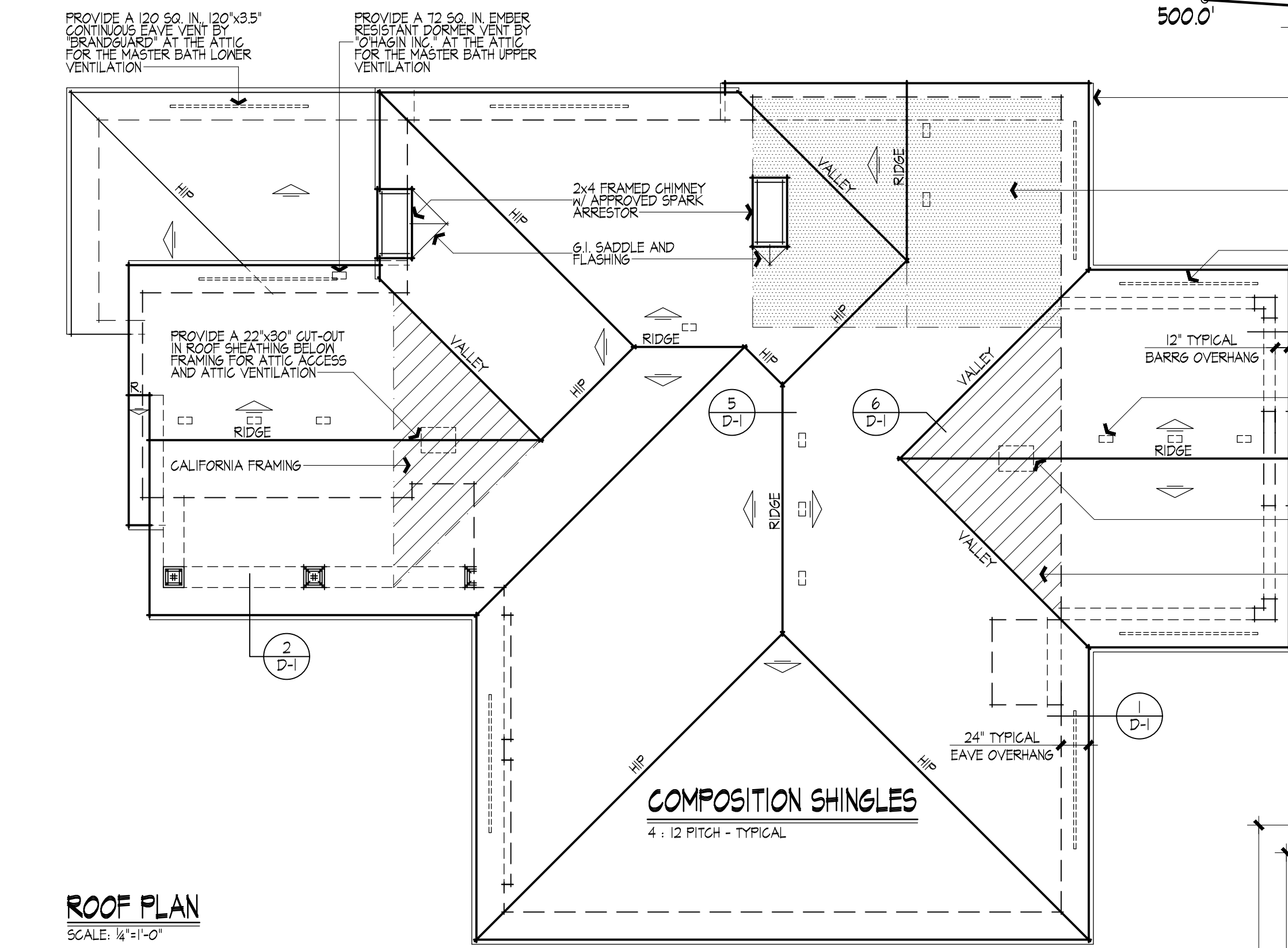
MARK GROSS & ASSOCIATES, INC. 8081 BERNARD DRIVE IRVINE, CALIFORNIA 92618 (949) 367-3000 FAX (949) 367-7600

THE CHAMBERLAIN GROUP 655 SKY WAY SUITE 220 SAN CLEMENTE, CALIFORNIA 92673 (949) 366-5662 FAX (949) 366-5666

**VERY HIGH FIRE SEVERITY ZONE NOTES:**

1. DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE. CBC 705A.4.1.
2. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.014-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 12 ASTM G40 SHEET RUNNING THE FULL LENGTH OF THE VALLEY. CBC 705A.3.
3. ALL VENT OPENINGS (ATTIC, UNDERDOOR, CONVECTION AIR, ETC.) ARE TO BE PROTECTED BY NON-COMBUSTIBLE, CORROSION RESISTANT MESH THAT MEETS THE FOLLOWING REQUIREMENTS:  
INDIVIDUAL VENT OPENINGS SHALL NOT EXCEED 144 SQUARE INCHES. THE DIMENSIONS OF THE OPENINGS SHALL BE A MINIMUM OF 1/16-INCH AND SHALL NOT EXCEED 1/8-INCH.
4. CHIMNEYS, FLUES OR STOVEPIPES ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT OR DEVICE SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR. CBC 71A.1.
5. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWMA 101/15.2 STRUCTURAL REQUIREMENTS. CBC 708A.2.1.
6. EXTERIOR WINDOW AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING:  
BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF CBC SECTION 2406 FOR SAFETY GLAZING.
7. EXTERIOR DOOR SHALL COMPLY WITH ONE OF THE FOLLOWING:  
THE EXTERIOR SURFACE OR GLAZING SHALL BE OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL. HAVE A MINIMUM 20-MINUTE FIRE-RESISTANCE RATING WHEN TESTED ACCORDING TO NFPA 252.  
TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-8A-1.  
CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:  
STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8 INCHES THICK. RAISED PANELS SHALL NOT BE LESS THAN 1 1/4 INCHES THICK. THE EXTERIOR PERIMETER OF THE RAISED PANEL MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.

8. CONSTRUCTION OF WALKING SURFACES OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL COMPLY WITH ONE OF THE FOLLOWING:  
IGNITION RESISTANT MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDARD 12-7A-4, AND SFM STANDARD 12-7A-5.  
EXTERIOR FIRE TREATED WOOD.  
NON-COMBUSTIBLE MATERIAL.  
ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-4A WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO EITHER NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.



**ROOF VENTILATION DATA: MAIN FLOOR ATTIC**  
335750. FT. ATTIC/300 = 112.50. FT. x 144 SQ. IN. = 1612.50. IN. VENTILATION AREA REQUIRED

TOTAL VENTILATION REQUIRED TO BE DIVIDED EQUALLY AMONG UPPER AND LOWER VENTILATION PER C.R.C. SECTION R306.

REQUIRED UPPER VENTILATION: 807.50. IN.

PROVIDE  
\* 12" O.D. IN. EMBER RESISTANT DORMER VENTS WITH 1/2" O.D. IN. OF FREE VENTILATION FOR EACH VENT. = 864.50. IN.

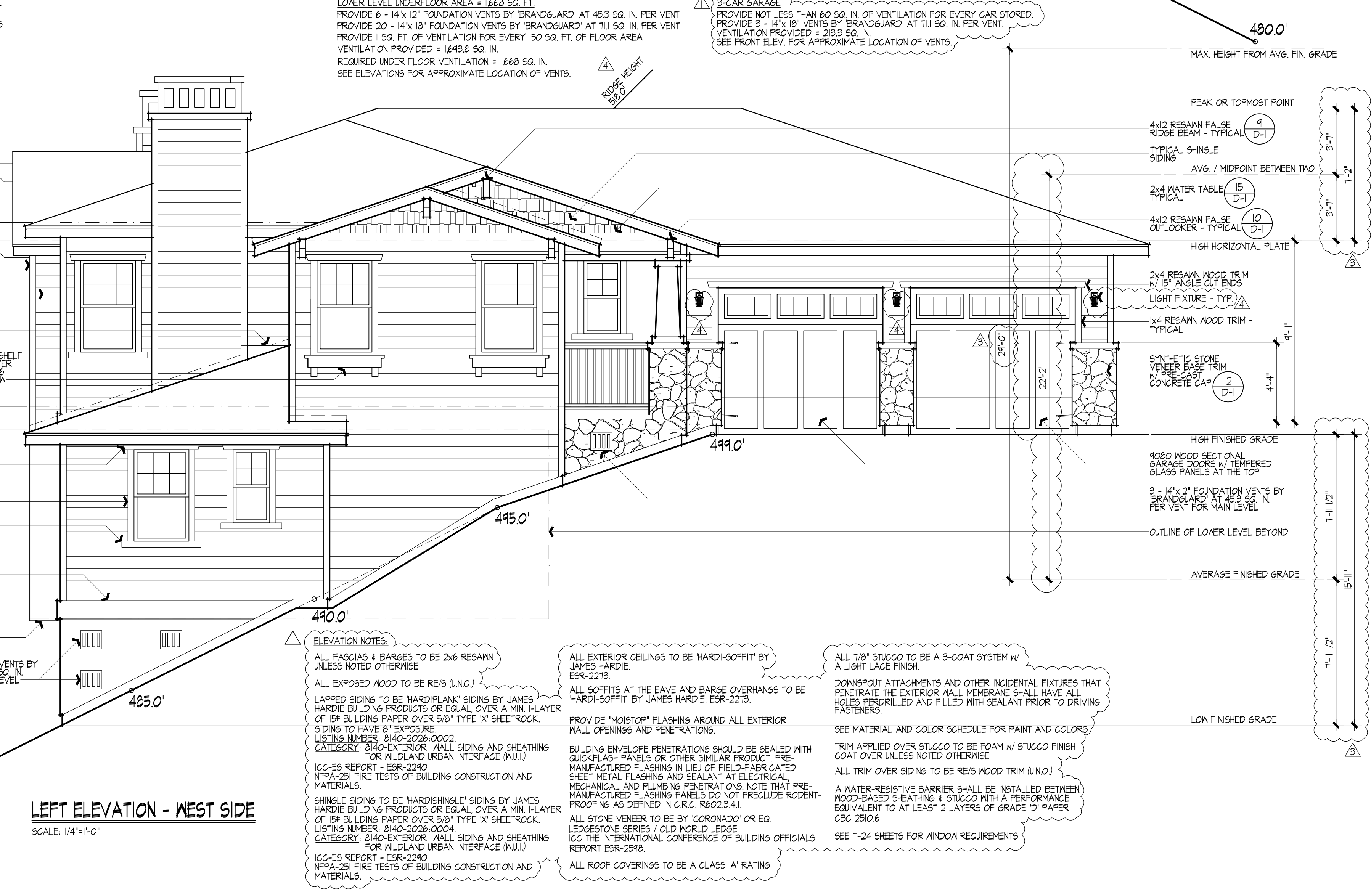
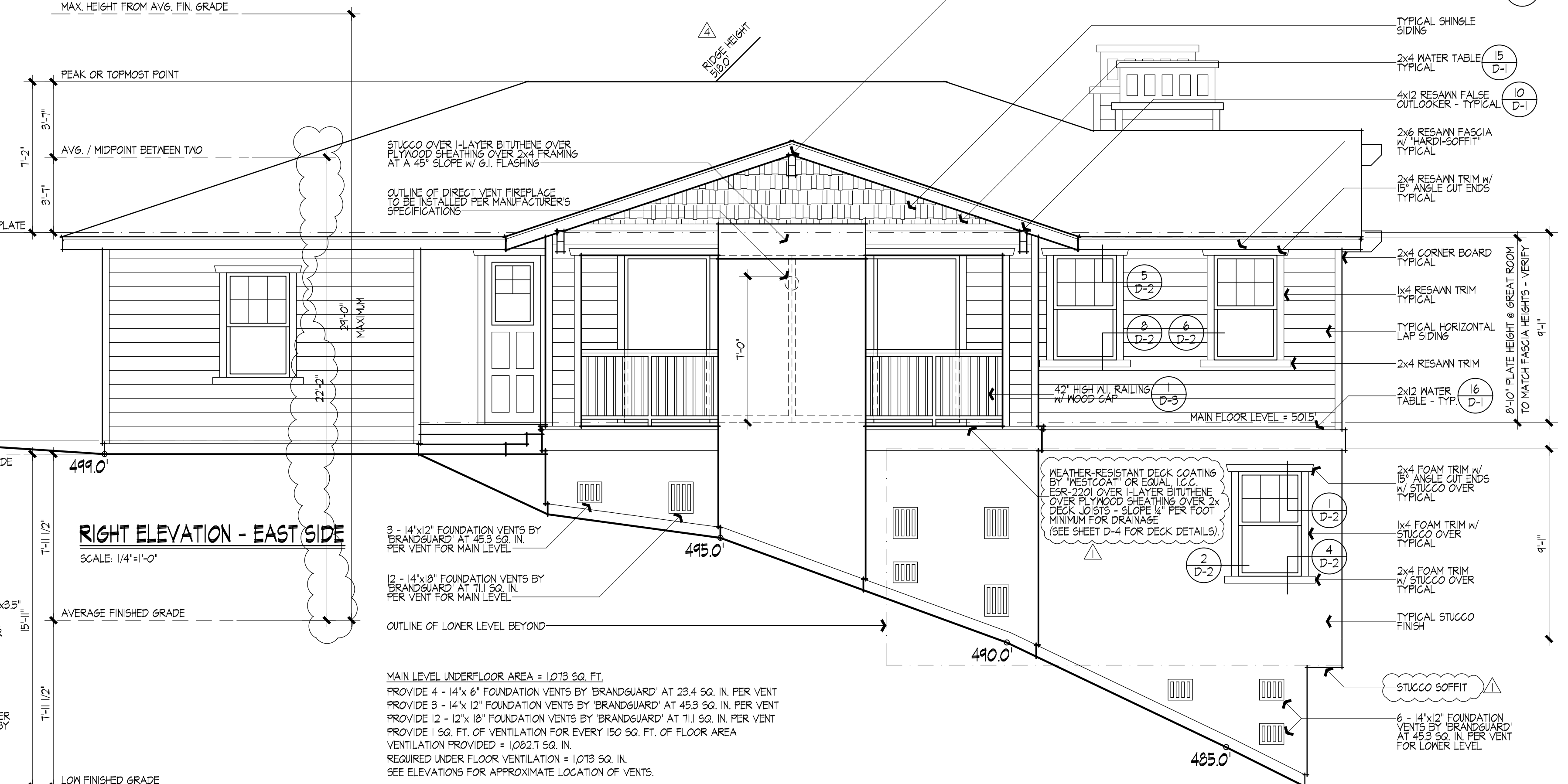
TOTAL = 864.50. IN.

REQUIRED LOWER VENTILATION: 807.50. IN.

PROVIDE  
\* 12" O.D. IN. EMBER RESISTANT DORMER VENTS WITH 1/2" O.D. IN. OF FREE VENTILATION FOR EACH VENT. = 840.50. IN.

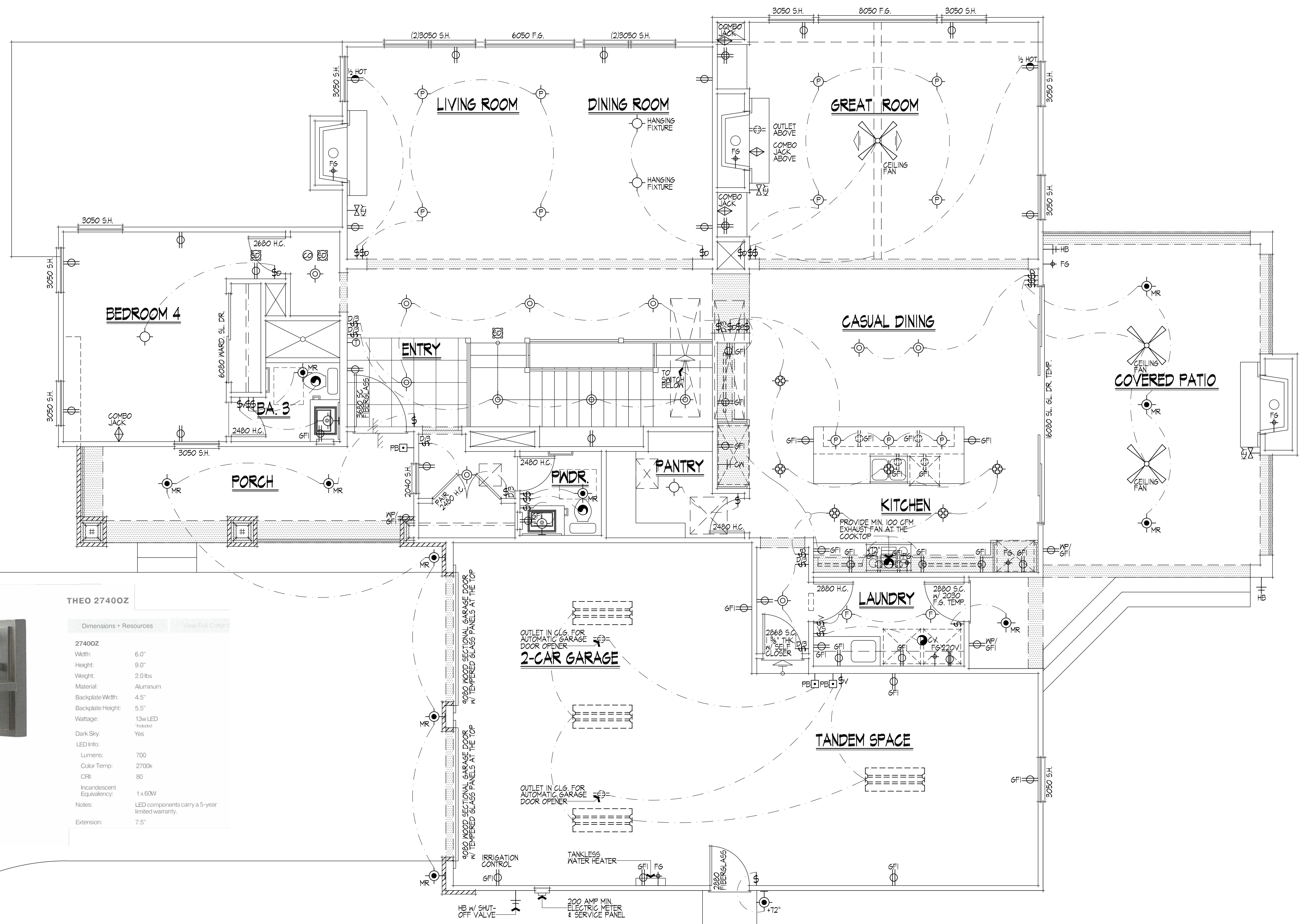
TOTAL = 840.50. IN.

- ROOF NOTES:**
1. REFER TO SHEET D-1 FOR COMPLETE ROOFING NOTES AND DETAILS.
  2. ROOF SHEATHING TO BE SOLID. SEE STRUCTURAL ENGINEER'S SHEETS FOR SPECIFICATIONS.
  3. COMPOSITION ROOF SHINGLE TO HAVE A CLASS 'A' RATING.
  4. COMPOSITION SHINGLES INSTALLATION SHALL BE PER MANUFACTURER'S SPECIFICATIONS AND COMPLY WITH C.R.C. SECTION R305.2.
  5. UNDERLAYMENT APPLICATION FOR ROOF SLOPES FROM 2:12 UP TO 4:12, UNDERLAYMENT SHALL BE 2 LAYERS APPLIED IN THE FOLLOWING MANNER. APPLY A 18-INCH STRIP OF 30# FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36-INCH WIDE SHEETS OF 30# UNDERLAYMENT OVERLAPPING SUCCESSIVE SHEETS 18-INCHES, AND FASTENED SUFFICIENTLY TO HOLD IN PLACE. FOR ROOF SLOPES GREATER THAN 4:12, UNDERLAYMENT SHALL BE ONE LAYER OF 30# FELT APPLIED IN THE FOLLOWING MANNER. UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES. FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6 FEET.
  6. SHINGLE ATTACHMENT. ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER BUT NOT LESS THAN 4 FASTENERS PER STRIP SHINGLE OR 2 FASTENERS PER INDIVIDUAL SHINGLE. WHERE THE ROOF SLOPE EXCEEDS 21:12 PITCH, SHINGLES SHALL BE INSTALLED AS REQUIRED BY THE MANUFACTURER.
  7. FASTENERS. FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAUGE SHANK WITH A MINIMUM 3/8" DIAMETER HEAD, ASTM F 1667, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND A MINIMUM OF 3/8" INTO THE ROOF SHEATHING. WHERE THE ROOF SHEATHING IS LESS THAN 3/8" THICK, THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING. FASTENERS SHALL COMPLY WITH ASTM F 1667.
  8. THIS WILL BE A COOL ROOF APPLICATION BY 'CERTAINTED', MODEL 'RESIDENTIAL SOLARIS'. PRODUCT ID. NO. 0668-0016. COLOR TO BE 'MAX. DEF. WEATHERED WOOD'. SOLAR REFLECTANCE = 25. THERMAL EMITTANCE = 93.
  9. PROVIDE DIVERTERS AS REQUIRED.
  10. ALL ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
  11. PROVIDE A MINIMUM 22" x 30" ACCESS OPENINGS IN THE ROOF SHEATHING TO OVER FRAMED ATTIC AREAS WITH 30" MINIMUM HEAD CLEARANCE. PROVIDE A 12" x 12" OPENING IN ROOF SHEATHING TO OVER FRAMED ATTIC AREAS WITH LESS THAN 30" HEAD CLEARANCE FOR VENTILATION.
  12. RADIANT BARRIER IS NOT REQUIRED. SEE SHEET T-24.4.
  13. A HEIGHT CERTIFICATION WILL BE REQUIRED PRIOR TO THE ROOF NAILING / FRAMING INSPECTION.
  14. ROOF COVERINGS THAT CREATE A SPACE BETWEEN THE ROOF COVERING AND THE ROOF DECK SHALL HAVE ONE LAYER OF 12# MINERAL SURFACED GAP SHEET INSTALLED OVER THE COMBUSTIBLE ROOF DECK.
  15. VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDER FLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH. OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS PER CBC 3271.2:  
A. THE DIMENSIONS OF THE OPENINGS SHALL BE A MINIMUM OF 1/16TH INCH AND SHALL NOT EXCEED 1/8TH INCH.  
B. THE MATERIALS USED SHALL BE NON-COMBUSTIBLE AND CORROSION RESISTANT.



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- LEGEND**
- DOOR BELL PUSH BUTTON
  - TV/CABLE OUTLET
  - HOSE BIBB
  - COLD WATER
  - FUEL GAS
  - THERMOSTAT
  - INTERMITTENT EXHAUST FAN 50 CFM MIN. MUST BE RATED AT 3.0 SONE OR LESS
  - CONTINUOUS VENTILATION EXHAUST FAN 50 CFM MIN. MUST BE RATED AT 1.0 SONE OR LESS
  - DUPLEX OUTLET TO BE PROTECTED BY AN AFCI (C.R.C. R314) AND TAMPER RESISTANT (C.E.C. ARTICLE 406.11)
  - 1/2 HOT SWITCHED OUTLET TO BE PROTECTED BY AN AFCI (C.R.C. R314) AND TAMPER RESISTANT (C.E.C. ARTICLE 406.11)
  - GROUND FAULT PROTECTED OUTLET
  - WEATHERPROOF OUTLET
  - 4-PRONG OUTLET TO BE PROTECTED BY AN AFCI (C.R.C. R314) AND TAMPER RESISTANT (C.E.C. ARTICLE 406.11)
  - DUPLEX FLOOR OUTLET TO BE PROTECTED BY AN AFCI (C.R.C. R314) AND TAMPER RESISTANT (C.E.C. ARTICLE 406.11)
  - DECORA SWITCH
  - THREE-WAY DECORA SWITCH
  - FOUR-WAY DECORA SWITCH
  - PHONE JACK
  - DIMMER SWITCH
  - THREE-WAY DIMMER SWITCH
  - FOUR-WAY DIMMER SWITCH
  - VACANCY SENSOR SWITCH
  - LABELED VENTILATION SYSTEMS CONTROLS
  - 4" INCAN FLUSH LIGHT
  - 6" INCAN FLUSH LIGHT
  - 6" LED FLUSH LIGHT
  - 6" INCAN EYEBALL LIGHT
  - WALL MOUNTED LIGHT
  - CEILING MOUNTED LIGHT
  - CEILING MOUNTED FLUORESCENT LIGHT NON-INTERCHANGEABLE WITH INCANDESCENT LIGHT
  - 4'-0" SINGLE LIGHT, CEILING MOUNTED FLUORESCENT LIGHT
  - FLUORESCENT WALL LIGHT NON-INTERCHANGEABLE WITH INCANDESCENT LIGHT
  - RECESSED FLUORESCENT DOWNLIGHT NON-INTERCHANGEABLE WITH INCANDESCENT LIGHT, MOISTURE RESISTANT
  - SMOKE DETECTOR HARD-WIRED W/ BATTERY BACK-UP. DETECTORS SHALL BE INTER-CONNECTED AND PLACED OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF THE DWELLING UNIT. (C.R.C. R314)
  - CARBON MONOXIDE DETECTOR HARD-WIRED W/ BATTERY BACK-UP. DETECTORS SHALL BE INTER-CONNECTED AND PLACED OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EVERY LEVEL OF THE DWELLING UNIT. SMOKE DETECTOR TO BE PROTECTED BY AN AFCI (C.R.C. R314 AND R315)
  - CEILING FAN
  - 24"x48" CEILING MOUNTED FLUORESCENT LIGHT FIXTURE
  - COMBO MEDIA JACK
  - LED PENDANT LIGHT FIXTURE



**THEO 27400Z**

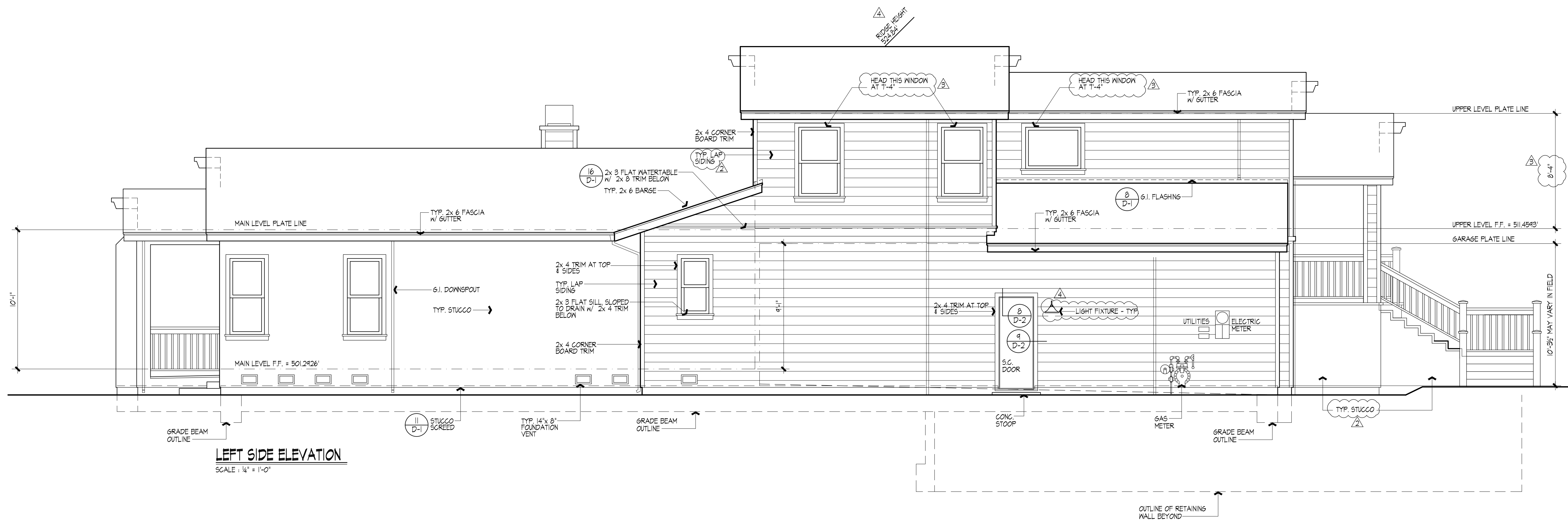
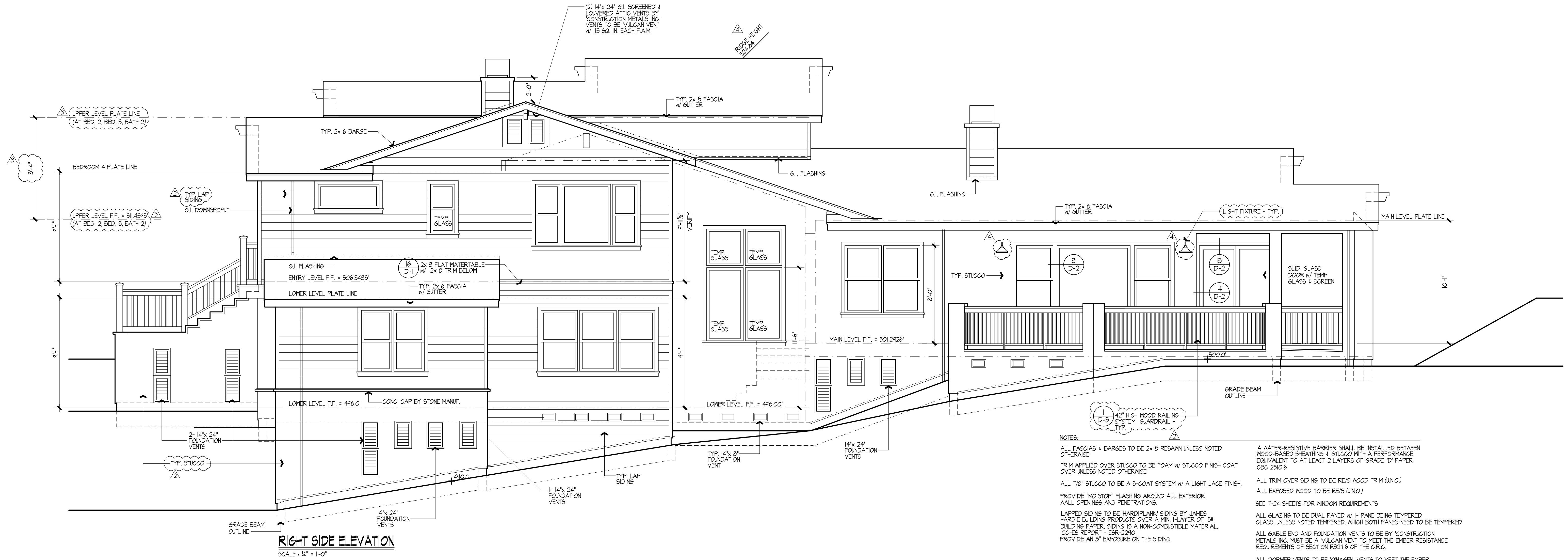
Dimensions + Resources	View Full Color
27400Z	
Width:	6.0"
Height:	9.0"
Weight:	2.0 lbs
Material:	Aluminum
Backplate Width:	4.5"
Backplate Height:	5.5"
Wattage:	13w LED
Dark Sky:	Yes
LED Info:	
Lumens:	700
Color Temp:	2700k
CRI:	80
Incandescent Equivalency:	1 x 60W
Notes:	LED components carry a 5-year limited warranty.
Extension:	7.5"



**EXTERIOR LIGHT FIXTURE**  
 HINKLEY SHELTER - MODEL THEO 27400Z

**MAIN LEVEL UTILITY PLAN**  
 SCALE: 1/4"=1'-0"





**LOT No. 10**  
**EXTERIOR ELEVATIONS**

**MARK GROSS & ASSOCIATES, INC.**  
8081 Research Drive  
Irvine, California 92618  
(949) 367-3000 Fax (949) 367-7600

**TICONDEROGA PARTNERS, LLC**  
655 SKY WAY - SUITE 200  
SAN CLEMENTE, CALIFORNIA 94701  
PHONE (650) 595-5582 FAX (650) 595-5066

"HIGHLAND ESTATES, LOT 10"  
2184 COBBLEHILL PLACE  
SAN MATEO, CALIFORNIA

REVISIONS  
FEB. 8, 2017 P.C. 1  
FEB. 9, 2017 PLANNING C.  
JUNE 19, 2017 PLANNING C. 2  
NOV. 15, 2017 PLANNING C. 3

LICENSED ARCHITECT  
MARK G. GROSS  
C-24831  
EX. 8-30  
STATE OF CALIFORNIA

ALL DIMENSIONS & CONDITIONS ARE TO BE VERIFIED BY CONTRACTOR BEFORE START OF CONSTRUCTION.

DESIGNED BY  
DRAWN BY  
CHECKED BY  
JOB NO.  
DATE  
SHEET NO.

**10-12**

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Lamps Plus | Dark Sky Compliant | Bayport Collection Dark Sky 10 1/4" High Outdoor Wall Light

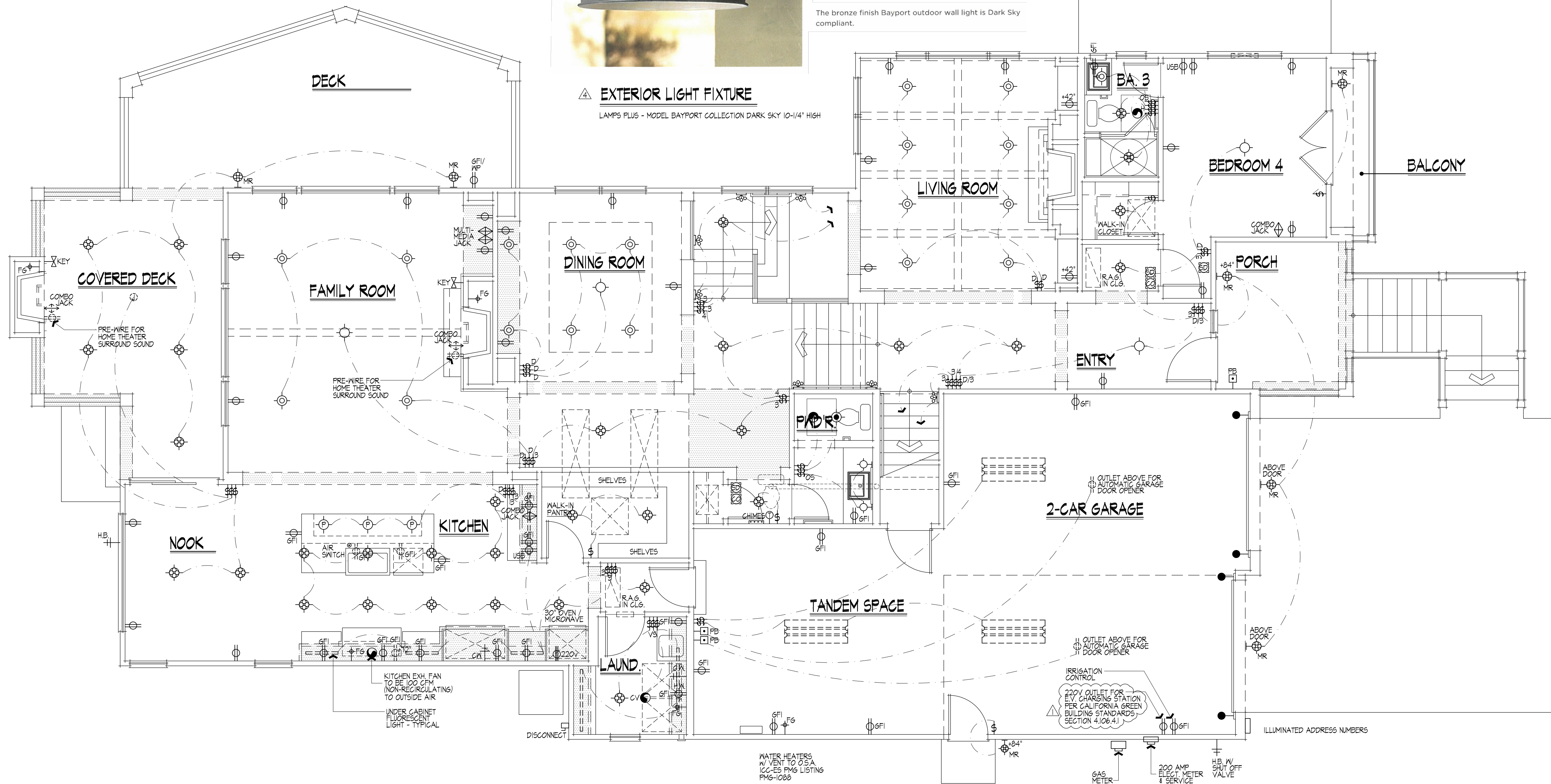


Bayport Collection Dark Sky 10 1/4" High Outdoor Wall Light - Style # M5913

The bronze finish Bayport outdoor wall light is Dark Sky compliant.

**EXTERIOR LIGHT FIXTURE**

LAMPS PLUS - MODEL BAYPORT COLLECTION DARK SKY 10-1/4" HIGH



**MAIN LEVEL UTILITY PLAN**

SCALE: 1/4" = 1'-0"

**NOTES:**

- DIMMERS SHALL BE CAPABLE OF REDUCING POWER CONSUMPTION BY A MINIMUM OF 60% WHEN THE DIMMER IS AT ITS LOWEST LIGHT LEVEL. (CEC 161.11)
- RECESSED LIGHT FIXTURES INSTALLED IN A RATED CEILING SHALL BE SEALED TO AIR TIGHT AND GASKETED OR CAULKED BETWEEN THE HOUSING AND THE CEILING. (CECM 6.4)
- A MECHANICAL VENTILATION SYSTEM IN LIEU OF OPENABLE WINDOWS IN THE BATHROOM, TOILET ROOM AND LAUNDRY ROOM TO FURNISH 50 CFM AIR CHANGES PER HOUR DIRECT TO THE OUTSIDE IS REQUIRED. (R309.3)
- IN THE LAUNDRY ROOM PROVIDE AN EXHAUST FAN DIRECT TO THE OUTSIDE THAT IS CAPABLE OF OPERATION 24/7 FOR AIR QUALITY. THE FOLLOWING IS REQUIRED:
  - VENTILATION RATE (CFM) = (CONDITIONED FLOOR AREA / 100) \* (7.5 \* (# OF BEDROOMS + 1)) THIS IS GREATER THAN 50 CFM.
  - THE SWITCH MUST BE LABELED.
  - CAN NOT EXCEED THE SOUND REQUIREMENT OF 1 SONE.
- ALL 120V SINGLE PHASE, 15 & 20 AMP BRANCH CIRCUITS SHALL BE (THAT ARE NOT REQUIRED TO BE GFI RATED), SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT-INTERRUPTER (AFCI). THIS INCLUDES RECEPTACLES, SMOKE DETECTORS, CEILING FANS, ETC. (E.C. 210.12)

- IN LIEU OF INSTALLING AN AFCI RATED BREAKER, A COMBINATION RATED AFCI OUTLET CAN BE INSTALLED AT THE FIRST OUTLET TO PROVIDE PROTECTION FOR THE REMAINING PORTION OF THE BRANCH CIRCUIT IF THE FOLLOWING IS PROVIDED: (E.C.210.12)
  - RMC, IMC, EMT, OR STEEL ARMORED CABLE TYPE AC MEETING THE REQUIREMENTS OF 250.18 IS INSTALLED BETWEEN THE PANEL AND THE RATED AFCI OUTLET.
  - THE AFCI OUTLET IS INSTALLED IN A METAL OUTLET AND JUNCTION BOX.
- IN ALL AREAS SPECIFIED IN 210.52, ALL 125-VOLT 15- AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (406.1)
- ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON THE TREAD RUNS OF NOT LESS THAN 1 FOOT-CANDLE (1 LUX)
- LUMINAIRES LOCATED WITHIN THE ACTUAL OUTSIDE DIMENSION OF THE BATHTUB AND SHOWER TO A HEIGHT OF 8 FEET VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD MUST BE LISTED FOR DAMP LOCATIONS OR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY. (CEC 410.10 (D))
- OUTDOOR FIXTURES INCLUDING LUMINAIRES SHALL BE LISTED FOR OUTDOOR USE. (CEC 552.39(A))

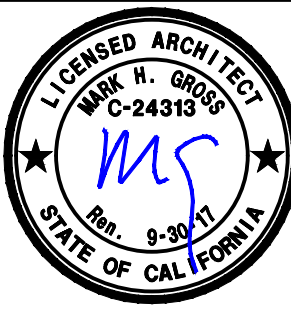
**LEGEND**

<ul style="list-style-type: none"> <li>□ PB DOOR BELL PUSH BUTTON</li> <li>TV/CABLE OUTLET</li> <li>P/J PHONE JACK</li> <li>HOSE BIBB</li> <li>COLD WATER</li> <li>FUEL GAS</li> <li>THERMOSTAT</li> <li>INTERMITTENT EXHAUST FAN 50 CFM MIN. MUST BE RATED AT 3.0 SONE OR LESS</li> <li>CONTINUOUS VENTILATION EXHAUST FAN 30 CFM MIN. MUST BE RATED AT 1.0 SONE OR LESS</li> <li>DUPLEX OUTLET TO BE PROTECTED BY AN AFCI (C.R.C. R314) AND TAMPER RESISTANT (C.E.C. ARTICLE 406.1)</li> <li>1/2 HOT SWITCHED OUTLET TO BE PROTECTED BY AN AFCI (C.R.C. R314) AND TAMPER RESISTANT (C.E.C. ARTICLE 406.1)</li> <li>GFI GROUND FAULT PROTECTED OUTLET</li> <li>W/P/6FI GROUND FAULT PROTECTED WEATHERPROOF OUTLET</li> </ul>	<ul style="list-style-type: none"> <li>DECORA SWITCH</li> <li>THREE-WAY DECORA SWITCH</li> <li>FOUR-WAY DECORA SWITCH</li> <li>DIMMER SWITCH</li> <li>THREE-WAY DIMMER SWITCH</li> <li>FOUR-WAY DIMMER SWITCH</li> <li>VACANCY SENSOR SWITCH</li> <li>LABELLED VENTILATION SYSTEMS CONTROLS</li> <li>4" INCAN. FLUSH LIGHT</li> <li>6" INCAN. FLUSH LIGHT</li> <li>6" LED. FLUSH LIGHT</li> <li>6" INCAN. EYEBALL LIGHT</li> <li>WALL MOUNTED LIGHT</li> <li>CEILING MOUNTED LIGHT</li> <li>CEILING MOUNTED FLUORESCENT LIGHT NON-INTERCHANGEABLE WITH INCANDESCENT LIGHT</li> </ul>	<ul style="list-style-type: none"> <li>4'-0" SINGLE LIGHT, CEILING MOUNTED FLUORESCENT LIGHT</li> <li>FLUORESCENT WALL LIGHT NON-INTERCHANGEABLE WITH INCANDESCENT LIGHT.</li> <li>RECESSED FLUORESCENT DOWNLIGHT NON-INTERCHANGEABLE WITH INCANDESCENT LIGHT, MOISTURE RESISTANT</li> <li>RECESSED FLUORESCENT DOWNLIGHT NON-INTERCHANGEABLE WITH INCANDESCENT LIGHT, MOISTURE RESISTANT</li> <li>SMOKE DETECTOR, HARD-WIRED w/ BATTERY BACK-UP. DETECTORS SHALL BE INTER-CONNECTED TO SOUND AT THE SAME TIME. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED (C.B.C. 907.2.1.2, 907.2.1.3, 907.2.1.4. TO BE PROTECTED BY AN AFCI (C.R.C. R314)</li> <li>CARBON MONOXIDE DETECTOR, HARD-WIRED w/ BATTERY BACK-UP. DETECTORS SHALL BE INTER-CONNECTED AND PLACED OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE DWELLING UNIT. (C.R.C. R315)</li> </ul>	<ul style="list-style-type: none"> <li>CEILING FAN</li> <li>24"x48" CEILING MOUNTED FLUORESCENT LIGHT FIXTURE</li> <li>COMBO MEDIA JACK</li> <li>MULTI-MEDIA JACK</li> </ul>
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LOT No. 10  
 MAIN LEVEL  
 UTILITY PLAN

REVISIONS

▲ FEB. 8, 2017	P.C. 1
▲ FEB. 9, 2017	PLANNING C.
▲ JUNE 13 <sup>TH</sup> 2017	PLANNING C. 2
▲ NOV. 15, 2017	PLANNING C.



ALL DIMENSIONS & CONDITIONS ARE TO BE VERIFIED BY CONTRACTOR BEFORE START OF CONSTRUCTION.

DESIGNED BY	R.L.S.
DRAWN BY	R.L.S.
CHECKED BY	
JOB NO.	4271
DATE	JANUARY 06, 2016
SHEET NO.	10-14

10-14

MARK GROSS & ASSOCIATES, INC.  
 8801 BERNARD DRIVE  
 IRVINE, CALIFORNIA 92618  
 (949) 367-3000 FAX (949) 367-7600

"HIGHLAND ESTATES, LOT 10"  
 2184 COBBLEHILL PLACE  
 SAN MATEO, CALIFORNIA  
 TICONDEROGA PARTNERS, LLC  
 655 SKY WAY, SUITE 200  
 SAN CARLOS, CALIFORNIA 94070  
 PHONE (650) 595-5582 FAX (650) 595-5066

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**ELEVATION NOTES:**

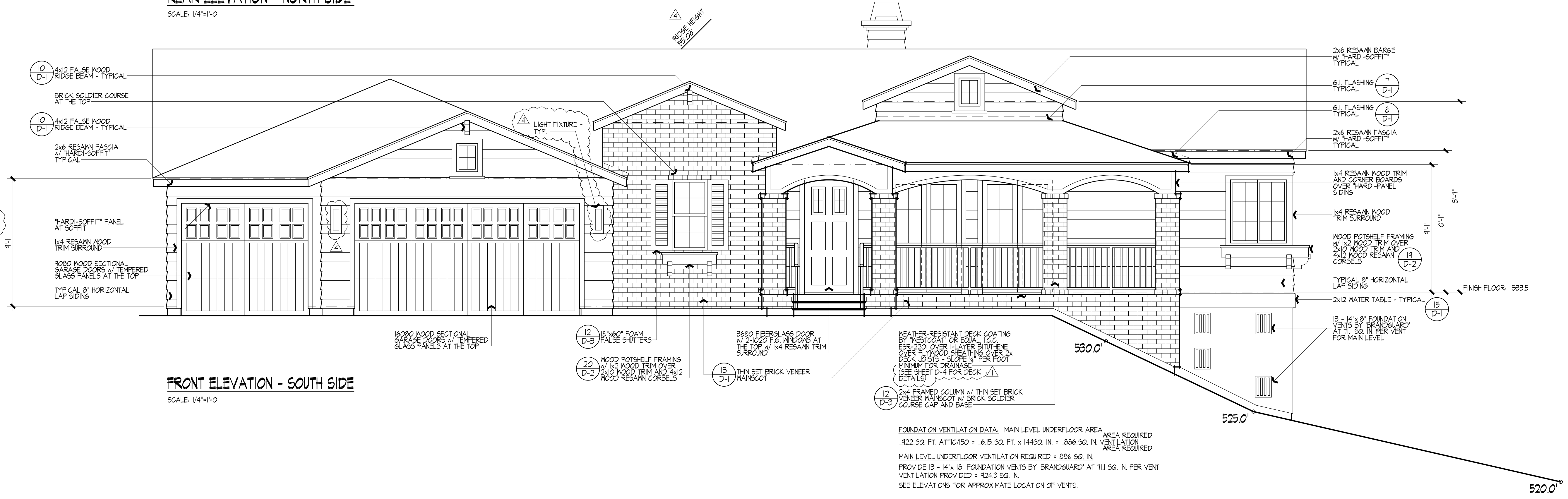
- ALL FASCIAS & BARGES TO BE 2x6 RESAWN UNLESS NOTED OTHERWISE
- ALL EXPOSED WOOD TO BE RE/S (UNO)
- ALL LAP SIDING TO BE BY JAMES HARDIE OR EQUAL SIDING TO HAVE 5' EXPOSURE. ICC-ES NUMBER ESR-2240.
- NFPA-251 FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS
- ALL EXTERIOR CEILINGS TO BE HARDI-SOFFIT BY JAMES HARDIE ESR-2273.
- ALL SOFFITS AT THE EAVE AND BARGE OVERHANGS TO BE HARDI-SOFFIT BY JAMES HARDIE ESR-2273.
- PROVIDE "MOISTOP" FLASHING AROUND ALL EXTERIOR WALL OPENINGS AND PENETRATIONS.
- BUILDING ENVELOPE PENETRATIONS SHOULD BE SEALED WITH GULKFLASH PANELS OR OTHER SIMILAR PRODUCT. PRE-MANUFACTURED FLASHING IN LIEU OF FIELD-FABRICATED SHEET METAL FLASHING AND SEALANT AT ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS. NOTE THAT PRE-MANUFACTURED FLASHING PANELS DO NOT PRECLUDE RODENT-PROOFING AS DEFINED IN C.R.C. R602.3.4.1.
- ALL BRICK VENEER TO BE BY KORONADO OR EQ. ICC THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS. REPORT ESR-2546.
- ALL ROOF COVERINGS TO BE A CLASS 'A' RATINGS
- ALL STUCCO TO BE A 3-COAT SYSTEM, 1/8" MINIMUM THICKNESS w/ A LIGHT LACE FINISH.
- DOWNPOUT ATTACHMENTS AND OTHER INCIDENTAL FIXTURES THAT PENETRATE THE EXTERIOR WALL MEMBRANE SHALL HAVE ALL HOLES DRILLERED AND FILLED WITH SEALANT PRIOR TO DRIVING FASTENERS.
- SEE MATERIAL AND COLOR SCHEDULE FOR PAINT AND COLORS.
- TRIM APPLIED OVER STUCCO TO BE FOAM W/ STUCCO FINISH COAT OVER UNLESS NOTED OTHERWISE
- ALL TRIM OVER SIDING TO BE RE/S WOOD TRIM (UNO)
- A WATER-RESISTIVE BARRIER SHALL BE INSTALLED BETWEEN WOOD-BASED SHEATHING & STUCCO WITH A PERFORMANCE EQUIVALENT TO AT LEAST 2 LAYERS OF GRADE D PAPER. CBC 2510.6
- SEE T-24 SHEETS FOR WINDOW REQUIREMENTS

**VERY HIGH FIRE SEVERITY ZONE NOTES:**

- DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE. CBC 705A.4.1.
- VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH NO. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RAINING THE FULL LENGTH OF THE VALLEY. CBC 705A.5.
- ALL VENT OPENINGS (ATTIC UNDERFLOOR COMBUSTION AIR, ETC.) ARE TO BE PROTECTED BY NONCOMBUSTIBLE, CORROSION RESISTANT MESH THAT MEETS THE FOLLOWING REQUIREMENTS:  
INDIVIDUAL VENT OPENINGS SHALL NOT EXCEED 144 SQUARE INCHES  
THE DIMENSIONS OF THE OPENINGS SHALL BE A MINIMUM OF 1/16-INCH INCH AND SHALL NOT EXCEED 1/8-INCH.
- CHIMNEYS, FLUES OR STOVEPIPES ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT OR DEVICE SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR. CBC 711A.1.
- GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWMA Q115.2 STRUCTURAL REQUIREMENTS. CBC 702A.2.1.
- EXTERIOR WINDOW AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING:  
BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF CBC SECTION 2406 FOR SAFETY GLAZING.  
HAVE A FIRE-RESISTANCE RATINGS OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 251.  
BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.
- EXTERIOR DOOR SHALL COMPLY WITH ONE OF THE FOLLOWING:  
THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.  
HAVE A MINIMUM 20-MINUTE FIRE-RESISTANCE RATINGS.  
TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.  
CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:  
STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8 INCHES THICK  
RAISED PANELS SHALL NOT BE LESS THAN 1 1/4 INCHES THICK, THE EXTERIOR PERIMETER OF THE RAISED PANEL MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.



**REAR ELEVATION - NORTH SIDE**  
SCALE: 1/4"=1'-0"



**FRONT ELEVATION - SOUTH SIDE**  
SCALE: 1/4"=1'-0"

**FOUNDATION VENTILATION DATA: MAIN LEVEL UNDERFLOOR AREA**  
 922.50 FT. ATTIC/150 = 6,15.50 FT. x 144.50 IN. = 886.50 IN. VENTILATION AREA REQUIRED  
 MAIN LEVEL UNDERFLOOR VENTILATION REQUIRED = 886.50 IN.  
 PROVIDE 13 - 14" x 18" FOUNDATION VENTS BY BRANDGUARD AT 111.50 IN. PER VENT  
 VENTILATION PROVIDED = 924.3 50. IN.  
 SEE ELEVATIONS FOR APPROXIMATE LOCATION OF VENTS.

**FOUNDATION VENTILATION DATA: LOWER LEVEL UNDERFLOOR AREA**  
 1840.50 FT. ATTIC/150 = 10,215.00 FT. x 144.50 IN. = 1,479.50 IN. VENTILATION AREA REQUIRED  
 LOWER LEVEL UNDERFLOOR VENTILATION REQUIRED = 1,479.50 IN.  
 PROVIDE 33 - 14" x 12" FOUNDATION VENTS BY BRANDGUARD AT 45.3 50. IN. PER VENT  
 VENTILATION PROVIDED = 1,494.9 50. IN.  
 SEE ELEVATIONS FOR APPROXIMATE LOCATION OF VENTS.

REVISIONS

NO.	DATE	DESCRIPTION	P.C.
1	DEC. 28, 2016	PLANS C.2	P.C. 1
2	JUNE 13/11	PLANS C.2	

ALL DIMENSIONS & CONDITIONS ARE TO BE VERIFIED BY CONTRACTOR BEFORE START OF CONSTRUCTION.

DESIGNED BY	
DRAWN BY	
CHECKED BY	
JOB NO.	4276
DATE	AUGUST 2015
SHEET NO.	

ROOF VENTILATION DATA: MAIN FLOOR ATTIC  
 247.950 FT. ATTIC/300 = 4.92 SQ. FT. x 144 SQ. IN. = 1428.50 IN. VENTILATION AREA REQUIRED

TOTAL VENTILATION REQUIRED TO BE DIVIDED EQUALLY AMONG UPPER AND LOWER VENTILATION PER C.R.G. SECTION R906.

REQUIRED UPPER VENTILATION: 714.50 IN.

PROVIDE

\* 4 - "BRANDGUARD" 14"x24" GABLE END VENTS WITH 47.50 IN. OF FREE VENTILATION FOR EACH VENT.

\* 5 - "OHAGIN" EMBER RESISTANT DORMER VENTS WITH 360.50 IN. OF FREE VENTILATION FOR EACH VENT.

TOTAL = 748.50 IN.

REQUIRED LOWER VENTILATION: 714.50 IN.

PROVIDE

\* 6 - "BRANDGUARD" 120"x35" CONTINUOUS EAVER VENTS WITH 120.50 IN. OF FREE VENTILATION FOR EACH VENT.

TOTAL = 120.50 IN.

ROOF VENTILATION DATA: PORCH/DINING ROOM ATTIC

382.50 FT. ATTIC/300 = 1.21 SQ. FT. x 144 SQ. IN. = 174.50 IN. VENTILATION AREA REQUIRED

TOTAL VENTILATION REQUIRED TO BE DIVIDED EQUALLY AMONG UPPER AND LOWER VENTILATION PER C.R.G. SECTION R906.

REQUIRED UPPER VENTILATION: 87.50 IN.

PROVIDE

\* 2 - "OHAGIN" EMBER RESISTANT DORMER VENTS WITH 144.50 IN. OF FREE VENTILATION FOR EACH VENT.

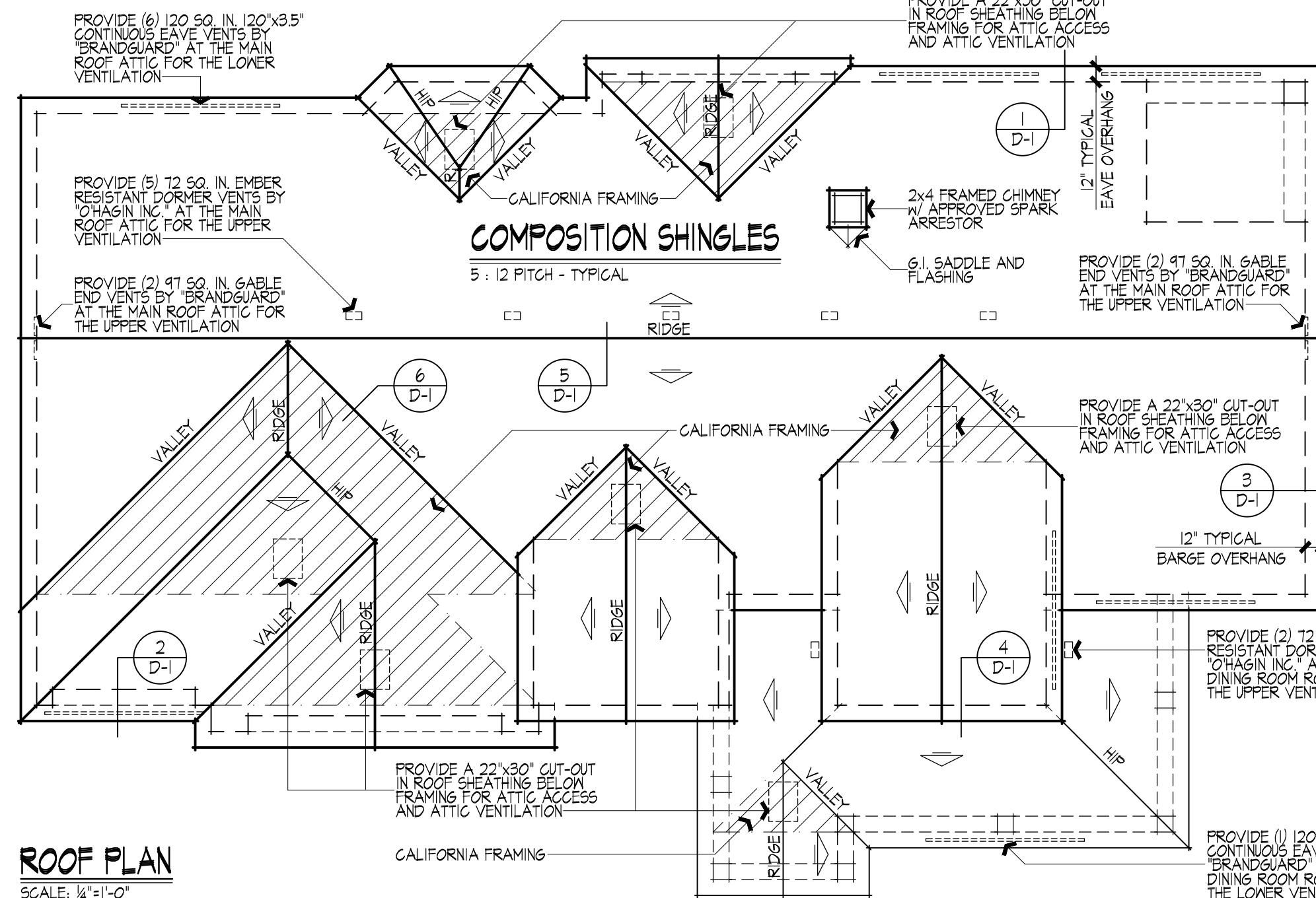
TOTAL = 144.50 IN.

REQUIRED LOWER VENTILATION: 87.50 IN.

PROVIDE

\* 1 - "BRANDGUARD" 120"x35" CONTINUOUS EAVER VENT WITH 120.50 IN. OF FREE VENTILATION FOR EACH VENT.

TOTAL = 120.50 IN.



ROOF PLAN

SCALE: 1/4"=1'-0"

ROOF NOTES:

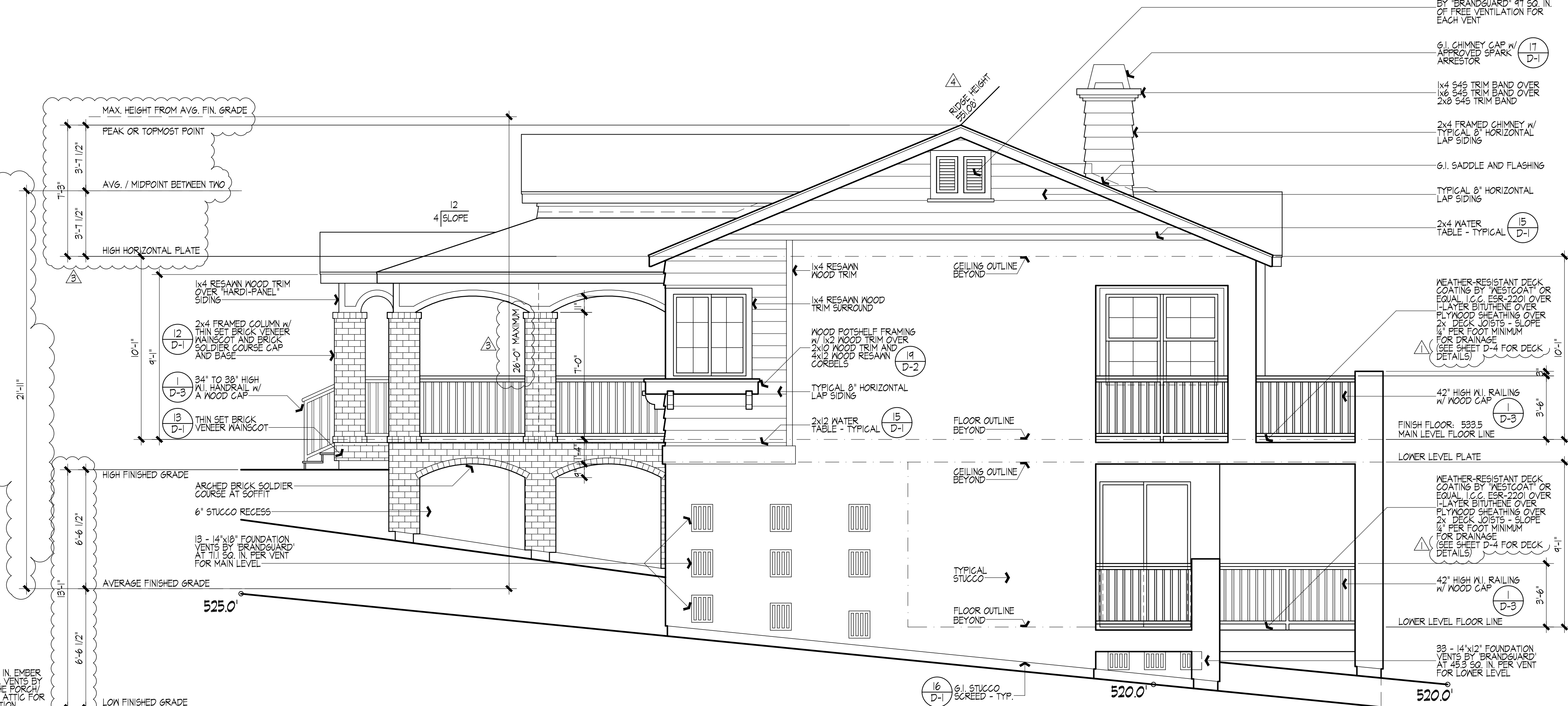
- REFER TO SHEET D-1 FOR COMPLETE ROOFING NOTES AND DETAILS.
- ROOF SHEATHING TO BE SOLID. SEE STRUCTURAL ENGINEER'S SHEETS FOR SPECIFICATIONS.
- COMPOSITION ROOF SHINGLE TO HAVE A CLASS 'A' RATING.
- COMPOSITION SHINGLES INSTALLATION SHALL BE PER MANUFACTURER'S SPECIFICATIONS AND COMPLY WITH C.R.G. SECTION R905.2.
- UNDERLAYMENT APPLICATION:  
FOR ROOF SLOPES FROM 2:12 UP TO 4:12, UNDERLAYMENT SHALL BE 2 LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A 18-INCH STRIP OF 30# FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE, STARTING AT THE EAVE, APPLY 36-INCH WIDE SHEETS OF 30# UNDERLAYMENT OVERLAPPING SUCCESSIVE SHEETS 14-INCHES, AND FASTENED SUFFICIENTLY TO HOLD IN PLACE. FOR ROOF SLOPES GREATER THAN 4:12, UNDERLAYMENT SHALL BE ONE LAYER OF 30# FELT APPLIED IN THE FOLLOWING MANNER: UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6 FEET.
- SHINGLE ATTACHMENT:  
ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER, BUT NOT LESS THAN 4 FASTENERS PER STRIP SHINGLE OR 2 FASTENERS PER INDIVIDUAL SHINGLE WHERE THE ROOF SLOPE EXCEEDS 2:12 PITCH. SHINGLES SHALL BE INSTALLED AS REQUIRED BY THE MANUFACTURER.
- FASTENERS:  
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAGE SHANK WITH A MINIMUM 3/8" DIAMETER HEAD, ASTM F 1667, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND A MINIMUM OF 3/4" INTO THE ROOF SHEATHING, WHERE THE ROOF SHEATHING IS LESS THAN 3/4" THICK, THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING. FASTENERS SHALL COMPLY WITH ASTM F 1667.
- THIS WILL BE A COOL ROOF APPLICATION BY "CERTANTEED" MODEL "PRESIDENTIAL SOLARIS" PRODUCT 1.0, No. 0868-0076.  
COLOR TO "MAX. DEF. WEATHERED WOOD".  
SOLAR REFLECTANCE = .28  
THERMAL EMITTANCE = .43
- PROVIDE DIVERTERS AS REQUIRED.
- ALL ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
- PROVIDE A MINIMUM 22"x30" ACCESS OPENING IN THE ROOF SHEATHING TO OVER FRAMED ATTIC AREAS WITH 30" MINIMUM HEAD CLEARANCE - PROVIDE A 12" X 12" OPENING IN ROOF SHEATHING TO OVER FRAMED ATTIC AREAS WITH LESS THAN 30" HEAD CLEARANCE FOR VENTILATION.
- RADIANT BARRIER IS REQUIRED IN BOTH FIRST FLOOR AND SECOND FLOOR ATTICS. SEE SHEET T-244
- A HEIGHT CERTIFICATION WILL BE REQUIRED PRIOR TO THE ROOF NAILING / FRAMING INSPECTION.
- ROOF COVERINGS THAT CREATE A SPACE BETWEEN THE ROOF COVERING AND THE ROOF DECK SHALL HAVE ONE LAYER OF 1/2" MINERAL SURFACED CAP SHEET INSTALLED OVER THE COMBUSTIBLE ROOF DECK.
- VENTILATION OPENINGS FOR ATTICS, ENCLOSED EAVER SOFFITS, ENCLOSED RAFTER SPACES AND UNDER FLOOR AREAS SHALL BE NON-COMBUSTIBLE, CORROSION RESISTANT AND HAVE WIRE MESH WITH 1/8" TO 1/8" OPENINGS OR ITS EQUIVALENT.

VERY HIGH FIRE SEVERITY ZONE NOTES:

- DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE. CBC 705A.4.1.
- VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.010-INCH (18 GAGE GALVANIZED STEEL) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 12 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. CBC 705A.3.
- ALL VENT OPENINGS (ATTIC, UNDERFLOOR, COMBUSTION AIR, ETC.) ARE TO BE PROTECTED BY NON-COMBUSTIBLE, CORROSION RESISTANT MESH THAT MEETS THE FOLLOWING REQUIREMENTS:  
INDIVIDUAL VENT OPENINGS SHALL NOT EXCEED 144 SQUARE INCHES. THE DIMENSIONS OF THE OPENINGS SHALL BE A MINIMUM OF 1/8-INCH INCH AND SHALL NOT EXCEED 1/8-INCH.
- CHIMNEYS, FLUES OR STOVEPIPES ATTACHED TO ANY FIREPLACE, STOVE BARBEQUE OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT OR DEVICE SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR. CBC 711A.1.
- GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS METAL REINFORCEMENT IN THE INTERLOCK AREA AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWMA 101/5.2 STRUCTURAL REQUIREMENTS. CBC 708A.2.2.
- EXTERIOR WINDOW AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING:  
BE CONSTRUCTED OF MULTIPANE GLAZINGS WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF CBC SECTION 2406 FOR SAFETY GLAZING.  
HAVE A FIRE-RESISTANCE RATINGS OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257.  
BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-1A-2.
- EXTERIOR DOOR SHALL COMPLY WITH ONE OF THE FOLLOWING:  
THE EXTERIOR SURFACE OR GLAZING SHALL BE OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.  
HAVE A MINIMUM 20-MINUTE FIRE-RESISTANCE RATINGS.  
BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-1A-1.  
CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:  
STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8 INCHES THICK.  
RAISED PANELS SHALL NOT BE LESS THAN 1 1/4 INCHES THICK; THE EXTERIOR PERIMETER OF THE RAISED PANEL MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.

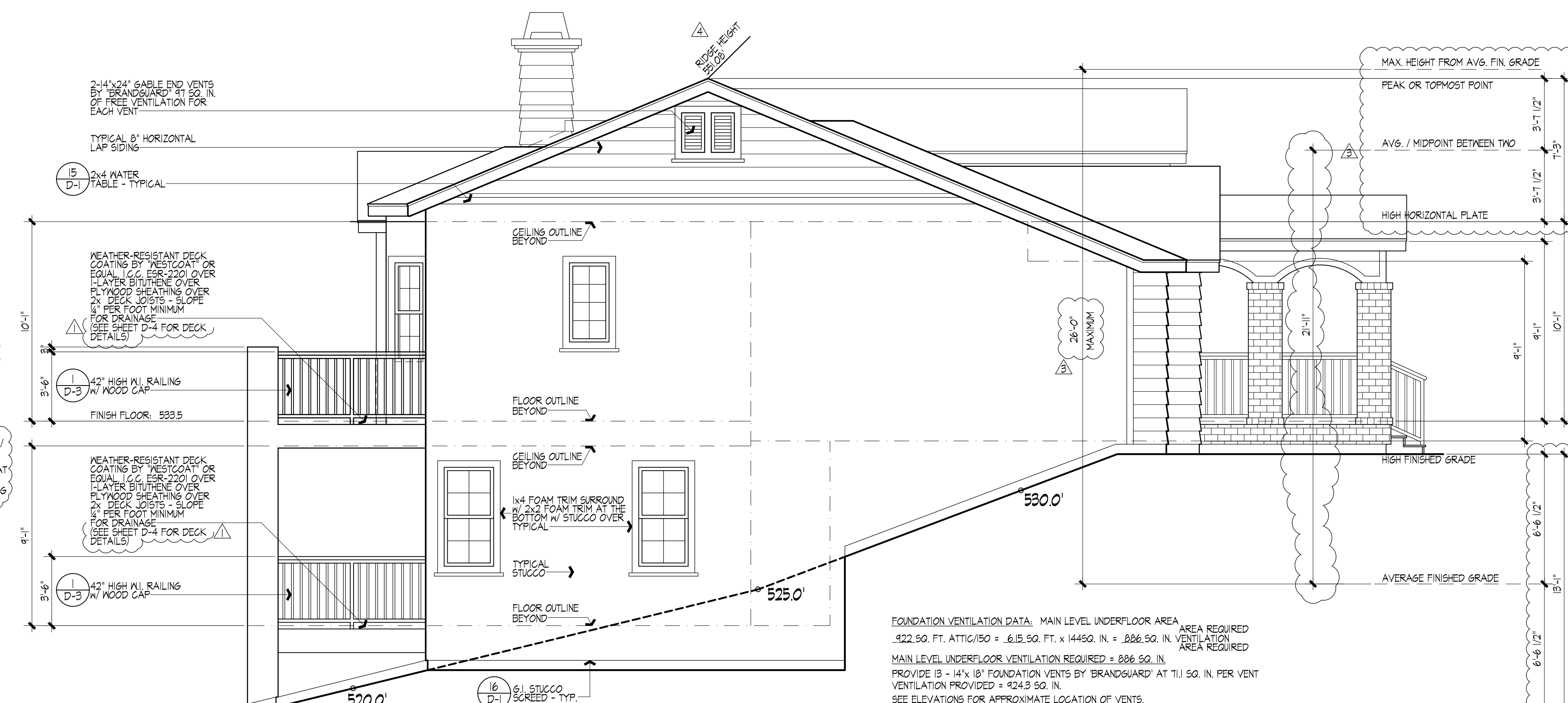
ELEVATION NOTES:

- ALL FASCIAS & BARGES TO BE 2x6 RESAWN UNLESS NOTED OTHERWISE.
- ALL EXPOSED WOOD TO BE RE/S (UN.O.)
- ALL LAP SIDING TO BE BY "JAMES HARDIE" OR EQUAL SIDING TO HAVE 8" EXPOSURE.  
ICC-ES NUMBER ESR-2290  
NFPA-251 FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS.
- ALL EXTERIOR CEILING TO BE "HARD-SOFFIT" BY JAMES HARDIE.  
ESR-2218.
- ALL SOFFITS AT THE EAVE AND BARGE OVERHANGS TO BE "HARD-SOFFIT" BY JAMES HARDIE.  
ESR-2218.
- PROVIDE "MOISTOP" FLASHING AROUND ALL EXTERIOR WALL OPENINGS AND PENETRATIONS.  
BUILDING ENVELOPE PENETRATIONS SHOULD BE SEALED WITH QUICKFLASH PANELS OR OTHER SIMILAR PRODUCT. PRE MANUFACTURED FLASHING IN LINE OF FIELD-FABRICATED SHEET METAL FLASHING AND SEALANT AT ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS. NOTE THAT PRE-MANUFACTURED FLASHING PANELS DO NOT PRECLUDE RODENT-PROOFING AS DEFINED IN C.R.C. 9602.3.4.1.
- ALL BRICK VENEER TO BE BY "CORONADO" OR EQ. ICG THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS, REPORT ESR-2598.
- ALL ROOF COVERINGS TO BE A CLASS 'A' RATING.
- ALL STUCCO TO BE A 3-COAT SYSTEM, 7/8" MINIMUM THICKNESS W/ A LIGHT LACE FINISH.
- DOWNSPOUT ATTACHMENTS AND OTHER INCIDENTAL FEATURES THAT PENETRATE THE EXTERIOR WALL MEMBRANE SHALL HAVE ALL HOLES PREDRILLED AND FILLED WITH SEALANT PRIOR TO DRIVING FASTENERS.
- SEE MATERIAL AND COLOR SCHEDULE FOR PAINT AND COLORS.
- ALL TRIM OVER SIDING TO BE RE/S WOOD TRIM (UN.O.)
- A WATER-RESISTIVE BARRIER SHALL BE INSTALLED BETWEEN WOOD-BASED SHEATHING & STUCCO WITH A PERFORMANCE EQUIVALENT TO AT LEAST 2 LAYERS OF GRADE 'D' PAPER CBC 2510.6
- SEE T-24 SHEETS FOR WINDOW REQUIREMENTS



RIGHT ELEVATION - EAST SIDE

SCALE: 1/4"=1'-0"



LEFT ELEVATION - WEST SIDE

SCALE: 1/4"=1'-0"

FOUNDATION VENTILATION DATA: MAIN LEVEL UNDERFLOOR AREA  
 .922.50 FT. ATTIC/150 = 6.15 SQ. FT. x 144 SQ. IN. = 886.50 IN. VENTILATION AREA REQUIRED  
 MAIN LEVEL UNDERFLOOR VENTILATION REQUIRED = 886.50 IN.  
 PROVIDE 13 - 14"x18" FOUNDATION VENTS BY "BRANDGUARD" AT 71.1 SQ. IN. PER VENT  
 VENTILATION PROVIDED = 1244.8 SQ. IN.  
 SEE ELEVATIONS FOR APPROXIMATE LOCATION OF VENTS.

FOUNDATION VENTILATION DATA: LOWER LEVEL UNDERFLOOR AREA  
 1.540.50 FT. ATTIC/150 = 10.2150 FT. x 144 SQ. IN. = 1478.50 IN. VENTILATION AREA REQUIRED  
 LOWER LEVEL UNDERFLOOR VENTILATION REQUIRED = 1478.50 IN.  
 PROVIDE 33 - 14"x12" FOUNDATION VENTS BY "BRANDGUARD" AT 45.3 SQ. IN. PER VENT  
 VENTILATION PROVIDED = 1494.8 SQ. IN.  
 SEE ELEVATIONS FOR APPROXIMATE LOCATION OF VENTS.

MARK GROSS & ASSOCIATES, INC. ARCHITECTURE PLANNING  
 800 Research Drive  
 Irvine, California 92618  
 (949) 367-3000 Fax (949) 367-7600

"HIGHLAND ESTATES, LOT 11"  
 88 COMPENS WAY  
 SAN MATEO COUNTY, CALIFORNIA  
 THE CHAMBERLAIN GROUP  
 655 SKY WAY SUITE 230  
 SAN CLEMENTE, CALIFORNIA 92679  
 PHONE (951) 366-5582 FAX (951) 366-5066

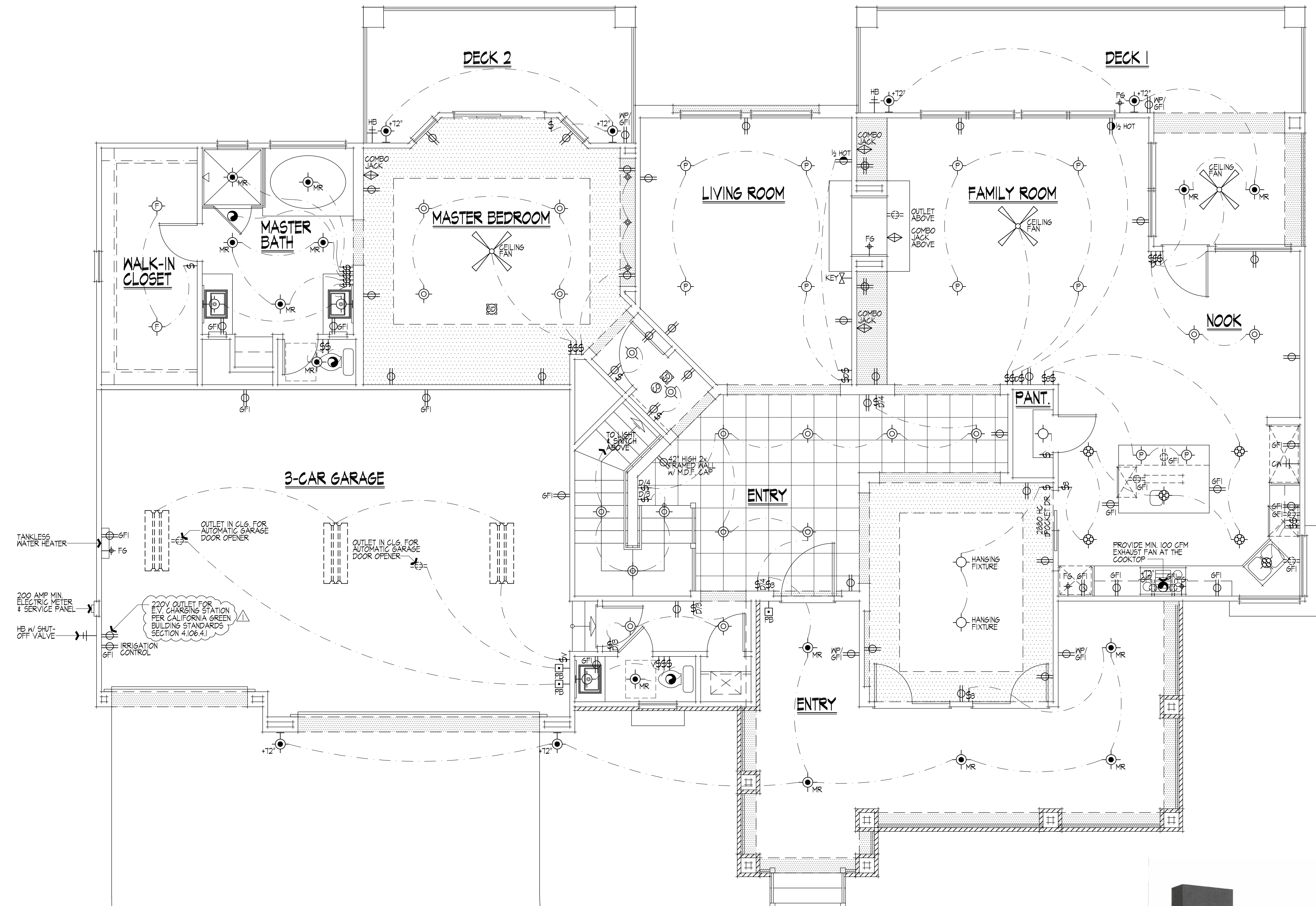
LOT No. 11  
 EXTERIOR ELEVATIONS  
 AND ROOF PLAN

REVISIONS  
 P.C. 1  
 LINE 1/11 PLANS C.2

DESIGNED BY  
 DRAWN BY  
 CHECKED BY  
 JOB NO. 4276  
 DATE AUGUST 2015  
 SHEET NO.

ALL DIMENSIONS & CONDITIONS ARE TO BE VERIFIED BY CONTRACTOR BEFORE START OF CONSTRUCTION.

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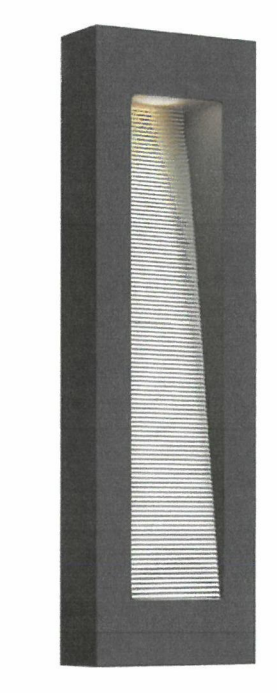


- LEGEND**
- DOOR BELL PUSH BUTTON
  - TV/CABLE OUTLET
  - HOSE BIBB
  - COLD WATER
  - FUEL GAS
  - THERMOSTAT
  - INTERMITTENT EXHAUST FAN 80 CFM MIN. MUST BE RATED AT 50 SONE OR LESS
  - CONTINUOUS VENTILATION EXHAUST FAN 80 CFM MIN. MUST BE RATED AT 10 SONE OR LESS
  - DUPLEX OUTLET TO BE PROTECTED BY AN AFCI (C.R.C. R314) AND TAMPER RESISTANT (C.E.C. ARTICLE 406.11)
  - 1/2 HOT SWITCHED OUTLET TO BE PROTECTED BY AN AFCI (C.R.C. R314) AND TAMPER RESISTANT (C.E.C. ARTICLE 406.11)
  - GROUND FAULT PROTECTED OUTLET
  - GROUND FAULT PROTECTED WEATHERPROOF OUTLET
  - 4-PLEX OUTLET TO BE PROTECTED BY AN AFCI (C.R.C. R314) AND TAMPER RESISTANT (C.E.C. ARTICLE 406.11)
  - DUPLEX FLOOR OUTLET TO BE PROTECTED BY AN AFCI (C.R.C. R314) AND TAMPER RESISTANT (C.E.C. ARTICLE 406.11)
  - DECORA SWITCH
  - THREE-WAY DECORA SWITCH
  - FOUR-WAY DECORA SWITCH
  - PHONE JACK
  - DIMMER SWITCH
  - THREE-WAY DIMMER SWITCH
  - FOUR-WAY DIMMER SWITCH
  - VACANCY SENSOR SWITCH
  - LABELED VENTILATION SYSTEMS CONTROLS
  - 4" INCAN. FLUSH LIGHT
  - 6" INCAN. FLUSH LIGHT
  - 6" LED FLUSH LIGHT
  - 6" INCAN. EYEBALL LIGHT
  - WALL MOUNTED LIGHT
  - CEILING MOUNTED LIGHT
  - CEILING MOUNTED FLUORESCENT LIGHT NON-INTERCHANGEABLE WITH INCANDESCENT LIGHT
  - 4" SINGLE LIGHT, CEILING MOUNTED FLUORESCENT LIGHT
  - FLUORESCENT WALL LIGHT NON-INTERCHANGEABLE WITH INCANDESCENT LIGHT
  - RECESSED FLUORESCENT DOWNLIGHT NON-INTERCHANGEABLE WITH INCANDESCENT LIGHT
  - RECESSED FLUORESCENT DOWNLIGHT NON-INTERCHANGEABLE WITH INCANDESCENT LIGHT, MOISTURE RESISTANT
  - SMOKE DETECTOR HARD-WIRED w/ BATTERY BACK-UP. DETECTORS SHALL BE INTERCONNECTED TO SOUND AT THE SAME TIME. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED (C.B.C. 901.2.1.2, 901.2.1.3, 901.2.1.4, TO BE PROTECTED BY AN AFCI (C.R.C. R314)
  - CARBON MONOXIDE DETECTOR HARD-WIRED w/ BATTERY BACK-UP. DETECTORS SHALL BE INTERCONNECTED AND PLACED OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EVERY LEVEL OF THE DWELLING UNIT. SMOKE DETECTOR TO BE PROTECTED BY AN AFCI (C.R.C. R314 AND R315)
  - SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR HARD-WIRED w/ BATTERY BACK-UP. DETECTORS SHALL BE INTERCONNECTED AND PLACED OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EVERY LEVEL OF THE DWELLING UNIT. SMOKE DETECTOR TO BE PROTECTED BY AN AFCI (C.R.C. R314 AND R315)
  - CEILING FAN
  - 24"X48" CEILING MOUNTED FLUORESCENT LIGHT FIXTURE
  - COMBO MEDIA JACK

**LUNA 1669SK-LED**

Dimensions + Resources

1669SK-LED	
Width:	9.0"
Height:	24.0"
Weight:	11.0 lbs
Material:	Aluminum
Glass:	Etched Glass Lens
Backplate Width:	6.8"
Backplate Height:	4.5"
Wattage:	11w LED
Dark Sky:	Yes
LED Info:	
Lumens:	900
Color Temp:	2700k
CRI:	96
Incandescent Equivalency:	1 x 35W + 1 x 50W
Dimmable:	Yes, on any Incandescent, MLV, ELV, or C-L Dimmer.



**EXTERIOR LIGHT FIXTURE**  
HINKLEY SHELTER - MODEL LUNA 1669SK - LED

**MAIN LEVEL UTILITY PLAN**  
SCALE: 1/4"=1'-0"

**Date: April 25, 2016 (Revised – 11/29/17)**

**Re: Planning Comments on Lots 9-11**

**From: Camille Leung, Senior Planner**

**BLD2016-00158 – Lot 10**

**BLD2016-00159 – Lot 11**

**BLD2016-00160 – Lot 9**

Comments Pertaining to All Lots:

PRIOR TO Building Permit/Grading Permit Hard Card Issuance:

1. Install Erosion Control – Must schedule Erosion Control and Tree Protection Pre-Site inspection
2. Documents must be submitted as required by:
  - a. Condition 24 - Schedule of Grading Operations – You provided 2 timeframes that don't match. Lets wait on this and I will get revised dates closer to when the permit can be issued.
3. Biological Reports (see Mitigation Measures for timing)
  - a. Woodrat survey
  - b. Bird Survey
  - c. Bat Survey
  - d. CA Red legged Frog – Lot 11
  - e. Willow scrub – Lot 11
  - f. Need biological review of erosion control plan for Lot 11
4. Camille to mail Construction Notices to neighbors within 200-feet of lots, per Condition 4t
5. Deed Restrictions per Conditions 4u and 6
  - a. Lots 1-4 – Still waiting for the recorded documents for Lots 1-4
  - b. Lots 5-11 – Deed restrictions are strongly encouraged at this time while parcels are still under the ownership of the Developer. I received unsigned/unrecorded restriction documents. Please provide copies when they are signed and recorded. Please make sure to include language from Condition 6.b for the document for Lot 11.
6. Approval of Minor/Major Modifications necessary to approve (waiting for Director):
  - a. Change in Footprint of Lot 11, setbacks vary from approved plans
  - b. Change in Footprint of Lot 9, footprint re-configuration but reduction in home size by 91 sf.

Architectural – All Lots:

1. Provide ridge line elevations (elevation from sea level at ridge). No ridgeline elevations are provided. This is needed for Height Verification by a surveyor.
2. 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. Per building code, you will need to place a light at every exit/entry door. Please include a downward-directed light fixture at the doors on the rear elevations. Three light specs were provided, but they do not match the “standard” fixture shown on the plans. Please indicate which fixture you plan to use in which location. Only the downward –directed fixtures may be used at the rear elevations.

Requirements of Final – All Lots:

1. Grading final
2. Landscaping/Planting photos
3. Stabilized slopes
4. Colors and Materials verification
  - a. Color of bioretention planters to be light green or beige to match natural landscape, not “lawn green” – Planters are located in the yards, so planters should not match the buildings but the surrounding vegetation.
5. O&M Agreements
  - a. All Lots
  - b. Shared Storm Drainage Outfall for Lots 9 and 10 on Lot 9
  - c. Shared planter for Lots 7 and 8 on Lot 8
6. Deed restrictions for Lots 5- 11
  - a. Condition 4u, 9, 34, 39,
7. WELO
  - a. Landscape Certification Form
  - b. Certification of Completion Form

Attachments: (Excluded from List Revised on 11/7/17):

Heights – Table 6 from staff report

Approved Elevations

Approved Grading Amounts

WELO Forms

**Date: April 25, 2016 (Revised – 12/7/17)**

**Re: Planning Comments on Lots 9-11**

**From: Camille Leung, Senior Planner**

**BLD2016-00158 – Lot 10**

**BLD2016-00159 – Lot 11**

**BLD2016-00160 – Lot 9**

Comments Pertaining to All Lots:

PRIOR TO Building Permit/Grading Permit Hard Card Issuance:

1. Install Erosion Control – Must schedule Erosion Control and Tree Protection Pre-Site inspection
2. Documents must be submitted as required by:
  - a. Condition 24 - Schedule of Grading Operations – You provided 2 timeframes that don't match. Lets wait on this and I will get revised dates closer to when the permit can be issued. **See email of 12/6/17**
3. Biological Reports (see Mitigation Measures for timing)
  - a. Woodrat survey
  - b. Bird Survey
  - c. Bat Survey
  - d. CA Red legged Frog – Lot 11
  - e. Willow scrub – Lot 11
  - f. Need biological review of erosion control plan for Lot 11
4. Camille to mail Construction Notices to neighbors within 200-feet of lots, per Condition 4t
5. Deed Restrictions per Conditions 4u and 6
  - a. Lots 1-4 – Still waiting for the recorded documents for Lots 1-4
  - b. Lots 5-11 – Deed restrictions are strongly encouraged at this time while parcels are still under the ownership of the Developer. I received unsigned/unrecorded restriction documents. Please provide copies when they are signed and recorded. Please make sure to include language from Condition 6.b for the document for Lot 11, **as well as language from Condition 39 for Lots 9-11.**
6. Approval of Minor/Major Modifications necessary to approve (waiting for Director):
  - a. Change in Footprint of Lot 11, setbacks vary from approved plans
  - b. Change in Footprint of Lot 9, footprint re-configuration but reduction in home size by 91 sf.

## 7. Provide Copy of SWPPP per Condition 25.

### Architectural – All Lots:

1. Provide ridge line elevations (elevation from sea level at ridge). No ridgeline elevations are provided. This is needed for Height Verification by a surveyor.
2. 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. Per building code, you will need to place a light at every exit/entry door. Please include a downward-directed light fixture at the doors on the rear elevations. Three light specs were provided, but they do not match the “standard” fixture shown on the plans. Please indicate which fixture you plan to use in which location. Only the downward –directed fixtures may be used at the rear elevations.

### During Construction Requirement per Condition 4:

...“The applicant shall enter into a contract with the San Mateo County Planning and Building Department for all mitigation monitoring for this project prior to the issuance of any grading permit “hard card” for the project. The fee shall be staff’s cost, plus 10 percent, as required in the current Planning Service Fee Schedule. Planning staff may, at their discretion, contract these services to an independent contractor at cost, plus an additional 10 percent for contract administration.”

SWCA has been selected by the County to conduct monitoring.

### Requirements of Final – All Lots:

1. Grading final
2. Landscaping/Planting photos
3. Stabilized slopes
4. Colors and Materials verification
  - a. Color of bioretention planters to be light green or beige to match natural landscape, not “lawn green” – Planters are located in the yards, so planters should not match the buildings but the surrounding vegetation.
5. O&M Agreements
  - a. Lots 9-11 – I see these have already been recorded. County will review and let you know if we need changes. If there are changes in the field, drainage plan of Agreement will need to be reflect the change and be recorded again.
  - b. Shared Storm Drainage Outfall for Lots 9 and 10 on Lot 9
  - c. Shared planter for Lots 7 and 8 on Lot 8
6. Deed restrictions for Lots 5- 11



- a. Condition 4u, 9, 34, 39,
- 7. WELO
  - a. Landscape Certification Form
  - b. Certification of Completion Form

Attachments: (Excluded from List Revised on 12/7/17):

Heights – Table 6 from staff report

Approved Elevations

Approved Grading Amounts

WELO Forms

HIGHLAND ESTATES  
MITIGATION MONITORING AND REPORTING  
PLAN PROPOSAL

Submitted to:

**SAN MATEO COUNTY PLANNING DEPARTMENT**  
455 County Center, Second Floor, Redwood City, CA

Submitted by:

**BIOMAAS INC.**  
1278 Indiana St. #300, San Francisco, CA 94107  
Telephone: (415) 255-8077  
Fax: (925) 887-4702

November 2017



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# Highland Estates Mitigation Monitoring Proposal

## FIRM PROFILE

BioMaAS, Inc. is a minority and woman owned biological consulting company specializing in a wide range of environmental and cultural services. Our staff is composed of biologists with university degrees in wildlife, ecology, entomology, archaeology and fisheries biology. Our professionals hold permits from the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) to conduct trapping surveys with endangered species such as San Francisco garter snake (*Thamnophis sirtalis tetrataenia*) and salt marsh harvest mouse (*Reithrodontomys raviventris*); and threatened species like the California red-legged frog (*Rana draytonii*), California tiger salamander (*Ambystoma californiense*), Alameda whipsnake (*Masticophis lateralis euryxanthus*), giant garter snake (*Thamnophis gigas*), and California clapper rail (*Rallus longirostris longiroseris obsoletus*). Our biologists have conducted presence-absence field surveys for essentially all state and federal protected vertebrate species in the greater Bay Area and have extensive field experience in Northern California.

In addition to our extensive experience in special status species surveys, we also have expertise in environmental compliance monitoring, managing stormwater permitting or developing and implementing stormwater pollution prevention (SWPPP) plans, site management, construction monitoring, biological assessments, habitat restoration, mitigation design and monitoring, long-term management plan development, CEQA, GIS, paleontology and archaeology. BioMaAS project experience includes providing environmental support for a number of large-scale infrastructure projects including dam construction, pipeline construction, transmission line work, freeway construction, tunnel construction and bridge construction.

## KEY STAFF BIOGRAPHIES

**Cullen Wilkerson, Principal and Environmental Compliance Manager.** Mr. Wilkerson is based in Richmond and has over 10 years of experience in construction and environmental compliance management, mitigation monitoring and reporting, agency coordination, and project management. He has over 17 years of combined experience as a biologist, environmental instructor, researcher, and inspector. Some of his early biological and environmental experience includes marine researcher (1989) as an undergraduate, environmental science instructor at a local Bay Area high school (2001), and graduate researcher (2002-2007). His recent biological and environmental construction experience includes the Chevron Bay Area Products Line, Water System Improvement Plan (WSIP) Peninsula region-Bay Division-Sunol region projects (New Crystal Springs Bypass Tunnel Project, Bay Tunnels Project, Crystal Springs-San Andreas, Lower Crystal Springs Dam, Harry Tracy Water Treatment Plant, Pulgas Balancing Roof and Dechloramination projects, and Calaveras Dam Replacement), the Chevron KLM Interconnection Pipeline Project, the PG&E Jefferson-Martin 120 kV Line Project, and the BART-SFO Extension Project.

**Steve Powell, Principal and Permitted Biologist.** Mr. Powell is based in Pinole has been a permitted biologist for San Francisco garter snake and California red-legged frog since 1998, for California tiger salamander since 2004, and for salt marsh harvest mouse since 2009. He has over 16 years of experience working on projects in endangered species habitat, including the Devil's Slide Bypass Tunnel Project, Jefferson-Martin 120 kV Line Project, and the BART-SFO Extension Project in environmental compliance and endangered species management and restoration. With over 17 years of combined experience as a biologist, environmental instructor, researcher, consultant, project manager, and monitor, Mr. Powell has extensive field experience and has conducted numerous studies throughout a broad range of wildlife and biological communities in California. Mr. Powell is skilled in vertebrate identification, taxonomy, natural



## Highland Estates Mitigation Monitoring Proposal

history; California special status species survey methods, and habitat assessments. Mr. Powell also has extensive experience in monitoring efforts, habitat preservation, mitigation, and restoration, trapping and relocation for the California red-legged frog, California tiger salamander, salt marsh harvest mouse, and San Francisco garter snake, and in the relocation of San Francisco dusky-footed woodrat and western burrowing owl.

**Eric Peterson, Project Manager/Environmental Inspector/Biological Monitor.** Mr. Peterson is based in Montara, CA and has extensive experience in all aspects of the environmental consulting arena. Since 1994 Mr. Peterson has been involved in ensuring environmental compliance on construction projects such as natural gas pipelines, transmission lines, dam construction, demolition sites, and many others. Mr. Peterson been approved on a project-specific basis to monitor for special-status species such as San Francisco garter snake, California red-legged frog, salt-marsh harvest mouse, western pond turtle, and other species in the Bay Area. He has over 10 years of experience working on projects in endangered species habitat, including the SFPUC Bay Tunnel Project, Geysers Recharge Project, and the SFPUC Crystal Springs/San Andreas Transmission Project.

**Bill Stagnaro, Principal and Senior Biologist.** Mr. Stagnaro is based in San Francisco and has over fourteen years of plant and wildlife field and environmental consulting experience in California, predominantly in Northern California. He has experience preparing biological reports and assessments including: biological resource assessments, special-status species monitoring plans, species survey reports, Section 7 Biological Assessments, Initial Studies, and biological sections of Environmental Impact Reports. He currently possesses a Recovery Permit from the USFWS for San Francisco Garter Snake, Alameda Whipsnake, Giant Garter Snake, California Red-legged Frog, California Tiger Salamander and California Clapper Rail. Mr. Stagnaro has extensive experience in construction management concerning environmental compliance and hands on experience with large-scale construction projects such as dam, railroad, pipeline and transmission line construction.

**Peter Gibert, Associate Biologist.** Peter Gibert has 18 years of experience in field biology involving extensive fieldwork throughout the State of California in many habitats and environments. He has also worked as an environmental consultant specializing in listed species biology and environmental inspection services for construction projects. He has a working knowledge of the provisions and requirements of NEPA and CEQA, and the federal and state ESAs as they relate to preparation and evaluation of environmental documents. He has extensive experience conducting pre-construction biological clearance surveys for a variety of special status species, for migratory bird nesting surveys and habitat assessments, on-site project monitoring and compliance, and preparing the necessary daily reports and documents. He has participated in both large and small-scale projects requiring the coordination of personnel, sub-contractors, and resource agencies. Mr. Gibert has participated in several diverse projects where he designed and implemented research protocols, and monitored the quality control of the project. Mr. Gibert has experience with restoration projects and construction monitoring in special status species and critical habitats. CDFW Scientific Collection Permit holder.

### LIST OF PERMANENT TEAM MEMBERS, AVAILABILITY, ROLE ON PROJECT

BioMaAS has access to an extensive pool of qualified professionals offering a wide range of biological and related expertise that are quickly accessible for any project needs that may arise. As a small firm, we



## Highland Estates Mitigation Monitoring Proposal

have the flexibility to customize our services to match our client's needs. Below is a list of full time, part time and contract employees available to work on this project immediately.

STAFF MEMBER, EDUCATION, AND TITLE	ROLE ON PROJECT	AVAILABILITY
Steve Powell, Principal	Project Manager	25%
Cullen Wilkerson, Principal	Environmental Compliance Manager	25%
Bill Stagnaro, Principal	Environmental Inspector	25%
Eric Peterson, Senior Inspector	Environmental Inspector	75%
Peter Gibert, Senior Biologist	Biologist	25%

### RESUMES

Attached at the end of the document.

### PROJECT PROFILES

**San Francisco Public Utilities Commission (SFPUC) Water System Improvement Program (WSIP).** BioMaAS conducted environmental compliance (MMRP) management services for the *New Crystal Springs Bypass Tunnel Project* (San Mateo County; Duration: Feb 2009-March 2012; Project Amount: \$2.5 million), the *Calaveras Dam Replacement Project* (Alameda and Santa Clara Counties; Duration: 2011-present; Project Amount: 1.3 million) and the *Bay Division Pipeline Tunnel Project* (Alameda and San Mateo Counties; Duration: 2010-2017; Project Amount: \$700,000) in accordance with the WSIP Construction Management Plan (Mitigation Monitoring Plan) for the statewide water improvement system upgrade, with locations at the New Crystal Springs Dam, and at various locations along Hwy. 280 in San Mateo County. We have conducted oversight of environmental and specialty monitor inspection services, tracked environmental compliance, performed submittal and document review, prepared compliance reports, and coordinated environmental compliance with the construction management team, the SFPUC, and contractor staff. Resources for the projects included: salt marsh harvest mouse, salt marsh wandering shrew, San Francisco dusky-footed woodrat, California clapper rail, California black rail, western snowy plover, California least tern, bald eagle, golden eagle, western burrowing owl, migratory nesting birds, San Francisco garter snake, Alameda whipsnake, California red-legged frog, California tiger salamander, rare plants, protected tree inventories, wetlands and waters, geo/erosion control/water quality/SWPPP inspection, noise and vibration, air quality, traffic, aesthetics, paleontological and cultural resources, and restoration of site conditions and planting mitigation. **Reference: Debbie Craven Green, SFPUC Environmental Construction Manager. 415-934-5756**

**Devil's Slide, Hwy. 1 Devil's Slide Tunnel Bypass Project, San Mateo County; CalTrans 2005 – 2015.**

BioMaAS conducted the inspection services for the environmental compliance portion of this project for the California Department of Transportation. This included both biological monitoring and environmental mitigation compliance for the three contract sites associated with the Devil's Slide Tunnel Bypass Project and involved coordinating compliance efforts to satisfy the project specifications and all relevant agency permits. This work included storm water (SWPPP) review and oversight. BMP, erosion control and storm water quality mitigation measures were inspected along with Caltrans and contractor inspection personnel to comply with San Mateo County permits, the California Coastal Commission, and federal and state permits. In addition, environmental construction management



## Highland Estates Mitigation Monitoring Proposal

consisted of team meetings, compliance reports, and coordinating with contractors and Cal Trans Environmental, Structures, and District 4 engineers, and the project management team. BioMaAS also conducted biological monitoring for more than 10 years for the following resource mitigation issues: wetlands, special-status species including the California red-legged frog, San Francisco dusky-footed woodrat, the Peregrine falcon, migratory nesting birds, and central coast (ESU) steelhead. Prior to construction we conducted biological surveys along the tunnel corridor for the special-status species present and conducted a trapping and relocation program for the California red-legged frog and a nest dismantling relocation effort for San Francisco dusky-footed woodrats, as well as surveying for migratory nesting birds throughout the entire corridor every single year.

**Reference: Richard Vonarb. District 4 Biologist in Charge. 510-286-6221.**

### **San Mateo County Public Works Projects**

**Contact: Julie Cassagrande. Project Manager. 650-599-1457.**

#### **Pescadero Landfill Closure Project, Pescadero, CA**

BioMaAS provided Service-Approved biologists on a project in San Francisco garter snake and California red-legged frog habitat. Portions of a wetland were cleared and graded for a landfill closure and were restored post project. We conducted preconstruction wildlife surveys, nesting bird surveys, environmental training, and biological/environmental monitoring during construction. We inspected exclusion fencing for integrity and submitted daily reports to the county.

#### **Dredging of Canals at San Francisco Airport, San Bruno, CA**

Our Service-Approved and 10(a)1(A) permitted biologists conducted habitat assessments and preconstruction surveys, and acted as the permitted biological monitoring team for dredging projects on San Francisco Airport Property during 1997, 1998, and 2003. This work included an assessment of the projects permits, coordinating with the resource agencies and other environmental consultants to facilitate project completion within the constraints of a critical path schedule. Our team implemented a trapping and relocation plan for San Francisco garter snake and California red-legged frog prior to dredging, and co-authored final reports on mitigation implementation and status of both species at Cupid's Row Canal. In addition, we managed a biological staff, produced daily and weekly compliance reports, and coordinated with San Mateo County and the resource agencies.

#### **Cupid Row Canal Vegetation Clearing, San Bruno, CA**

As part of a San Mateo County master services agreement for environmental services, BioMaAS provided 10(a)1(A) permitted biologists in order to conduct preconstruction surveys for special status species, worker environmental awareness training, and acted as the biological monitors for emergent vegetation clearing within Cupid Row Canal, and during weed clearing along access roads. All work took place within San Francisco garter snake, San Francisco dusky-footed woodrat, and California red-legged frog habitat at the San Francisco Airport West of Bayshore property.

#### **Wetland Delineations, El Granada and Pescadero, CA**

BioMaAS conducted several wetlands delineations for The County prior to initiation of construction projects. We delineated the boundaries of both Coastal Commission and Corps jurisdictional wetlands, mapped special status plant species on the sites, and produced wetland maps, vegetation maps, and reports detailing the delineations.



### **Mid-Coast Channel Maintenance Project, various locations in San Mateo County, CA**

BioMaAS is currently providing permitted biologists and biological monitors for a series of channel maintenance projects at various locations within San Mateo County. Duties include preconstruction surveys for special status species, oversight of wildlife exclusion fence installation and BMP installation, inspecting the integrity of exclusion fencing, and monitoring for compliance with permits during construction. Special status species in the area include Francisco garter snake, California red-legged frog, and Western pond turtle.

### **Cloverdale Road Culvert Maintenance, San Mateo County, CA**

BioMaAS provided biological monitors for emergency culvert repair work to resolve flooding issues on a tributary of Pescadero Creek. Duties included preconstruction surveys for special status species, nesting bird surveys, worker awareness training, oversight of BMP installation, and monitoring for compliance with permits during construction. Special status species in the area included San Francisco garter snake, California red-legged frog, steelhead, and San Francisco dusky-footed woodrat.

### **Emergency Roadway Repair Project, various locations within San Mateo County, CA**

BioMaAS provided biological monitors for several emergency roadway repair projects within San Mateo County for the Public Works Department. Some of the projects were within sensitive habitats, such as the sinkhole repair adjacent to Tunitas Creek and a project near San Gregorio Creek. Duties included preconstruction surveys for special status species, nesting bird surveys, worker environmental awareness training, oversight of BMP installation for storm water and erosion control, and monitoring for compliance with environmental permits during construction. Special-status species in the area included San Francisco garter snake, California red-legged frog, Western pond turtle, and San Francisco dusky-footed woodrat.

### **Bean Hollow Ponds Management, Pescadero, CA**

BioMaAS is involved in the management of several wetland sites that provide special status species habitat. We are currently conducting nocturnal and diurnal surveys for bullfrogs and California red-legged frogs (CRF) at several ponds at an old quarry site near of Bean Hollow Road in Pescadero. In addition, we are in the process of developing an on-site habitat enhancement plan to improve and create wetland habitat for CRF and San Francisco garter snake at the site.





## SCOPE OF WORK

This project is for Environmental Services for the construction management of the construction of 7 single family homes within unincorporated San Mateo County. The contract consists of construction inspection services to ensure compliance with the Mitigation Monitoring Program as included within the FEIR that was approved the County. The project is located within the area known as the San Mateo Highlands, and is west of the San Mateo City limit. Highway 92 and Interstate 280 (I-280) are located south and west of the project site, respectively. The project site is located in a suburban area that is surrounded by roads and single-family residences. The project consists of two phases, each expected to last about a year. Phase one is to complete construction of Lots 5 through 8, and phase two is to complete construction of Lots 9 through 11. The work scope consists of the following tasks:

- Task 1: Aesthetic Resources Mitigation Monitoring*
- Task 2a: Biological Resources Mitigation Monitoring*
- Task 2b: Erosion Control Plan Oversight*
- Task 2c: Lighting Plan Oversight*
- Task 3a: Geotech Mitigation Monitoring*
- Task 3b: Geotech Investigation Oversight*
- Task 4: Storm Water: SWPPP Oversight and Mitigation Monitoring*
- Task 5: Air Quality: Dust Control Mitigation Monitoring*
- Task 6: Noise Control Mitigation Monitoring*
- Task 7: Traffic: Construction Management Plan Review, Mitigation Monitoring*
- Task 8: Hazmat Review and Inspection, Soil Sampling*
- Task 9: Sewer Mitigation Monitoring*
- Task 10a: Construction Management: Project Coordination and Kick Off Meeting, Additional Meetings*
- Task 10b: Coordination with the Public and Public Outreach*
- Task 10c: Critical Path Schedule for MMRP Work*
- Task 11: Mitigation Monitoring Program Reporting and Deliverables. Letter of Compliance*

Our proposed approach is to conduct on-site mitigation monitoring and site inspections during construction on both phases of the project, and we estimate for each to last one year or 52 weeks each. In addition to on-site inspections there will a requirement for us to meet with the county inspector and planning team, and to coordinate with the contractor and the contractor's hired consultants including the site biologists, Storm Water, and Geotech team. We will create a critical path schedule of all the MMRP requirements and timelines for each item and set of tasks and coordinate with the individual doing the work in order to ensure and track compliance. We will do what we can to facilitate completion of MMRP requirements in a timely way and report to the county as tasks are completed. We will also be the point of contact for the public and conduct public outreach as necessary as well as work the county to track the contractor's success in meeting the MMRPs goals.



## COST PROPOSAL

Task No.	Task Description	Rate	104 Weeks	Cost Per Unit
1-9	MMRP Oversight and Environmental Compliance Management for these tasks: Aesthetics, Biological Resources, Erosion Control and Lighting Plan Oversight, Geotech Mitigation Monitoring, Geotech Investigation Oversight, Water Quality and SWPPP, Air Quality, Noise, Traffic, Hazmat, and Sewer.	815	2x Week	\$169,520
10	Construction Management: Coordination with the Public, Public Outreach, Meetings, and Critical Path Schedule and CM Work	NC*	NC	(in above cost)
11	Deliverables: Letter of Compliance	NC	NC	(in above cost)
12	Additional Work Beyond the Scope: Day Rate: \$815 or Half Day: \$475.			TBD
		<b>TOTAL:</b>		<b>\$169,520</b>

\*NC = No Additional Charge

## COST SAVINGS

A proven cost saving strategy for our firm is the flexibility and diversity of our staff and our small size. Many of our senior staff and field staff are multidisciplinary in their work experience, academic training and personal interests. Our scientists and staff specialists can often perform multiple tasks from the field including storm water development/inspection, environmental inspection services for multiple areas to wildlife biology such from dismantling a woodrat nest, identifying a bat roost, conducting breeding bird surveys, and relocating listed species as a permitted biologist. We have staff that are biologists as well Qualified Storm Water Pollution Prevention Plan (SWPPP) Developers (QSD) and Qualified SWPPP Practitioners (QSP) and senior scientists that serve as Environmental Inspectors and Environmental Compliance Managers. As a result, we can often send one person to do multiple tasks at a job site instead of sending two. We can be the first on the ground performing a CEQA Mitigation Inspection or a biological survey, to performing a Storm Water Pollution Prevention Plan (SWPPP) Notice of Termination, to erosion control inspection and management and restoration oversight and we can be heavily involved with all environmental aspects in between.

Our small size enables us to provide expert service at reasonable rates with low overhead. We can provide our clients with efficient and experienced professionals at reasonable rates that are comparable to entry-level personnel at larger firms. In addition, we have temporary and contract personnel that enable us to “staff up” at a moment’s notice.



# Highland Estates Mitigation Monitoring Proposal

## ASSUMPTIONS

- Day Rates are all inclusive and include mileage within the rate already.
- The work lasts no more than 2 years or 104 weeks.
- Days Include no more than 8 hours and half days no more than 4 hours.

## INSURANCE CERTIFICATE

We acknowledge the project tasks and conditions and will provide the indemnification and the required insurance. Below is our basic insurance certificate.

<b>ACORD™</b>	Client#: 15393	BIOMAASIN	DATE (MM/DD/YYYY) 3/15/2017
<b>CERTIFICATE OF LIABILITY INSURANCE</b>			
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>			
PRODUCER <b>Dealey, Renton &amp; Associates</b> P. O. Box 12675 Oakland, CA 94604-2675 510 465-3090	CONTACT NAME: <b>Nancy Ferrick</b> PHONE (A/C, No, Ext): <b>510 465-3090</b> FAX (A/C, No): <b>510 452-2193</b> E-MAIL ADDRESS: <b>nferrick@dealeyrenton.com</b>		
INSURED <b>BioMaAS, Inc.</b> 1278 Indiana Street, #300 San Francisco, CA 94107	INSURER(S) AFFORDING COVERAGE      NAIC # INSURER A: <b>Travelers Property Casualty Co</b> 25674 INSURER B: <b>Sentinel Insurance Co. LTD</b> 11000 INSURER C: <b>Admiral Insurance Company</b> 24856 INSURER D: <b>Travelers Indemnity Co. of Conn</b> 25682 INSURER E: INSURER F:		

COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:			
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X	X	6809H559869	04/26/2017	04/26/2018	EACH OCCURRENCE      \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence)      \$1,000,000 MED EXP (Any one person)      \$10,000 PERSONAL & ADV INJURY      \$2,000,000 GENERAL AGGREGATE      \$4,000,000 PRODUCTS - COMP/OP AGG      \$4,000,000 \$
D	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	X	X	BA8F400478	04/26/2017	04/26/2018	COMBINED SINGLE LIMIT (Ea accident)      \$1,000,000 BODILY INJURY (Per person)      \$ BODILY INJURY (Per accident)      \$ PROPERTY DAMAGE (Per accident)      \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED      RETENTION \$	X	X	CUP8F40064A	04/26/2017	04/26/2018	EACH OCCURRENCE      \$3,000,000 AGGREGATE      \$3,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		X	57WEGPH7678	08/01/2016	08/01/2017	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT      \$1,000,000 E.L. DISEASE - EA EMPLOYEE      \$1,000,000 E.L. DISEASE - POLICY LIMIT      \$1,000,000
C	Professional Liability			FEIECC2128302	03/19/2017	03/19/2018	\$5,000,000 per Claim \$5,000,000 Annl Aggr.
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) General Liability Policy excludes claims arising out of the performance of professional services. 30 Days Notice of Cancellation (10 Days for Non-Payment of Premium).							



EXAMPLE STANDARD FEE SCHEDULE

***STANDARD FEE SCHEDULE 2017***

***PROFESSIONAL SERVICES***

S. Powell, C. Wilkerson, H. Hodge.....	\$	135/hr
B. Stagnaro, E. Peterson.....	\$	95-110/hr
Associate Scientists/Environmental Compliance Inspector.....	\$	95/hr
P. Gibert.....	\$	95/hr

***OTHER DIRECT CHARGES***

Tolls and Other Expenses .....		Cost
Automobile Mileage .....	\$	0.535 mile*

\*Or the current federal rate at the time of billing.



Attachment A (Resumes)



# Highland Estates Mitigation Monitoring Proposal

## Years of Experience

15

## Expertise

Biologist, Environmental Instructor, Researcher, and Inspector

## Education

B.S. Biology, University of California, Davis (1992), M.S, Biology, California State University, East Bay (2007)

## Registrations/Certifications

USFWS Section 10(a) (1) (A) Recovery Permit for California red-legged frog, San Francisco garter snake, giant garter snake, Alameda whipsnake, and California tiger salamander.

California Department of Fish and Wildlife SCP for California red-legged frog, foothill yellow-legged frog, western pond turtle, Alameda whipsnake, and California tiger salamander.

## Permits

Qualified SWPPP Practitioner #00002550/QSD in progress. Regional Water Quality Control Board, New Construction General Permit Training, April 2010. Army Corps of Engineers Wetland Delineation & Management Training Program, October 2006. California Environmental Quality Act Class, U.C. Davis

## Cullen Wilkerson, M.S.

### Principal, Environmental Inspector, Biologist

## Experience

Mr. Wilkerson has over 15 years of experience in construction and environmental compliance monitoring, agency coordination, project management, and conservation Management. He has over 17 years of combined experience as a biologist, environmental instructor, researcher, environmental inspector, biologist, and SWPPP Practitioner. Some of his early biological and environmental experience includes marine research (1989) as an undergraduate, environmental science instructor at a local Bay Area high school (2001), and graduate researcher (2002-2007). His recent biological and environmental construction experience includes the Potrero Hills Land fill Expansion project, Altamont Landfill Expansion Conservation Easement Compliance Management, Chevron Bay Area Products Line, Water System Improvement Plan (WSIP) Peninsula region-Bay Division-Sunol region projects (New Crystal Springs Bypass Tunnel Project, Bay Tunnels Project, Crystal Springs-San Andreas, Lower Crystal Springs Dam, Harry Tracy Water Treatment Plant, Pulgas Balancing Roof and Dechloramination projects, and Calaveras Dam Replacement), the Chevron KLM Interconnection Pipeline Project, the PG&E Jefferson-Martin 120 kV Line Project, and the BART-SFO Extension Project.

Mr. Wilkerson has over 13 years of experience in field biology with emphasis in construction and environmental compliance monitoring, ecological risk assessment, and project and environmental compliance management. His experience includes managing, directing, and implementing various biological studies for pre-project assessment, CEQA review, and project implementation in conjunction with regulatory programs for public and private entities.

## Relevant Project Experience

**Calaveras Dam Replacement Project, (2011- Present).** Mr. Wilkerson is currently the Environmental Compliance Manager, an Environmental Inspector, and a Specialty Environmental Monitor for the Calaveras Dam Replacement Project. Mr. Wilkerson integrates environmental responsibilities and requirements into the construction process; coordinates with the regional and project teams on environmental compliance issues; and implements the Mitigation Monitoring and Reporting Plan (MMRP). In addition, he performs SWPPP inspections, is a Data Submitter for three drinking water infrastructure projects for this client, reviews and develops exceedance reports, conducts field surveys for California red-legged frog (CRF), California tiger salamander (CTS), Foothill Yellow-legged frog (FYLF), western pond turtle (WPT), Alameda whipsnake (AWS), native and non-native fish, bullfrog, Callippe silverspot butterfly, bald and golden eagle, other raptors, migratory birds, and special status plants.



## Highland Estates Mitigation Monitoring Proposal

Extension Program, August, 2004.

EIR/EIS Preparation, Review, and Analysis, CSUH, March 2002.

**Bay Division Pipeline-Tunnel Project, (2010-2011). San Francisco Public Utilities Commission.** Mr. Wilkerson conducted environmental compliance management for the Bay Tunnel project in accordance with the Construction Management Plan for the statewide WSIP. He conducted oversight of environmental and specialty monitor inspection services, tracking environmental compliance, performing SWPPP review under the new Construction General Permit Order, conducting contractor submittal and document review, CEQA review, and compliance report preparation and submittal. In addition, he coordinates environmental concerns with the Construction Management team, the SFPUC Bureau of Environmental Management, contractor staff, and the various regulatory agencies (e.g. RWQCB, CDFG, USFWS, NMFS, BAAQMD, County of San Mateo, BCDC, CSLC, City of Fremont).

**New Crystal Springs Bypass Tunnel (2009-2011). San Francisco Public Utilities Commission.** Mr. Wilkerson also conducted environmental compliance management for the New Crystal Springs Bypass Tunnel Project in accordance with the Construction Management Plan for the statewide WSIP. He is conducting oversight of environmental and specialty monitor inspection services, tracking environmental compliance, SWPPP review under the new Construction General Permit Order, contractor submittal and document review, CEQA review, and compliance report preparation and submittal. In addition, he coordinates environmental concerns with the Construction Management team, the SFPUC Bureau of Environmental Management, contractor staff, and the regulatory agencies (e.g. RWQCB, CDFG, USFWS, NMFS, BAAQMD, County of San Mateo). In addition, Mr. Wilkerson also performed the duties of a Specialty environmental monitor and surveyed for CRF and San Francisco garter snake (SFGS).

**Potrero Hills Landfill Expansion Project (2013-current). Waste Connections.** Mr. Wilkerson is the USFWS and CDFW-approved Designated Biologist for this project. He is performing and overseeing the active trapping of California tiger salamanders (CTS) over a 906 acre area. Mr. Wilkerson is also responsible for agency notifications and agency submittals. He is currently working with the lead Environmental firm (Dudek) to design and install a permanent CTS barrier for landfill activities.

**Altamont Landfill Expansion Conservation Easement. (2006-current). Waste Management.** Mr. Wilkerson has been conducting presence surveys and population counts for California red-legged frog, CTS, San Joaquin kit fox, raptors, and western burrowing owls for long-term management compliance. The required protocol-level surveys for all species are performed annually.

**BART to SFO (2001-2003). San Mateo County.** Mr. Wilkerson performed pre, concurrent, and post –construction monitoring for California red-legged frog (CRF). He captured and relocated 100s of CRF. In addition, Mr. Wilkerson performed pond restoration and revegetation for 5 new ponds and 3 swales. San Francisco garter snakes were also present within and adjacent to this site.



# Highland Estates Mitigation Monitoring Proposal





# Highland Estates Mitigation Monitoring Proposal

## Years of Experience

18

## Expertise

Biologist, Environmental Inspector

## Education

B.S. (Biology) at California State University, Hayward, 1998.

## Registrations/Certifications

Qualified SWPPP Practitioner (QSP), Certified Storm Water & Sediment Inspector (CESSWI)

## Permits

USFWS Section 10(a)(1)(A) Recovery Permit (TE-07075-2) for California red-legged frog, San Francisco garter snake, Alameda whipsnake, salt marsh harvest mouse and California tiger salamander.

## Steve Powell, B.S.

### Principal, Senior Biologist

## Experience

Mr. Powell has been a permitted biologist for San Francisco garter snake and California red-legged frog since 1998, for California tiger salamander since 2004, and for salt marsh harvest mouse since 2009, and for Alameda whipsnake since 2013. He has over 18 years of experience working on projects in endangered species habitat, including environmental compliance, endangered species management and habitat restoration. With experience as a biologist, environmental instructor, researcher, consultant, project manager, and monitor, Mr. Powell has extensive field experience and has conducted numerous studies throughout a broad range of wildlife and biological communities in California. Mr. Powell is skilled in vertebrate identification, taxonomy, natural history; California special status species survey methods, and habitat assessments. Mr. Powell also has extensive experience in monitoring efforts, habitat preservation, mitigation, and restoration, trapping and relocation for the western pond turtle, California red-legged frog, California tiger salamander, salt marsh harvest mouse, San Francisco garter snake, Alameda whipsnake, San Francisco dusky-footed woodrat and western burrowing owl.

Mr. Powell has conducted surveys and habitat assessments for a variety of other species including California clapper rail, California black rail, Swainson's hawk, northern goshawk, western burrowing owl, California spotted owl, San Joaquin kit fox, and valley elderberry longhorn beetle, and has been formally trained in mist netting and bird banding.

Mr. Powell is an experienced writer, and has contributed to environmental documents including Environmental Impact Reports, Management Plans, Invasive Plant Management Programs, Nesting Bird Reports, Habitat Conservation Plans, and Biological Assessments. Mr. Powell has conducted restoration work including pond design and has a strong knowledge of native and invasive plant species, and wetland ecology.

## Relevant Project Experience

### Caltrans Devil's Slide Hwy 1 Tunnel Project San Mateo County, CA. (2005-2016)

#### Client: Caltrans

Mr. Powell is project manager for environmental and biological monitoring efforts, habitat preservation, mitigation, and restoration for the California red-legged frog, San Francisco garter snake and San Francisco dusky-footed woodrat on the three project sites for the Devil's Slide Tunnel Project. Responsibilities included all pre-construction trapping and relocation of California red-legged frogs and relocation of San Francisco dusky-footed woodrats outside of the



## Highland Estates Mitigation Monitoring Proposal

construction envelope, nesting bird surveys, vegetation mapping, and wetland surveys.

### **Biological Constraints Analysis for Proposed Crow Canyon Road Safety Improvement Project.**

#### **Owner: Alameda County Public Works**

Mr. Powell conducted a biological constraints analysis for 13 proposed road improvements at a number of locations along Crow Canyon Road. The constraints analysis included a review of literature and field surveys to determine the extent of previous biological surveys and the species and habitats known or likely to occur along the segment. Special status species included: California red-legged frog, California tiger salamander, and western pond turtle.

### **Calera Creek Wetland Restoration Project, San Mateo County, CA.**

#### **Owner: San Mateo County Public Works**

Mr. Powell conducted a trapping survey for San Francisco garter snake, visual surveys for Western pond turtle, and California red-legged frog. Mr. Powell compiled the data gathered during the surveys into a report and created a habitat management plan which maintained habitat for California red-legged frog, San Francisco garter snake, western pond turtle, and San Francisco dusky-footed woodrat.

### **SFPUC Lower Crystal Springs Dam Project, San Mateo Co., CA.**

#### **Owner: SFPUC**

Mr. Powell conducted environmental and biological inspection services for the Lower Crystal Springs Dam Project in accordance with the Water System Improvement Program construction Management Plan for the San Francisco drinking water transmission system upgrade. He performed construction monitoring, preconstruction surveys for CRLF, WPT, and SFGS, conducted nesting bird surveys and relocated central coast ESU steelhead during electro-fishing operation.

### **Wind Farm Habitat Assessment and Surveys, Amador Co., CA.**

#### **Owner: Amador County**

Mr. Powell conducted an environmental constraints analysis, literature review, CNDDDB search, and special status species surveys prior to potential development of a wind turbine facility in the Sierra foothills of Amador County. Special status species included rare plants, California red-legged frog, foothill yellow-legged frog, Western spadefoot toad, Western pond turtle, golden eagle, and bald eagle.

### **El Dorado Hills Development, El Dorado County, California**

#### **Client: El Dorado County**

Mr. Powell conducted an environmental assessment of a multi-acre parcel of land slated for residential development. His work included a search of the CNDDDB, a literature review, habitat assessments and surveys for Western pond



## Highland Estates Mitigation Monitoring Proposal

turtle, foothill yellow-legged frog, California red-legged frog, Western burrowing owl, and nesting raptor surveys.

### **PG&E San Francisquito Creek Emergency Pipeline Repair Project, Santa Clara County, CA**

Mr. Powell provided project management, and environmental and biological monitoring during an emergency PG&E project that involved the dewatering of an approximate 100-foot stretch of stream to facilitate the repair of a 24 inch gas pipeline which crossed below the creek bed. Central coast ESU steelhead were relocated from the project area prior to pipeline repair. He conducted preconstruction surveys for California red-legged frog and California tiger salamander, and bats.

### **Highland Reservoir Project, Contra Costa Co., CA**

#### **Client: Contra Costa Water District**

Mr. Powell conducted a habitat assessment of the proposed project area for Alameda whipsnake and California red-legged frog. A report was written detailing the findings of the assessment. He conducted a tree survey which consisted of identifying, measuring dbh, mapping, and tagging trees which could potentially be impacted by the project. Mr. Powell also conducted nesting bird surveys and documented and mapped nests of raptors, passerines, and other species for the project. He monitored the status of the bird nests, performed surveys for special status species, and conducted biological and environmental compliance monitoring for the construction project including, wildlife buffer implementation, and environmental training of the construction crew.



## Years of Experience

24

## Expertise

Environmental compliance

## Education

B.A. State University of New York at Plattsburgh, 1992

## Registrations/Certifications

WSDOT Certified Erosion and Sediment Control Lead

## Training

Construction General Permit Qualified SWPPP Practitioner

*Rare Pond Species Survey Techniques*, Santa Rosa, CA  
March 2015

## Eric Peterson

**Project Manager/Biologist/Environmental Inspector**

## Experience

Mr. Peterson has over 20 years of experience in environmental program management for linear energy and infrastructure projects, with 10 years of project management experience overseeing field compliance monitors and resource specialists. Mr. Peterson has conducted biological monitoring and performed surveys for San Francisco garter snake, California red-legged frog, California tiger salamander, salt marsh harvest mouse, San Francisco dusky-footed woodrat, western pond turtle, migratory birds and nesting raptors. He has been approved by the United States Fish and Wildlife Service as a biological monitor for California red-legged frog and San Francisco Garter Snake on a project-specific basis. He has specific expertise in storm water management, stream and wetland protection, erosion and sediment control, and reclamation/revegetation.

## Relevant Experience

### **San Francisco Public Utilities Commission - Pacific Rod and Gun Club Upland Soil Remedial Action Project, San Francisco, CA.**

Mr. Peterson served as the Environmental Inspector during excavation and disposal of approximately 58,600 cubic yards of contaminated soils and backfilling of excavated areas with clean fill material at the site of the former Pacific Rod and Gun Club. Mr. Peterson performed migratory bird surveys and was approved by CDFW/USFWS to monitor for Western Pond Turtle.

### **San Francisco Public Utilities Commission (SFPUC) Crystal Springs/San Andreas Transmission Upgrade Project / Harry Tracy Water Treatment Plant, San Mateo County, CA.**

Mr. Peterson served as the Environmental Compliance Manager for the CSSATU Project and HTWTP, Mr. Peterson managed the environmental inspection and specialty environmental monitoring staff within the sensitive Peninsula watershed. Mr. Peterson worked closely with inspection and monitoring staff, project engineers, and contractors to ensure implementation of the project's mitigation measures and permit conditions during preconstruction, construction, and restoration activities. Mr. Peterson assisted with the development of the project's environmental training program and Mitigation, Monitoring, and Reporting Program (MMRP). Responsibilities included environmental staff oversight, assisting Project Construction Management with responses to Contractor Letters, Change Order Requests (COR) and Requests for Information (RFI), submittal review, and coordination with agency



## Highland Estates Mitigation Monitoring Proposal

representatives.

### **San Francisco Public Utilities Commission Bay Division Pipeline Reliability Upgrade – Bay Tunnel Project, Alameda County, CA.**

Mr. Peterson served as the Lead Environmental Inspector for the installation of five miles of 108-inch-diameter water pipeline tunneled beneath the San Francisco Bay and adjacent marshlands. **Mr. Peterson worked closely with SFPUC personnel, the construction management team, project engineers, and contractors** regarding the implementation of the project's mitigation measures and permit conditions during preconstruction and construction activities.

### **San Andreas Pipeline No. 3 Installation Project, San Francisco, CA.**

Mr. Peterson served as Environmental Inspector for the installation of a new 4.4-mile-long, 36-inch-diameter water pipeline within San Francisco and San Mateo counties. **Assisted in developing and facilitating the supervisory environmental training program. Working closely with SFPUC personnel, contractor representatives, and project engineers** regarding the implementation of the project's mitigation measures and permit conditions during construction. Mr. Peterson assisted in the preparation of variance requests.

**Pulgas Discharge Channel Modifications Project, San Mateo County, CA.** Mr. Peterson served as Environmental Inspector for a water transmission seismic upgrade project in San Mateo County. **He monitored for SFGS and CRLF. Conducted crew-level environmental trainings. Ensured compliance with measures outlined in the project's environmental documents and Storm Water Pollution Prevention Plan (SWPPP).**

### **Vector Pipeline Project, MI, IN.**

Mr. Peterson served as Environmental Inspector during construction of an interstate natural gas pipeline in Indiana, Illinois, and Michigan. Inspected river crossings, grading, topsoil salvage in agricultural areas, and reclamation and re-vegetation activities. Inspected horizontal directional drill (HDD) crossing of St. Clair River between Michigan and Ontario, Canada. He ensured proper implementation of the Federal Energy Regulatory Commission's Plan and Procedures, as well as numerous federal, state, and local permits and landowner agreements.

### **Maritimes & Northeast Phase II Pipeline Project (1999), ME.**

Mr. Peterson served Environmental Inspector for an interstate natural gas pipeline project in Maine. Prior to construction, evaluated construction drawings to determine additional workspace requirements. He inspected horizontal directional drill crossing of Kennebec River. He also inspected clearing and grading of the



## Highland Estates Mitigation Monitoring Proposal

right-of-way and access roads. Mr. Peterson worked closely with federal and state agencies, resource specialists, and construction contractors to develop site-specific strategies to protect sensitive stream, wetland, and river crossings under intense agency scrutiny. Mr. Peterson oversaw erosion control installation, as well as reclamation and restoration of disturbed areas and sensitive resources, including historic stone walls.



# Highland Estates Mitigation Monitoring Proposal

## Years of Experience

18

## Expertise

Special status species surveys  
Environmental compliance inspections

## Education

B.A., Environmental Studies;  
University of California, Santa Cruz; 2008

## Registrations/Certifications

California Department of Fish and Wildlife Scientific Collection Permit

## Peter Gibert, B.S.

### Biologist

### Experience

Peter Gibert has 18 years of experience in field biology involving extensive field work throughout the State of California in many habitats and environments. He has also worked as an environmental consultant specializing in listed species biology and environmental inspection services for construction projects. He has a working knowledge of the provisions and requirements of NEPA and CEQA, and the federal and state ESAs as they relate to preparation and evaluation of environmental documents. He has extensive experience conducting pre-construction biological clearance surveys for a variety of special status species, for migratory bird nesting surveys and habitat assessments, on-site project monitoring and compliance, and preparing the necessary daily reports and documents. He has participated in both large and small scale projects requiring the coordination of personnel, sub-contractors, and resource agencies. Peter has extensive experience working in salt marsh habitats working with salt marsh harvest mouse and a number of special status bird species. This includes recently completed a series of protocol-level surveys for Ridgway Rails and black rails at Grizzly Island and also in Pittsburg California. Mr. Gibert has participated in a number of diverse projects where he designed and implemented research protocols, and monitored the quality control of the project. Mr. Gibert has experience with restoration projects and construction monitoring in special status species and critical habitats. Mr. Gibert has spent thousands of hours monitoring construction projects, and conducting surveys within sensitive habitats, these projects have been within documented habitats of California Ridgway's rail, California black rail, burrowing owl, steelhead, green sturgeon, California tiger salamander, California red-legged frog, and salt marsh harvest mouse.

### Relevant Project Experience

#### **San Francisquito Creek Flood Reduction, Ecosystem Restoration, and Recreation Project, Palo Alto, CA**

##### ***Owner: San Francisquito Creek Joint Powers Authority***

Mr. Gibert is an agency approved biological monitor on a project to reconfigure levees and provide better stream flow and improve special status species habitat in a salt marsh and associated tidal channels. Project work included dewatering several thousand feet of stream for construction. He conducted fish relocation, preconstruction surveys, nesting bird surveys, monitoring during vegetation removal, inspected exclusion fencing and silt curtains for integrity, and prepared daily reports. Special status species include: Salt marsh harvest mouse, California Ridgway's rail, California black rail, burrowing owl, Western pond turtle, green sturgeon, and steelhead.

#### **San Francisquito Creek Sewer Siphon Replacement Project, Palo Alto, CA**

##### ***Owner: Santa Clara Valley water District***



## Highland Estates Mitigation Monitoring Proposal

Mr. Gibert is an agency approved biological monitor on a project to replace sewer lines in salt marsh habitat and underneath a live stream through horizontal directional drilling. He conducted preconstruction surveys, monitoring during vegetation removal and excavation, inspected exclusion fencing for integrity, and prepared daily reports. Special status species include: Salt marsh harvest mouse, California Ridgway's rail, California black rail, burrowing owl, Western pond turtle, green sturgeon, and steelhead.

### **Caltrans Adaptive Ramp Metering Project, Contra Costa and Alameda Counties. CA.**

#### **Owner: Caltrans District 4**

Mr. Gibert conducted biological and environmental monitoring for a Caltrans project constructing on-ramps, off-ramps and metering signs along more than 20 miles of Interstate 80 in Contra Costa and Alameda Counties. Duties included preconstruction surveys and nesting bird surveys throughout the project area, inspecting the integrity of exclusion fencing, and monitoring during construction in sensitive areas such as salt marsh, creeks, and coastal scrub. Special status species in the area included California red-legged frog, Alameda whipsnake, California Ridgway's rail, California black rail, salt marsh harvest mouse, bats, monarch butterfly, and nesting birds.

### **I-80 Adaptive Traffic Management Project, Contra Costa and Alameda Counties, CA**

#### **Client: Caltrans District 4**

Mr. Gibert is a USFWS and CDFW approved biological and environmental monitor for a Caltrans project installing signs along more than 20 miles of Interstate 80 in Contra Costa County. Duties include preconstruction surveys, bat surveys, and nesting bird surveys, inspecting integrity of exclusion fencing, and monitoring during construction in sensitive areas such as salt marsh, creeks, and coastal scrub. Special status species in the area include California red-legged frog, Alameda whipsnake, California Ridgway's rail, California black rail, salt marsh harvest mouse, bats, monarch butterfly, and nesting birds. He also made regular inspections of BMPs and erosion control issues and included them in his monitoring reports to the contractor.

### **MRN 37 Drain Repair , Novato, CA**

#### **Owner: Caltrans District 4**

As a USFWS approved biological monitor, Mr. Gibert performed construction monitoring and nesting bird surveys at a levee repair and culvert replacement project site for Caltrans in salt marsh. He monitored excavation, grading, and vegetation removal. Pickleweed was removed by hand and saved for later restoration efforts. He also performed daily inspections of equipment, excavations, and wildlife exclusion fencing. Special status species within the project area included salt marsh harvest mouse, California Ridgway's rail, and California black rail.

### **Caltrans Hwy 680 Metal Beam Guard Rail Transition Project, Contra Costa County. CA.**

#### **Owner: Caltrans District 4**

Mr. Gibert was an agency approved monitor and conducted biological and environmental monitoring for a Caltrans guardrail construction project on several miles of Highway 680. He conducted preconstruction surveys for special status species and nesting birds. He monitored vegetation clearing, excavation, and construction within and adjacent to salt marsh habitat. Special status species potentially within the project area included salt marsh harvest mouse,





## Highland Estates Mitigation Monitoring Proposal

California Ridgway's rail, and California black rail. He also conducted contractor environmental education and prepared daily reports.

### **Butano Creek Dredging Project, Pescadero, San Mateo County, CA**

#### **Client: County of San Mateo Dept. of Public Works**

Mr. Gibert was a CDFW and USFWS approved monitoring biologist for this project. Duties included preconstruction surveying of the project site, fish rescue and relocation, biological monitoring of construction activity, and water quality monitoring. Mr. Gibert also prepared daily monitoring reports. Special status species found onsite include San Francisco garter snake, San Francisco dusky-footed woodrat, California red-legged frog, and Central California Coast steelhead trout. He was Service-approved to assist in relocation of California red-legged frog, woodrat, and native fish.

### **San Pedro Creek Bridge Replacement Project, Pacifica, CA**

#### **Owner: Caltrans District 4**

Mr. Gibert performed biological monitoring and environmental inspection during vegetation removal for a bridge replacement and dredging project in California red-legged frog (CRF) and steelhead habitat. He conducted preconstruction surveys for CRF, and numerous CRF were observed during the project. He also conducted surveys for dusky-footed woodrat, nesting birds and conducted bird deterrence.

BUD 2016-  
00 158-  
160

RECEIVED

Date: March 17, 2017  
Project No.: 230-1-6  
Prepared For: Mr. Jack Chamberlain  
**TICONDEROGA PARTNERS LLC**  
655 Skyway, Suite 230  
San Carlos, California 94070  
Re: Naturally Occurring Asbestos (NOA) Testing and Recommendations  
Highland Estates Lots 9-11  
2185 Cobblehill Place (Lot 9), 2184 Cobblehill Place (Lot 10),  
88 Cowpens Way (Lot 11)  
San Mateo, California

2017 MAR 24 A 10:18

SAN MATEO COUNTY  
PLANNING AND BUILDING  
DEPARTMENT

Dear Mr. Chamberlain:

As requested, this letter presents the data collected from naturally occurring asbestos (NOA) testing we performed for the above referenced project. Additionally, as requested, we have prepared a "Standard Operating Procedure" to be used if any NOA is encountered during grading of this project. As you know, Cornerstone previously prepared a geotechnical investigation for the project and presented our findings in our report titled, "Updated Geotechnical Investigation, Highland Estates Lots 5 through 11, Ticonderoga Drive/Cobblehill Place/Cowpens Way, San Mateo, California," dated October 30, 2015.

### Lab Testing and Recommendations

Chrysotile and amphibole asbestos occur naturally in certain geologic settings in the San Francisco Bay area, most commonly in serpentinite and other ultramafic rocks. These are igneous and metamorphic rocks with a high content of magnesium and iron minerals. The most common type of asbestos is chrysotile, which is commonly found in serpentinite rock formations. When disturbed by construction, grading, quarrying, or surface mining operations, asbestos containing dust can be generated. Exposure to asbestos can result in lung cancer, mesothelioma, and asbestosis. In July 2001, the California Air Resources Board approved an Asbestos Airborne Toxic Control measure for Construction, Grading, Quarrying, and Surface Mining activities in areas where naturally occurring asbestos (NOA) will likely be found and to provide best dust mitigation measures and practices. The lots are within a mountainous area and areas of shallow bedrock could be encountered during construction. Regional mapping suggests, and site specific investigations supports the idea that the dominant rock type at the lot areas are sheared rock. The sheared rock that underlies the majority of the lots is unlikely to contain NOA bearing material. However, localized outcrops of serpentinite have been observed in portions of the canyon area and serpentinite was encountered within previous exploratory borings conducted within the lot areas.

As discussed in our geotechnical report, we performed one exploratory boring on Lot 11 during our investigation to supplement explorations performed previously by others. This boring exploration was performed close to previously identified serpentinite found in a nearby boring

performed by others. Samples collected within these previous borings conducted within identified serpentinite were not analyzed for NOA because at the time the borings were performed (several decades ago) NOA was not a concern.

We performed testing for naturally occurring asbestos (NOA) on a bulk sample of soil and bedrock from our boring within Lot 11 at a depth range of 8½ to 15 feet. Testing utilized Polarized Light Microscopy in accordance with the California Air Resources Board (CARB) Method 435. NOA was not detected within this sample. The analytical report is attached to this letter. We did not perform testing for Lots 9 and 10 because serpentinite is not mapped or encountered at these lots.

While we did not observe veins of asbestos bearing minerals in our boring, it is not known if rock masses beneath the ground surface could contain veins of asbestos bearing material. However due to the presence of serpentinite locally at the site, we recommend that random samples be collected during grading operations to test for asbestos, if serpentinite is observed. If NOA is found to be present during grading for Lots 9 through 11, we recommend that the attached "Standard Operating Procedure" be implemented and followed.

---

**Closure**

We hope this provides the information you need at this time. Recommendations presented in this letter have been prepared for the sole use of Ticonderoga Partners LLC specifically for the Highland Estates Lot 9-11 project located in San Mateo, California. Our professional services were performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices at this time and location. No warranties are either expressed or implied.

If you have any questions or need any additional information from us, please call and we will be glad to discuss them with you.

Sincerely,

**Cornerstone Earth Group, Inc.**



Scott E. Fitinghoff, P.E., G.E.  
Senior Principal Engineer



SEF:mjs

Attachments: NOA Testing Report  
Recommended Standard Operating Procedure (SOP) for NOA Intrusive Work

Copies: Addressee (1 by email)



**ASBESTOS TEM LABORATORIES, INC.**

**CARB Method 435  
Polarized Light Microscopy  
Analytical Report**

**Laboratory Job # 1206-00077**

630 Bancroft Way  
Berkeley, CA 94710  
(510) 704-8930  
FAX (510) 704-8429

---



ASBESTOS TEM LABORATORIES, INC

CA DPH ELAP  
Lab No. 1866



NVLAP Lab Code: 101891-0  
Berkeley, CA

Oct/05/2015

Matt Schaffer  
Cornerstone Earth Group, Inc.  
1259 Oakmead Parkway  
Sunnyvale, CA 94085

RE: LABORATORY JOB # 1206-00077  
Polarized light microscopy analytical results for 1 bulk sample(s).  
Job Site: 230-1-5  
Job No.: Highland Estates Lots 5-11

Enclosed please find the bulk material analytical results for one or more samples submitted for asbestos analysis. The analyses were performed in accordance with the California Air Resources Board (ARB) Method 435 for the determination of asbestos in serpentine aggregate samples.

Prior to analysis, samples are logged-in and all data pertinent to the sample recorded. The samples are checked for damage or disruption of any chain-of-custody seals. A unique laboratory ID number is assigned to each sample. A hard copy log-in sheet containing all pertinent information concerning the sample is generated. This and all other relevant paper work are kept with the sample throughout the analytical procedures to assure proper analysis.

Sample preparation follows a standard CARB 435 prep method. The entire sample is dried at 135-150 C and then crushed to ~3/8" gravel size using a Bico Chipmunk crusher. If the submitted sample is >1 pint, the sample was split using a 1/2" riffle splitter following ASTM Method C-702-98 to obtain a 1 pint aliquot. The entire 1 pint aliquot, or entire original sample, is then pulverized in a Bico Braun disc pulverizer calibrated to produce a nominal 200 mesh final product. If necessary, additional homogenization steps are undertaken using a 3/8" riffle splitter. Small aliquots are collected from throughout the pulverized material to create three separate microscope slide mounts containing the appropriate refractive index oil. The prepared slides are placed under a polarizing light microscope where standard mineralogical techniques are used to analyze the various materials present, including asbestos. If asbestos is identified and of less than 10% concentration by visual area estimate then an additional five sample mounts are prepared. Quantification of asbestos concentration is obtained using the standard CAL ARB Method 435 point count protocol. For samples observed to contain visible asbestos of less than 10% concentration, a point counting technique is used with 50 points counted on each of eight sample mounts for a total of 400 points. The data is then compiled into standard report format and subjected to a thorough quality assurance check before the information is released to the client.

While the CARB 435 method has much to commend it, there are a number of situations where it fails to provide sufficient accuracy to make a definitive determination of the presence/absence of asbestos and/or an accurate count of the asbestos concentration present in a given sample. These problems include, but are not limited to, 1) statistical uncertainty with samples containing <1% asbestos when too few particles are counted, 2) definitive identification and discrimination between various fibrous amphibole minerals such as tremolite/actinolite/hornblende and the "Libby amphiboles" such as tremolite/winchite/richterite/arfvedsonite, and C) small asbestiform fibers which are near or below the resolution limit of the PLM microscope such as those found in various California coast range serpentine bodies. In these cases, further analysis by transmission electron microscopy is recommended to obtain a more accurate result.

Sincerely Yours,

Lab Manager  
ASBESTOS TEM LABORATORIES, INC.

--- These results relate only to the samples tested and must not be reproduced, except in full, without the approval of the laboratory. ---

630 BANCROFT WAY • BERKELEY, CA 94710 • PH. (510) 704-8930 • FAX (510) 704-8429

With Branch Offices Located At: 1350 FREEPORT BLVD. UNIT 104, SPARKS, NV 89431

# POLARIZED LIGHT MICROSCOPY CARB 435 ANALYTICAL REPORT

Contact: Matt Schaffer

Samples Submitted: 1

Report No. 336724

Address: Cornerstone Earth Group, Inc.  
1259 Oakmead Parkway  
Sunnyvale, CA 94085

Samples Analyzed: 1

Date Submitted: Sep-30-15

Job Site / No. Highland Estates Lots 5-11  
230-1-5

Date Reported: Oct-05-15

SAMPLE ID	POINTS COUNTED	ASBESTOS		LOCATION / DESCRIPTION
		%	TYPE	
EB-1 (8.5-15)		<b>&lt;0.25%</b>	<b>None Detected</b>	Soil/Bedrock
Lab ID # 1206-00077-001	<b>400 - Total Points</b>			No Asbestos Detected - ARB Exception I
Lab ID #	- Total Points			
Lab ID #	- Total Points			
Lab ID #	- Total Points			
Lab ID #	- Total Points			
Lab ID #	- Total Points			
Lab ID #	- Total Points			
Lab ID #	- Total Points			
Lab ID #	- Total Points			
Lab ID #	- Total Points			
Lab ID #	- Total Points			

QC Reviewer *R. Mc. [Signature]*

Analyst *Jo Ann [Signature]*







Type of Services	<b>Recommended Standard Operating Procedure (SOP) for NOA Intrusive Work</b>
Location	<b>Lots 9 to 11 Highland Estates San Mateo County, California</b>
Client Client Address	<b>Ticonderoga Partners, LLC 655 Skyway Parkway, Suite 230 San Carlos, CA 94070</b>
Project Number Date	<b>230-1-6 March 17, 2017</b>



**Prepared by**

*Sarah E. Kalika*

**Sarah E. Kalika, PG, CAC**  
Senior Project Geologist



**Reviewed by**

*Scott E. Fitinghoff*

**Scott E. Fitinghoff, P.E., G.E.**  
Principal Geotechnical Engineer



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<b>Type of Services</b>	<b>Recommended Standard Operating Procedure (SOP) for NOA Earthwork</b>
<b>Location</b>	<b>Lots 9 to 11 – Highland Estates San Mateo County, California</b>

## **SECTION 1: INTRODUCTION**

### **1.1 OBJECTIVES**

This document presents the recommended Standard Operating Procedure (SOP) for earthwork that may or will disturb soils and or bedrock that contain naturally occurring asbestos (NOA) if encountered at the Site.

### **1.2 NATURALLY OCCURRING ASBESTOS HAZARD SUMMARY**

Asbestos is the common name for the fibrous form of certain naturally occurring iron-magnesium-silicate minerals. Six asbestos minerals are currently regulated by the EPA and the State of California. These six minerals are classified in two different groups based on their crystallographic structure and chemistry: a) chrysotile (serpentine group) and; b) amosite, crocidolite, actinolite, athophyllite and tremolite (amphibole group). All regulated forms of asbestos are considered potentially hazardous and classified as a known human carcinogen by State, Federal and international agencies. As defined in H&SC §25316 and §25260, asbestos is both a hazardous substance and a hazardous material.

Human health effects of asbestos are dependent primarily upon exposure to airborne asbestos fibers, which can be inhaled deeply into lungs. Exposure to asbestos through inhalation can result in health impacts including respiratory disease (asbestosis, a non-cancerous fibrosis of the lungs) and lung cancer (mesothelioma, cancer of the lung lining). In addition, asbestos and tobacco smoke in tandem have higher incidents of lung cancer. The longer a person is exposed to asbestos and the greater the intensity of exposure, the greater the chances for development of health problems.

#### **1.3.2 NOA Intrusive Work**

"NOA intrusive" work includes any construction, repair, and/or maintenance work activities that disturb NOA-containing soils, including but not limited to: digging, drilling, excavating, grading, repairing, removing, trenching, filling, gardening, and other soil movement where exposure to NOA may occur.

The following recommended procedures are required to be followed when performing NOA intrusive work to ensure that safeguards are in place to prevent or minimize NOA exposures to anyone at the Site and to prevent untrained or unauthorized personnel from performing intrusive

work at the Site. The following procedures will be overseen by the OSHA Competent Person (with appropriate training and experience) appointed on behalf of the Property Owner:

- Verify that selected contractors and their employees will comply with federal and state OSHA requirements;
- Require employees to follow established Site-specific health and safety requirements prior to starting NOA intrusive work;
- Require reasonable restrictions to Site access to reduce potential exposures to non-workers;
- Implement dust control practices that utilize water;
- Manage any NOA-containing soils in accordance with the SOP and in compliance with applicable, relevant, and appropriate provisions of state and federal law such as the California Air Resources Board (CARB) Final Regulation Order, Section 93105, Asbestos Airborne Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations; also Section 93106, Airborne Toxic Control Measure for Surfacing Applications"; and,
- Comply with all applicable, relevant, and appropriate federal, state, and local requirements.

## **1.7 NOA CONTRACTOR QUALIFICATION**

NOA is exempt from regulation as a hazardous waste (by DTSC interpretation, not OSHA) when it is managed in-place, therefore a special contractor licensing is not needed for NOA intrusive work. However, it is recommended that all personnel performing NOA intrusive work activities at the Site attend NOA Awareness training prior to the commencement of work and comply with applicable OSHA training and personal protective requirements.

## **SECTION 2: NOTIFICATION**

### **2.1 Notification to Bay Area Air Quality Management District**

If the Site is greater than 1 acre and if soils and bedrock containing NOA are discovered at the Site, Bay Area Air Quality Management District (BAAQMD) requires notification within 24-hours of discovery and submittal of the following documents:

- Asbestos Dust Mitigation Plan (ADMP) Application for the discovery of asbestos, ultramafic rock, or serpentine; and
- Asbestos Dust Mitigation Plan, including procedures for perimeter air monitoring if within a developed residential or commercial area within ¼ mile of any sensitive receptors.

The purpose of the ADMP is to provide requirements and guidelines to control and monitor emissions of asbestos during Site grading and earthwork activities associated with the removal action. These requirements are designed to comply with the California Air Resources Board (CARB) Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (Section 93105 of the California Code of Regulations [CCR]).

If the Site is less than 1 acre, an Asbestos Dust Mitigation Plan must be prepared and procedures identified within must be adhered to during Site work, but the ADMP need not be submitted to BAAQMD for review.

## **SECTION 3: APPLICABLE OR RELEVANT AND APPROPRIATE REQUIREMENTS**

### **3.1 HEALTH AND SAFETY REQUIREMENTS**

#### **3.1.1 Health and Safety Plan**

Site-specific health and safety requirements will be identified for the Site under the supervision of a certified industrial hygienist, certified asbestos consultant, or other qualified professional in accordance with current health and safety standards as specified by Cal/OSHA. These requirements will be addressed in a Health and Safety Plan (HASP) that identifies proposed NOA intrusive work activities, and specifies Site characteristics, current conditions, history, physical and chemical hazards, and methods of handling and controlling NOA so as to prevent or minimize exposures.

All personnel who perform NOA intrusive work at the Site must follow these requirements. Contractors doing fieldwork in association with this recommended SOP will either adopt and abide by these Site-specific requirements or develop their own HASPs, which, at a minimum, meet the requirements. A copy of a "Plan Acceptance Form" will be included in the HASP; all contractors and other personnel conducting NOA-intrusive work will read the requirements and sign the "Plan Acceptance Form" prior to starting the work.

#### **3.1.2 Competent Person**

The Owner will designate a Competent Person. A "Competent Person" is one who:

- Is capable of identifying existing and predictable conditions in the surroundings or working conditions which are unsanitary, hazardous, or dangerous to employees;
- Is also capable of identifying existing asbestos hazards in the workplace, and selecting the appropriate control strategy to reduce asbestos exposure;
- Has authority to take prompt corrective measures to eliminate such identified hazards.

The Competent Person may be an asbestos consultant, safety officer or technician familiar with sampling techniques and potentially asbestiform mineral formations. The Competent Person may utilize the assistance of other trained professionals as appropriate. All personnel performing the NOA intrusive activities specified in the SOP will be responsible for operating in compliance with the most current requirements of:

- Title 8, California Code of Regulations, § 5144 (8 CCR 5144) Respiratory Protection
- Title 8, California Code of Regulations, § 5194 (8 CCR 5194) Hazard Communication
- Title 8, California Code of Regulations, § 3203 (8 CCR 3203) Injury and Illness Prevention Program
- California Air Resources Board's (CARB) Section 93105 – "Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining

Operations” and CARB Section 93106 – “Asbestos Airborne Toxic Control Measure for Surfacing Applications” as applicable

- Other pertinent requirements (e.g., local ordinances, etc.)

### **3.1.2.1 Exposure Assessment**

The competent person and/or a certified industrial hygienist will conduct an exposure assessment at the initiation of NOA-intrusive activity not previously assessed to determine where airborne asbestos fibers may exceed the OSHA Permissible Limit (PEL) of 0.1 fibers per cubic centimeter (f/cm<sup>3</sup>) during that operation.

The PEL listed above is identified as the time weighted average (TWA) concentration for a normal eight-hour work day in a 40-hour workweek, to which nearly all workers repeatedly may be exposed without adverse health effects (Title 8, CCR, Section 5155). However, exposure to asbestos concentrations greater than the PEL can result in the following levels of exposure:

- Acute (short-term) Exposure – Exposure at this level can result in shortness of breath, chest or abdominal pain, and irritation of the skin and mucous membranes.
- Chronic (long-term) Exposure – Exposure at this level can result in reduced pulmonary function, breathing difficulty, dry cough, broadening and thickening of the end of the fingers, and blush discoloration of the skin and mucous membranes.

### **3.1.3 Personal Protective Equipment**

Personal protective equipment (PPE) and clothing are used to isolate individuals from NOA as well as physical hazards. Unless otherwise indicated by the results of air monitoring, the minimum level of protection for workers performing NOA intrusive activities is generally Level D (as defined by the EPA [July 1998]) and should include the following:

1. Work coveralls
2. Reflective/visible safety vests
3. Work gloves
4. Steel-toed boots
5. Safety glasses, as necessary
6. Hard hat, as necessary
7. Hearing protection, as necessary

Experience indicates that it is reasonable to expect that significant airborne asbestos concentrations in the work area will remain below acceptable levels as long as stringent dust control measures are implemented.

Respirators and protective suits are required if soil concentrations indicate asbestos is present at greater than 1% (by CARB 435 analysis) or if air monitoring indicates possible excessive exposures. In this case, dust control measures will be increased or work activities will cease. However, the level of protection may be upgraded as deemed necessary by the competent person and/or by a certified industrial hygienist.

### **3.1.4 Medical Surveillance**

A medical surveillance program is recommended for all personnel performing NOA intrusive work. Employers are required to establish a medical surveillance program for all employees who are or

will be exposed to asbestos at or above the PEL of 0.1 f/cm<sup>3</sup> of air, in accordance with OSHA (29 CFR 1910.1001).

### **3.1.5 Other (Hearing Protection, Heat Stress, etc)**

Hearing protection, heat stress and other hazards associated with the work activities jobsite personnel may encounter while using equipment, vehicles and heavy equipment will be addressed by their own Injury and Illness Prevention Program (IIPP).

## **3.2 DUST CONTROL**

Site dust control procedures are necessary during NOA intrusive work to control the potential generation of dust and asbestos exposure to workers, Site occupants, and/or neighbors. These procedures include a variety of dust control methods and practices designed to minimize the generation and spreading of dust that could contain asbestos fibers. Experience has shown that if dust control is maintained, asbestos emissions can be kept below allowable levels.

### **3.2.2 Wet Control Measures**

During NOA intrusive work, the NOA-containing soil/bedrock will be adequately wetted prior to and during disturbance (excavating, loading, transporting, compacting, etc.) to minimize dust generation. If temporary stockpiling of NOA-containing soil is needed, the stockpiles will also be kept adequately wetted.

If visible dust is observed exiting the work area, dust control measures will be increased. Increased dust control measures could include increasing water application, or stopping work if excessive winds are present.

### **3.2.3 Engineering Controls**

Alternatively, stockpiles of NOA-containing soil/bedrock will be covered with heavy plastic sheeting and anchored to minimize dust generation. A mist curtain can be erected downwind of the work area to capture any migrating dust.

### **3.2.4 Cease Operations**

All earth-moving activities associated with NOA intrusive work will cease in times of high wind conditions, defined as sustained winds that generate dust emissions at the Site which cross the Site boundary despite dust mitigation measures.

## **3.4 SOIL/BEDROCK MANAGEMENT AND HANDLING**

### **3.4.1 Stockpiling of NOA-Containing Soil/Bedrock**

Whenever possible, excess NOA-containing soil/bedrock generated from NOA intrusive work will be loaded directly onto trucks for off-Site transport without stockpiling. If temporary stockpiling is necessary, the material will be kept adequately wetted or covered with plastic sheeting, which will be secured in place. Additionally, soil stockpiles should be bermed to prevent run-on and runoff. The excavated soil will be placed on heavy plastic sheeting or other impermeable surface (concrete foundation, dumpster, etc.) to avoid contaminating the underlying soil or landscape

features, if present. These control measures will be inspected daily whenever stockpiling operations begin at the Site.

### **3.4.2 Disposal of NOA-Containing Soil/Bedrock**

Any excess NOA-containing soil/bedrock generated from NOA intrusive work may be placed on-Site below a warning barrier, in accordance with recommendations presented by DTSC. Alternatively, excess NOA-containing soil/bedrock generated during NOA intrusive work will be disposed of off-Site at an appropriately permitted landfill facility. If requested by the landfill, samples of the material will be collected to characterize the waste; the samples will be analyzed for asbestos by CARB Test Method 435. The analytical results will then be forwarded to the desired appropriately licensed landfill facility for approval prior to disposal.

## **SECTION 4: IMPLEMENTATION OF SOP**

### **4.1 FIELD DOCUMENTATION**

#### **4.1.1 Field Logs**

The competent person will conduct inspections during the NOA intrusive work and will prepare daily field logs documenting Site activities; these logs will be made available for inspection by the Project Coordinator and will be included in the Completion Report for the work

Each daily field log should contain, but is not limited to, the following information:

- Project name and location;
- Name of the NOA Contractor;
- Name of the person who approved the work;
- Names of workers performing the work at the Site;
- Name of the Competent Person and field personnel;
- On-site weather conditions; and
- A chronological description of the work event.

#### **4.1.2 Photographs**

Photographs of NOA intrusive activities will be taken periodically during the work to further document the activities performed.

#### **4.1.3 Recordkeeping**

All records of documentation (e.g., field logs, reports, photographs, and other documents) prepared under the SOP will be maintained by The Competent Person at the Site and at the Owner's administrative offices. The records will be available for inspection upon request by the public and government representatives.

### **4.2 SITE PREPARATION**

#### **4.2.1 Work Area Delineation and Security Measures**



The work area will be properly cordoned off prior to the initiation of the NOA intrusive work. Unauthorized persons will not be allowed to enter the work area. If gates are present around the work area, they will be locked after working hours. Additionally, clear warning signs should be posted to communicate access to the area is restricted to authorized personnel only. An appropriate display of the potential health risk would read as follows:

**WARNING**  
**Authorized Personnel Only**

This area is known to contain Naturally Occurring Asbestos, which is a known carcinogen that can cause lung cancer. Do not enter this area without appropriate personal protective equipment and proper decontamination setup.

#### **4.2.2 Utility Survey and Clearance**

To attempt to locate public underground utilities, the contractor will mark the work area with white spray paint and contact Underground Service Alert (USA) at least 48 hours prior to any excavation work. In addition, as-built drawing and site plans will be reviewed to locate on-Site underground utilities.

#### **4.2.3 NOA Dust Migration Control**

Methods to be used to control the potential migration of NOA (via dust generation or migration of soil) from the work area shall be established and in place prior to the start of the work. Engineering controls will be used to control dust generation, and all personnel performing intrusive work activities at the Site will attend NOA awareness training.

#### **4.2.4 Permits**

The Owner or contractor will obtain all applicable permits, submit work orders, and notify the appropriate agencies prior to starting the NOA intrusive work.

### **4.3 FIELD WORK**

#### **4.3.1 Confined Space Entry Requirements**

A work area is defined as a "confined space" if it has a configuration that hinders the activities of any employees who must enter, work in, and exit them. In addition, there are many instances where employees who work in confined spaces face increased risk of exposure to serious hazards. OSHA uses the term "permit-required confined space" (permit space) to describe those spaces that meet both the definition of "confined space" and pose health or safety hazards. If confined space work is required at the Site as part of the NOA intrusive activities, the contractor shall comply with all OSHA regulations pertaining to confined spaces.

#### **4.3.2 Excavation**

It is anticipated that excavation, soil/bedrock movement, compaction, drilling, or other necessary work activities will be performed with a variety of heavy machinery for ripping, moving, loading, or compacting the NOA. Work that requires excavation using heavy equipment will adhere to CCR, Title 8, Section 1540, Excavation. Water trucks and/or fire hoses will be used for dust control.

Care will be taken during activities that will disturb NOA-containing soil to minimize dust generation; this may include performing excavation more slowly or lowering drop heights during excavation and soil loading.

### **4.3.3 Soil Staging and Storage Operations**

As described in Section 4.4.1, if temporary stockpiling of NOA-containing soils is necessary, the material will be placed on plastic sheeting or other impermeable surface, kept adequately wetted to minimize dust and covered with plastic sheeting and anchored or managed by one or more of the engineering controls listed in Section 4.4.1 of this SOP. Stockpiles will be inspected daily to maintain these control measures during stockpiling at the Site.

### **4.3.4 Air Monitoring**

Air monitoring for dust and/or asbestos for worker protection (personal monitoring) and/or public protection (perimeter monitoring) may be required during the work depending on the extent, location, and timing of the planned NOA disturbance based on a review of the planned NOA intrusive work.

## **4.4 TRANSPORTATION PLAN FOR OFF-SITE DISPOSAL**

If excess NOA-containing soil is generated, requiring off-haul from the Site for disposal, the soil/bedrock will be transported to an appropriately permitted landfill by an appropriately-licensed transporter. All transportation activities will be performed in accordance with all applicable federal, state, and local laws, regulations, and ordinances.

### **4.4.1 Loading of Excess Soil/Bedrock**

Excess soil/bedrock will be loaded into trucks in or adjacent to the work area when at all possible. If deemed necessary, a gravel pad will be constructed along the construction exit. If trucks are to travel on NOA-affected soils, wet washing will be needed for NOA removal. The washing will take place on the gravel where signage will be placed stating "Wash out area, no track out allowed." All trucks and vehicles that have driven into the exclusion zone will be completely washed (all exterior surfaces, tires and wheels) before exiting the Site to control track-out of NOA. The rinse water will be contained in drums. In this area, the trucks handling NOA will also have their loads wetted prior to tarping and transport to the landfill.

Another option is to place heavy plastic sheeting beneath the trucks in the loading area to contain soil spilled during loading operations. Loading operations shall adhere to the following procedures:

1. Wet NOA-containing soils adequately prior to loading into trucks to minimize dust generation;
2. Maintain 6 inches or more of freeboard when loading trucks;
3. Minimize drop heights during loading so that no visible dust is generated;
4. Spray each truck with water to thoroughly wet any spilled soil on it, and remove spilled soil from each truck after loading and before it drives off the plastic sheeting;
5. Clean off plastic sheeting prior to driving to prevent tracking NOA-containing soil away from the work area;

6. Wet and cover all loads prior to leaving waste soil loading area; and
7. Fold plastic sheeting inward and prevent material from leaving the plastic after the end of waste loading activities.

Removal of any visible track-out onto the paved public road where vehicles exit the Site (or closest paved road to NOA-intrusive activity) will be performed. This shall be accomplished by wet sweeping or using a HEPA filter equipped vacuum device periodically throughout each workday.

#### **4.4.2 Dust Control During Transportation**

Loads will be adequately wetted and then covered with tarps prior to the trucks leaving the Site to prevent dust generation during transportation. The condition of the trucks used to transport the soil/bedrock will be such that no spillage can occur from holes or other openings in cargo compartments. As mentioned above, the trucks will be cleaned of any spilled soil/bedrock prior to leaving the Site to prevent the spreading of soil and subsequent dust generation.

If necessary, wet sweeping or a vehicle equipped with a HEPA filter vacuum device shall be used to remove any track-out of soil onto paved public truck access roads. This shall be performed as needed to minimize track-out and dust generation.

#### **4.4.6 Shipment Documentation**

The necessary documents, such as the truck weigh tags and/or waste manifest forms, must be completed and accompany the driver to the landfill. The following information shall be documented and retained by the Property Owner:

- Project name and address;
- Analytical results for transported soil;
- Dates(s) of transportation;
- Location of facility where soil was transported;
- Total amount of soil transported; and
- Copy of the manifest.

Pursuant to 49 CFR 172.500, the U.S. DOT does not presently require placarding on transport vehicles for hazardous materials (such as asbestos wastes), which are classed as "Other Regulated Material" (ORM).

Pursuant to 49 CFR 172.301, the proper DOT shipping name and identification number (e.g., RQ, Asbestos, 9, NA2212, III) must appear on all hazardous material containers of 110 gallons or less capacity.

### **4.5 DECONTAMINATION**

#### **4.5.1 Work Area**

Any NOA-containing soil/bedrock spilled or tracked in or outside the work area should be cleaned up (wet sweeping, shoveling, etc.) and either placed beneath the indicator fencing or off-hauled for disposal. Control procedures should be implemented during decontamination activities to prevent dust generation. The NOA Contractor shall provide potable water and wasting facilities for field personnel. The support area will be established prior to the initiation of NOA intrusive work.

#### **4.5.2 Workers**

Workers should minimize the amount of dirt or dust that may contain NOA on their hands, face, clothing, and shoes. Footwear must be cleaned with a brush and water. These activities must be performed prior to leaving the work area. Washtubs with soap and water and rinse tubs will be provided for the cleaning of reusable equipment, and sanitation facilities will be provided for washing of hands and face. Wash water collected in the wash tubs will be placed in an on-Site receptacle for disposal off-site. Water used for decontamination can be used for dust control on NOA-containing soil/bedrock or discharged slowly to the NOA-containing soil/bedrock and allowed to infiltrate/evaporate.

#### **4.5.3 Vehicles and Equipment**

Decontamination of equipment and Site vehicles must be performed to reduce the physical transfer of NOA from the work area. Before being removed from the work area, all vehicles and equipment in contact with NOA must be thoroughly rinsed/hosed down with water to remove residual soil particles that may be asbestos-bearing; if water is used for decontamination a water supply will be present for this purpose. A wash area may be established near the exit of the work area. The decontamination wash water will be collected and stored in an on-Site container (e.g., Baker tank). The decontamination water will be disposed of off- Site. Water used for decontamination can be used for dust control on NOA containing soil/bedrock or discharged slowly to the NOA-containing soil/bedrock allowed to infiltrate/evaporate.

The cabs of all vehicles and equipment that were used in the work area should be cleaned with a wet rag or sponge as needed to keep them free from accumulated dust and dirt.

Any disposable equipment not to be washed and reused will be placed in drums for proper disposal.

### **SECTION 5: LIMITATIONS**

Cornerstone Earth Group, Inc. makes no warranty, expressed or implied, except that our services have been performed in accordance with the environmental principles generally accepted at this time and location.



ENVIRONMENTAL CONSULTANTS

Sound Science. Creative Solutions.®

Half Moon Bay Office  
60 Stone Pine Road, Suite 100  
Half Moon Bay, California 94019  
Tel 650.440.4160 Fax 650.440.4165

December 7, 2017

Camille Leung, Senior Planner  
County of San Mateo, Building and Planning Department  
455 County Center, Second Floor  
Redwood City, CA 94062

**Re: Highland Estates Environmental Compliance Support Services**

Dear Ms. Leung:

In accordance with your request, SWCA Environmental Consultants (SWCA) is pleased to submit a revised scope and cost estimate for the Highland Estates Subdivision in San Mateo County, California. Based on recent conversations with the County of San Mateo Building and Planning Department (County), SWCA understands that the NextGen Builders, Inc. (contractor) will provide their own biological consultants to implement environmental requirements outlined in the Mitigation, Monitoring, and Reporting Program (MMRP), including Storm Water Pollution Prevention Plan (SWPPP) implementation, dusky-footed woodrat surveys and dismantling, nesting bird surveys, bat maternity roost surveys, California red-legged frog surveys, and purple needle grass mapping and restoration, among others. SWCA will be responsible for coordinating closely with the County, the applicant, the contractor staff, and the public to oversee, track, and ensure compliance with the MMRP and Conditions of Approval. The following details our proposed scope of work and revised cost estimate.

## **TASK 1: PROJECT MANAGEMENT AND COORDINATION**

SWCA Senior Biologist and Project Manager Kristen Outten will serve as the primary point of contact for the County and as project manager for this effort. Ms. Outten will coordinate directly with the County, the public, the applicant, and contractor staff, as required to track project progress and compliance, and to ensure the project is running smoothly and efficiently. Prior to the start of construction, Ms. Outten will coordinate with the County to arrange a kick-off meeting with the project team to review current project design and the project schedule, discuss the MMRP, project Conditions of Approval, the protocol for public inquiries, escalation procedures for a non-compliance, and other relevant information. During the preconstruction and construction phases of the project, Ms. Outten will disseminate to project team members pertinent details from team communications and site visits so that all team members are aware of compliance status and progress. This coordination will ensure the project remains compliant and on schedule, compliance concerns that require attention are promptly communicated, and efficient and practical solutions can be developed for avoiding and/or mitigating impacts to environmental resources.

## **TASK 2: COMPLIANCE MONITORING**

### **SUBTASK 2.1: PRE-CONSTRUCTION COMPLIANCE WITH MMRP AND CONDITIONS OF APPROVAL**

Prior to the start of construction, Ms. Outten will review plans and reports prepared by the contractor and subcontractors to ensure that the success criteria, performance standards, and mitigation monitoring satisfy MMRP requirements. Such plans and reports may include but are not limited to biological survey reports, the project Tree Plan, Erosion Control Plan, Lighting Plan, and SWPPP. SWCA will also inspect the project site to ensure the

erosion control and tree protection measures are in place and conform to the requirements of the plans, and document the inspection with a brief report to the County.

### **SUBTASK 2.2: CONSTRUCTION COMPLIANCE WITH MMRP AND CONDITIONS OF APPROVAL**

During the construction phases of the project, an SWCA environmental inspector (EI), cross-trained as a biologist, will conduct weekly site visits of the construction disturbance area (including grading activity areas) during both Phase I and Phase II. During each weekly site visit, the EI will meet with the project superintendent/foreman and discuss project schedule, planned activities, and any compliance concerns. The EI will walk the site and ensure that the project complies with project environmental requirements, such as adequate installation and management of stormwater best management practices (BMPs), implementation of appropriate noise reduction and air quality standards, and compliance with biological requirements.

### **SUBTASK 2.3: COMPLIANCE TRACKING AND REPORTING**

SWCA will develop a Compliance Matrix, inclusive of Phase I and Phase II activities, which will serve as a global environmental checklist for the project. The matrix will be used as the key tool to track compliance with mitigation measures, conditions of approval, and submittals for the project. The compliance reporting within the matrix will allow project team members to identify compliance issues, alert project construction and environmental teams of potential issues before they become problematic, and take necessary actions to quickly correct any issues. Although SWCA does not anticipate any incidences of non-compliance on the project, SWCA will notify the County of any potential violations of non-compliance events within 24 hours of the issue identification and provide recommended corrective actions. These compliance issues will be tracked in the Compliance Matrix and, once the issue is resolved, SWCA will document the resolution in a non-compliance resolution report (in memorandum format) within 3 days of the issue resolution.

Using the Compliance Matrix, Ms. Outten will also prepare a monthly progress report and submit the report to the County at the end of the first week of every month. The progress report will include a brief summary of project compliance updates, and a detailed compliance record, in tabular format, that shows what compliance tasks have been initiated, are in progress, and are completed, as well as the contractor's record of compliance to date.

At the end of the project, the detailed compliance record will be helpful during the lessons learned process to show which measures were successfully implemented with no issues, and which measures could use further refinement in future County planning documents to better protect resources, facilitate construction, and help avoid repetition of certain compliance issues. By tracking compliance with the Compliance Matrix on a monthly basis throughout the construction process, we will have all the information we would need for the final compliance report in one tabular format, which we can easily transition into a final MMRP compliance report. We assume one draft and one final MMRP compliance report will be submitted to the County for review and approval.

## **TASK 3: INQUIRIES AND COMPLAINT TRACKING**

SWCA will assist the County by working closely with the public and the contractor to address and resolve all public questions and complaints during the construction process. SWCA Project Manager Ms. Outten will be the point of contact and will communicate with the applicant and contractors each week to determine if any public inquiries or complaints were logged, discuss with the team how to address such questions/complaints, and provide the County with a written status report describing the nature of the complaint, date received, date of reply, date resolved, and a description of the resolution. We will create a tracking tool in Microsoft Excel that will be the repository for all public inquiries and complaints logged on the project. This Public Information Log, along with our Compliance Matrix, will be submitted to the County on a monthly basis, or in a mutually agreed upon timeframe.

## ASSUMPTIONS

- For Subtask 2.1, a total of 78 weekly site visits (26 visits for Phase I only, 26 visits for Phase I only, and 26 visits when Phases I and II overlap) are included in this scope of work and cost estimate, based off of the proposed construction work schedules for Phase I and Phase II.
- If additional site visits are required due to schedule changes, construction delays, inclement weather, or other factors, such services can be provided at a rate of \$450.00 per half-day visit (up to 4 hours) and \$900 per full-day visit (up to 8 hours).
- Contractors/Applicant will prepare Preconstruction Plans and conduct biological surveys; SWCA will provide review and verification of completion and adequacy.
- Contractors/Applicant are ultimately responsible for compliance with the MMRP whether SWCA staff is on-site or off-site.
- One round of review will be required for the final MMRP compliance report, assumed to be comprehensive compliance documentation for both phases of construction.
- Work associated with managing public inquiries and complaints will require no more than 5 hours per month.
- Observations from weekly spot checks will be recorded in a monitoring log. The monitoring log will be submitted as part of the monthly progress report.
- Scope and cost estimates are based only on services included in Section B of the Request for Proposal. Any additional services can be provided under separate scope and cost estimate.
- All submittals and data will be submitted electronically.

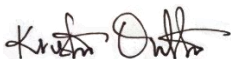
## SCHEDULE

SWCA is ready to begin work upon receipt of an executed contract. We assume that the activities covered under this contract will start in Decemebr 2017.

## COST ESTIMATE

Based on thoughtful consideration of the project requirements and a thorough estimate of the attendant labor and direct costs, SWCA proposes a time-and-materials budget not to exceed **\$62,552.00** to complete the project as presented on the following page. SWCA prides itself on providing consulting services of the highest quality and efficiency, and we look forward to working with San Mateo County on this project. Should you have any questions or desire additional information or materials, please contact us at your convenience.

Sincerely,



Kristen Outten  
Senior Biologist/Project Manager



Megan Peterson  
Director, Half Moon Bay

**Table 1: Total and Per Phase Estimated Project Cost with Rates**

<b>Team Member</b>	<b>Billing Rate (per hour)</b>	<b>Phase I</b>	<b>Phase II</b>	<b>Total All Phases</b>
Megan Peterson	\$190.00	\$1,330.00	\$1,900.00	\$3,230.00
Kristen Outten	\$131.00	\$22,877.00	\$18,733.00	\$41,610.00
Jessie Henderson-McBean	\$108.00	\$4,968.00	\$4,968.00	\$9,936.00
Jennifer Torre	\$96.00	\$384.00	\$384.00	\$768.00
Dana Page	\$73.00	\$3,358.00	\$3,650.00	\$7,008.00
<b>Totals</b>		<b>\$32,917.00</b>	<b>\$29,635.00</b>	<b>\$62,552.00</b>





# Geotechnical Review Sheet

DEVELOPER/OWNER John Dooley  
SITE LOCATION Highlands Ave.  
APN NO. 047-161-160, etc.  
GEOLOGIST  
SOILS ENGINEER GeoForensics, Inc.

FILE NO. 10B-862  
SHEET 1 OF 2

**REVIEW OF:**

- |  |  |
|--|--|
| <input type="checkbox"/> PLANNING NO. PLN2005-00075 (Grading)              | <input checked="" type="checkbox"/> PLANS            |
| <input type="checkbox"/> GEOLOGIC REPORT DATED                             | <input checked="" type="checkbox"/> DEVELOPER/OWNER  |
| <input checked="" type="checkbox"/> SOILS REPORT DATED 6-23-05, No. 205120 | <input checked="" type="checkbox"/> GEOLOGIST        |
| <input type="checkbox"/> OTHER   | <input checked="" type="checkbox"/> SOILS ENGINEER   |
|  | <input checked="" type="checkbox"/> BUILDING PERMITS |
|  | <input checked="" type="checkbox"/> DPW              |

**ACTION:**

- REPORTS APPROVED SUBJECT TO CONDITIONS BELOW:  
 BEFORE APPROVAL THE FOLLOWING INFORMATION IS REQUIRED:  
(from Geotech Consultant)  
 PLANS AND REPORTS NOT APPROVED FOR REASONS BELOW:

**REVIEW:**

1. As requested by the Environmental Health Department, please submit a copy of the Geotechnical drilling permit or the annual Geotechnical notification form for this site.
2. Please update the recommendations to include seismic design parameters, as noted in the 2007 California Building Code. These parameters may include Ss, S1, site class, seismic design forces on retaining walls, etc.
3. The report indicates that all existing fill is to be removed. Plans must reflect all recommendations presented in the report, including overexcavation of existing fills, etc.
4. It is noted that the proposed retaining walls will require building permits, which must be issued simultaneously with the grading permit.
5. Please submit a revised drainage planning that include retaining wall back drains.

Based on the approval of responses to the above, the following will apply:

- a.) Approval of the development plans and applicable structural design criteria must be obtained from the geotechnical consultant of record prior to issuance of the building permit as required by Section I of the enclosed "Geotechnical Consultant Approval" form.
- b.) Section II must be observed and completed by the Geotechnical Consultant of record prior to acceptance of the completed work by the Geotechnical Section of the Planning and Building Department.

Note: Please include the Geotechnical File Number, 10B-862, in all correspondence with the Geotechnical Section of the Planning and Building Department.

PREPARED BY JLM/JFD  
FMTGEO.REC (2/08)

DATE September 4, 2008

TRANSMITTAL SHEET

C O U N T Y O F S A N M A T E O

PLANNING AND BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
REDWOOD CITY, CALIFORNIA 94063

TO: John Dooley  
48 Fairway Place  
Half Moon Bay, Ca. 94019

DATE: September 4, 2008

We are forwarding to you via:

ENCLOSURE: X

SEPARATE COVER:

MESSENGER:

DRAWING NUMBER:

RE: Proposed Grading  
Highland Ave.

THE FOLLOWING:

Copy of Geotechnical Review Sheet No. 10B-862 for reports for  
above prepared by GeoForensics, Inc., Job No. 205120, dated June  
23 2005.

cc: GeoForensics, Inc.  
561 Pilgrim Drive, Suite D  
Foster City, Ca. 94404

AS REQUESTED BY YOU

FOR YOUR APPROVAL

FOR YOUR INFORMATION X

Very truly yours,

J. L. Mazzetta

J. F. DeMouthe

---

Geotechnical Section

FRM00031 (2/08)



County of San Mateo

Planning & Building Department

## Geotechnical Review Sheet

DEVELOPER/OWNER San Mateo Highlands: lots 1-4

SITE LOCATION Bunker Hill Drive

APN NO. 041072030, 041101280, 041101290

GEOLOGIST

SOILS ENGINEER `Cornerstone Earth Group

FILE NO. 9E-199

SHEET 1 OF 2

### REVIEW OF:

- |                                     |   |  |
|-------------------------------------|---|--|
| <input type="checkbox"/>            | PLANNING NO. PLN2006-00357 (grading lots 1-4) | <input checked="" type="checkbox"/> PLANS            |
| <input type="checkbox"/>            | GEOLOGIC REPORT DATED                         | <input checked="" type="checkbox"/> DEVELOPER/OWNER  |
| <input checked="" type="checkbox"/> | SOILS REPORT DATED 7/22/2011, #230-1-2        | <input checked="" type="checkbox"/> GEOLOGIST        |
| <input type="checkbox"/>            | OTHER   | <input checked="" type="checkbox"/> SOILS ENGINEER   |
|                                     |   | <input checked="" type="checkbox"/> BUILDING PERMITS |
|                                     |   | <input checked="" type="checkbox"/> DPW              |

### ACTION:

- REPORTS APPROVED SUBJECT TO CONDITIONS BELOW:
- BEFORE APPROVAL THE FOLLOWING INFORMATION IS REQUIRED:
- PLANS AND REPORTS NOT APPROVED FOR REASONS BELOW:

### REVIEW:

1. As requested by the Environmental Health Department, please submit a copy of the Geotechnical drilling permit or the annual Geotechnical notification form for this site.
2. Please provide a map showing the distribution of serpentinite, greywacke, and any other rock types present on or near this site. This refers to bedrock, not surficial materials. Any outcrops should also be marked.
3. The revised FINDINGS FOR COUNTY-PROPOSED RESOURCE MANAGEMENT ZONING DISTRICT TEXT AMENDMENT was sent out on March 9, 2011. Please respond in writing to those of the Geotechnical Conditions of Approval that are contained in the attached sections of that document that pertain to grading on Lots 1-4 or to all lots. These include GEO-1 (page 13), GEO-2a,b (page 14), GEO-3 (page 15), GEO-4, updated to include the 2010 UBC (page 15), and GEO-5 (page 16).

Based on the approval of responses to the above, the following will apply:

a.) Approval of the development plans and applicable structural design criteria must be obtained from the geotechnical consultant of record prior to issuance of the building permit as required by Section I of the enclosed "Geotechnical Consultant Approval" form.

b.) Section II must be observed and completed by the Geotechnical Consultant of record prior to acceptance of the completed work by the Geotechnical Section of the Planning and Building Department.

Note: Please include the Geotechnical File Number, 9E-199, in all correspondence with the Geotechnical Section of the Planning and Building Department.

PREPARED BY JLM/JFD  
FMTGEO.REC (2/08)

DATE June 3, 2013

TRANSMITTAL SHEET

**COUNTY OF SAN MATEO**

PLANNING AND BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
REDWOOD CITY, CALIFORNIA 94063

TO: Chamberlain Group  
655 Sky Way, Suite 230  
San Carlos, CA 94070

DATE: June 6, 2013

We are forwarding to you via:

ENCLOSURE: X  
SEPARATE COVER:  
MESSENGER:  
DRAWING NUMBER:

RE: Highlands Development, Lots 1 - 4  
Bunker Hill Road  
Grading permit

THE FOLLOWING:

Copy of Geotechnical Review Sheet No. 9E-199 for the report for above prepared by Cornerstone Earth Group, job 230-1-2, dated July 22, 2011.

cc: Cornerstone Earth Group  
1259 Oakmead Parkway  
Sunnyvale, CA 94085

AS REQUESTED BY YOU

FOR YOUR APPROVAL

FOR YOUR INFORMATION X

Very truly yours,

J. L. Mazzetta  
J. F. DeMouthe

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Geotechnical Section



County of San Mateo

Planning & Building Department

# Geotechnical Review Sheet

DEVELOPER/OWNER Highlands Recreation District  
SITE LOCATION 1851 Lexington Ave.  
APN NO. 041-132-010  
GEOLOGIST  
SOILS ENGINEER Romig Engineers

FILE NO. 9E-137(b)  
SHEET 1 OF 1

**REVIEW OF:**

<input type="checkbox"/> BUILDING NO. BLD2010-01413	<input checked="" type="checkbox"/> PLANS
<input type="checkbox"/> GEOLOGIC REPORT DATED	<input checked="" type="checkbox"/> DEVELOPER/OWNER
<input checked="" type="checkbox"/> SOILS REPORT DATED 3-26-10, No. 932-4	<input checked="" type="checkbox"/> GEOLOGIST
<input checked="" type="checkbox"/> LETTER DATED 7-29-10, No. 932-4	<input checked="" type="checkbox"/> SOILS ENGINEER
	<input checked="" type="checkbox"/> BUILDING PERMITS
	<input checked="" type="checkbox"/> DPW

**ACTION:**

REPORTS APPROVED SUBJECT TO CONDITIONS BELOW:  
 BEFORE APPROVAL THE FOLLOWING INFORMATION IS REQUIRED:  
(from Geotech Consultant)  
 PLANS AND REPORTS NOT APPROVED FOR REASONS BELOW:

**REVIEW:**

1. As requested by the Environmental Health Department, please submit a copy of the Geotechnical drilling permit or the annual Geotechnical notification form for this site.
2. Does all of the drainage from the uphill neighbor go into the three existing PVC drainpipes? If not, what measures will be taken to capture surface drainage from uphill? Please discuss and provide additional recommendations as needed.

Based on the approval of responses to the above, the following will apply:

- a.) Approval of the development plans and applicable structural design criteria must be obtained from the geotechnical consultant of record prior to issuance of the building permit as required by Section I of the enclosed "Geotechnical Consultant Approval" form.
- b.) Section II must be observed and completed by the Geotechnical Consultant of record prior to acceptance of the completed work by the Geotechnical Section of the Planning and Building Department.

Note: Please include the Geotechnical File Number, 9E-137(b), in all correspondence with the Geotechnical Section of the Planning and Building Department.

PREPARED BY JLM  
FMTGEO.REC (2/08)

DATE October 12, 2010



County of San Mateo

Planning & Building Department

## Geotechnical Review Sheet

DEVELOPER/OWNER Ticonderoga Partners LLC  
SITE LOCATION San Mateo Highlands (Lots 1-4)  
APN NO. 041-101-290  
GEOLOGIST  
SOILS ENGINEER Cornerstone Earth Group

FILE NO. 9E-199  
SHEET 1 OF 2

### REVIEW OF:

- |                                     |  |                                     |                  |
|-------------------------------------|--|-------------------------------------|------------------|
| <input type="checkbox"/>            | BUILDING NO. BLD2013-01792, BLD2013-01793                                | <input checked="" type="checkbox"/> | PLANS            |
|                                     | BLD2013-01794, BLD2013-01795   | <input checked="" type="checkbox"/> | DEVELOPER/OWNER  |
| <input checked="" type="checkbox"/> | GEOLOGIC REPORT DATED 7/22/2011, #230-1-2,<br>by Cornerstone Earth Group | <input checked="" type="checkbox"/> | GEOLOGIST        |
| <input type="checkbox"/>            | SOILS REPORT DATED   | <input checked="" type="checkbox"/> | SOILS ENGINEER   |
| <input type="checkbox"/>            | OTHER  | <input checked="" type="checkbox"/> | BUILDING PERMITS |
|                                     |  | <input checked="" type="checkbox"/> | DPW              |

### ACTION:

- REPORTS APPROVED SUBJECT TO CONDITIONS BELOW:  
 BEFORE APPROVAL THE FOLLOWING INFORMATION IS REQUIRED:  
(from Geotech Consultant)  
 PLANS AND REPORTS NOT APPROVED FOR REASONS BELOW:

### REVIEW:

1. As requested by the Environmental Health Department, please submit a copy of the Geotechnical drilling permit or the annual Geotechnical notification form for this site.
2. The geologic site plan (Figure 2) shows areas underlain by artificial fill. If this is fill present prior to grading, was it completely removed by the grading? Please discuss.
3. Please provide a map of all four lots, showing the present, post-grading topography. This can be page-sized.
4. The report submitted is over two years old. Have any changes occurred to these lots since then? Please discuss and include the dates of grading.



5. The revised Findings for County-Proposed Resource Management Zoning District Text Amendment was sent out on March 9, 2011. Please respond in writing to the Geotechnical Conditions of Approval that are contained in the attached sections of that document. These include GEO-1 (page 13), GEO-2a,b (page 14), GEO-3 (page 15), GEO-4, updated to include the 2010 UBC (page 15), and GEO-5 (page 16).
6. The submitted plans show piers of both 8 foot and 15 foot depths. The report recommends that all piers be at least 10 feet deep. Please discuss and provide revisions as necessary.
7. Please provide a detailed drainage plan for each of these four lots. This should include roof gutters, downspouts, surface and subsurface drains, including those associated with foundations and retaining walls, and the location and design of outfalls.
8. The consultant must provide data to show that the introduction of water into the areas identified for drain outfalls will not cause accelerated erosion or slope failure there or downslope.

Based on the approval of responses to the above, the following will apply:

- a.) Approval of the development plans and applicable structural design criteria must be obtained from the geotechnical consultant of record prior to issuance of the building permit as required by Section I of the enclosed "Geotechnical Consultant Approval" form.
- b.) Section II must be observed and completed by the Geotechnical Consultant of record prior to acceptance of the completed work by the Geotechnical Section of the Planning and Building Department.

Note: Please include the Geotechnical File Number, 9E-3, in all correspondence with the Geotechnical Section of the Planning and Building Department.

PREPARED BY JFD  
FMTGEO.REC (2/08)

DATE October 25, 2013

TRANSMITTAL SHEET

C O U N T Y O F S A N M A T E O

PLANNING AND BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
REDWOOD CITY, CALIFORNIA 94063

TO: Highlands Recreation District  
1851 Lexington Ave.  
San Mateo, Ca. 94402

DATE: October 12, 2010

We are forwarding to you via:

ENCLOSURE: X

SEPARATE COVER:

MESSENGER:

DRAWING NUMBER:

RE: Proposed Retaining Walls  
1851 Lexington Ave.

THE FOLLOWING:

Copy of Geotechnical Review Sheet No. 9E-137(b) for reports for  
above prepared by Romig Engineers, Job No. 932-4, dated March 26,  
2010 and July 29, 2010.

cc: Romig Engineers  
1390 El Camino Real  
San Carlos, Ca. 94070

AS REQUESTED BY YOU

FOR YOUR APPROVAL

FOR YOUR INFORMATION X

Very truly yours,

J. L. Mazzetta

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Geotechnical Section

FRM00031 (2/08)

TRANSMITTAL SHEET

C O U N T Y O F S A N M A T E O

PLANNING AND BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
REDWOOD CITY, CALIFORNIA 94063

TO: Ticonderoga Partners LLC  
Jack Chamberlain  
655 Skyway, Suite 230  
San Carlos, Ca. 94070

DATE: October 25, 2013

We are forwarding to you via:

ENCLOSURE: X

SEPARATE COVER:

MESSENGER:

DRAWING NUMBER:

RE: Proposed Residences  
2265, 2271, 2275, 2279 Bunker Hill Drive  
San Mateo Highlands Lots 1-4

THE FOLLOWING:

Copy of Geotechnical Review Sheet No. 9E-3 for reports for above prepared by Cornerstone Earth Group, Job No. 230-1-2, dated July 22, 2011.

cc: Cornerstone Earth Group  
1259 Oakmead Parkway  
Sunnyvale, Ca. 94085

AS REQUESTED BY YOU

FOR YOUR APPROVAL

FOR YOUR INFORMATION X

Very truly yours,

J. F. DeMouthe

---

Geotechnical Section

FRM00031 (2/08)



County of San Mateo

Planning & Building Department

## Geotechnical Review Sheet

DEVELOPER/OWNER Ticonderoga Partners LLC FILE NO. 9E- 116  
SITE LOCATION San Mateo Highlands (Lots 1-4) SHEET 1 OF 2  
APN NO. 041-101-370  
GEOLOGIST Cornerstone Earth Group  
SOILS ENGINEER Cornerstone Earth Group

### REVIEW OF:

( ) BUILDING NO. BLD2016-00158, -00159, -00160,  
-00161, -00162, -00163, -00164 ( x ) PLANS  
( x ) DEVELOPER/OWNER ( x ) GEOLOGIST  
( ) GEOLOGIC REPORT DATED 10/30/2015, #230-1-5 ( x ) SOILS ENGINEER  
( ) SOILS REPORT DATED ( x ) BUILDING PERMITS  
( ) OTHER ( x ) DPW

### ACTION:

( ) REPORTS APPROVED SUBJECT TO CONDITIONS BELOW:  
( X ) BEFORE APPROVAL THE FOLLOWING INFORMATION IS REQUIRED:  
(from Geotech Consultant)  
( ) PLANS AND REPORTS NOT APPROVED FOR REASONS BELOW:

### REVIEW:

1. As requested by the Environmental Health Department, please submit a copy of the Geotechnical drilling permit or the annual Geotechnical notification form for this site.
2. There was fill on some of these lots prior to grading. Was all of this material removed or reworked as engineered fill, as recommended in the report? Please discuss.
3. Please provide a detailed drainage plan for each of these seven lots. Adjacent lots should be shown on a single plan so that the relative placement of drains and outfalls is apparent. These plans should include roof gutters, downspouts, surface and subsurface drains, including those associated with foundations and retaining walls, and the location and design of outfalls.

4. The plans show the proposed use of flow-through planters in place of traditional dry wells or other types of outfalls. Some of these structures are shown to be placed close to the residences and/or retaining walls. Please review the locations of these outfalls and provide a discussion of the suitability of this type of outfall in this situation.
5. The consultant must provide data to show that the introduction of water into the areas identified for drain outfalls will not cause accelerated erosion or slope failure there or downslope.
6. The submitted plans show piers of 7, 10, and 20 foot depths. The report recommends that all piers be at least 10 feet deep, with some extending down to at least 27 feet. Please discuss and provide plan revisions as necessary.

Based on the approval of responses to the above, the following will apply:

- a.) Approval of the development plans and applicable structural design criteria must be obtained from the geotechnical consultant of record prior to issuance of the building permit as required by Section I of the enclosed "Geotechnical Consultant Approval" form.
- b.) Section II must be observed and completed by the Geotechnical Consultant of record prior to acceptance of the completed work by the Geotechnical Section of the Planning and Building Department.

Note: Please include the Geotechnical File Number, 9E-116, in all correspondence with the Geotechnical Section of the Planning and Building Department.

PREPARED BY JFD  
FMTGEO.REC (2/08)

DATE April 6, 2016

TRANSMITTAL SHEET

C O U N T Y O F S A N M A T E O

PLANNING AND BUILDING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
REDWOOD CITY, CALIFORNIA 94063

TO: Geoff Gibson  
Winder-Gibson Architecture  
351 9<sup>th</sup> Street  
San Francisco, CA 94103

DATE: April 6, 2016

RE: **Proposed grading, new SFD & garage**  
**1050 Los Trancos Road**

We are forwarding to you via:

ENCLOSURE: X

SEPARATE COVER:

MESSENGER:

THE FOLLOWING:

Copy of Geotechnical Review Sheet No. 17I-68 for a report for above prepared by Murray Engineers, project #2007-1R1, dated November 20, 2014.

cc: Murray Engineers Inc.  
935 Fremont Avenue  
Los Altos, CA 94024

AS REQUESTED BY YOU

FOR YOUR APPROVAL

FOR YOUR INFORMATION X

Very truly yours,

J. F. DeMouthe

\_\_\_\_\_  
Geotechnical Section

FRM00031 (2/08)

MITIGATION MONITORING AND REPORTING AGREEMENT  
BETWEEN THE COUNTY OF SAN MATEO AND  
HIGHLANDS ESTATES DEVELOPMENT I, LLC AND CHAMBERLAIN GROUP

This Mitigation Monitoring Agreement (“Agreement”) is between the County of San Mateo (“County”) on the one hand, and Highland Estates Development I, LLC and Chamberlain Group (collectively, the “Developer,” and, together with the County, the “Parties”), on the other. This Agreement relates to Developer’s obligation to fund the costs of the mitigation monitoring and reporting program (“MMRP”) for the Project (as defined below). This Agreement is effective as of September \_\_, 2017, although the Parties acknowledge and agree that Developer is responsible to pay for all costs associated with the MMRP for the Project, even if incurred prior to the effective date of this Agreement.

RECITALS

1. On April 27, 2010, the County approved Developer’s proposal for a project in the unincorporated San Mateo Highlands consisting of a Zoning Text Amendment, a Rezoning, a Lot Line Adjustment, a Major Subdivision, a Resource Management (RM) Permit, and a Grading Permit, all for the development of eleven residential lots to be located on parcels identified as Assessor’s Parcel Numbers (“APNs”) 041-101-290 and 041-072-030 (“Project”). The approved project includes the creation of a 93.39-acre parcel (identified as APN 041-101-380), which is subject to a recorded conservation easement.
2. Highland Estates Development I, LLC is the landowner of the properties of the “Highlands Estates”, which currently consists of Parcels 041-101-390 (Lot 5 on Ticonderoga Drive); 041-101-400 (Lot 6 on Ticonderoga Drive); 041-101-410 (Lot 7 on Ticonderoga Drive); 041-101-420 (Lot 8 on Ticonderoga Drive); 041-101-430 (Lot 9 on Cobblehill Place); 041-101-440 (Lot 10 on Cobblehill Place), located within the County of San Mateo all zoned as Resource Management (RM), with the exception of Lots 9 and 10 which are located within the R-1/S-81 Zoning District. Highland Estates Development I, LLC seek building permits for the construction of single-family residences on Lots 5 through 11.
3. Lots 1 through 4 of the Highlands Estates (2279, 2275, 2271, and 2265 Bunker Hill Drive) have been developed and sold to individual owners are not the subject of this MOU.
4. When it approved the Project, the Conditions of Approval imposed by the Board of Supervisors for the Project included Condition No. 4, which requires as follow: that “The property owner shall comply with all mitigation measures as revised and listed below (based on the Mitigation Monitoring and Reporting Program (MMRP) incorporated

within the Final [Environmental Impact Report] and made available to the public on January 4, 2010). When timing has not been specified below, then mitigation timing and monitoring shall be as specified in the MMRP. The applicant shall enter into a contract with the San Mateo County Planning and Building Department for all mitigation monitoring for this project prior to the issuance of any grading permit “hard card” for the project. The fee shall be staff’s cost, plus 10 percent, as required in the current Planning Service Fee Schedule. Planning staff may, at their discretion, contract these services to an independent contractor at cost, plus an additional 10 percent for contract administration.” (Emphasis added.)

5. The County and the Developer have yet to enter into such a contract for mitigation monitoring in connection with the Project MMRP and the Parties are entering into this Agreement in order to satisfy the requirements of Condition No. 4 of the Project Conditions of Approval.
6. Grading Permit “hard cards” for grading related to approved development on Lots 9 through 11 and Lots 5 through 8 have not yet been issued.

Therefore, in consideration of the foregoing recitals and other appropriate matters, the Parties agree as follows:

1. The Developer shall pay, or cause to be paid, to the County a fee in an amount equal to the County’s cost in Planning and Building Department staff time and materials for mitigation monitoring in connection with implementation of the Project MMRP, plus ten percent (10%) (reflecting administrative and overhead costs), as set forth in the current Planning and Building Department Service Fee Schedule. For purposes of this Agreement, “time and materials” means the hourly staff cost attributable to all staff time spent monitoring the implementation of mitigation measures for the Project. Such staff time may include, but are not limited to, the review and analysis of required reports, performance of inspections, responding to inquiries from the public, and meetings with Developer, contractors, and other involved departments and agencies. The Parties acknowledge and agree that currently outstanding MMRP fees to be paid under this Agreement must be paid to the County prior to final approval of the building permits for Lots 9 through 11 for mitigation monitoring associated with the Project MMRP for construction on those lots and prior to final approval of the building permits for Lots 5 through 8 for mitigation monitoring associated with construction on those lots. Moreover, the Parties agree that no further grading permits for the Project will be issued prior to payment of outstanding fees for mitigation monitoring associated with the Project MMRP.
2. The Community Development Director may, at his/her discretion, contract these mitigation monitoring services associated with the Project MMRP to an independent contractor at cost, plus an additional ten percent payable to the County Planning and Building Department for contract administration and overhead. The Developer will be



notified 30 days prior to a decision by the County to contract with an independent contractor for mitigation monitoring services.

3. The Parties acknowledge that, as of the effective date of this Agreement, the County has incurred \$904.86 in staff time and material expenses for mitigation monitoring services associated with the Project MMRP. These expenses are detailed in the invoice attached as Exhibit A to this Agreement and incorporated herein by reference. Developer agrees to pay this amount by no later than October 1, 2017.
4. This Agreement shall remain in effect until all actions required under the MMRP have been completed.

IN WITNESS WHEREOF, the Parties hereto have executed this MOU, effective on the date written above.

County:

By: \_\_\_\_\_  
Steve Monowitz, Community Development Director

Date: \_\_\_\_\_

Approved as to Form:

By \_\_\_\_\_  
John Nibbelin, Chief Deputy County Counsel

Highland Estates Development I, LLC

Approved as to Form:

By: \_\_\_\_\_  
\_\_\_\_\_, Title

By: \_\_\_\_\_  
\_\_\_\_\_, Title

Date: \_\_\_\_\_

Date: \_\_\_\_\_

November 6, 2017

«Name»

«Address»

«City»

To whom it may concern:

**SUBJECT: Request for Proposals – Implementation of “Highland Estates”  
EIR Mitigation Monitoring and Reporting Program (MMRP) and  
Compliance Monitoring with Project Conditions of Approval**

The San Mateo County Current Planning Section is soliciting proposals to oversee and ensure compliance with a Mitigation Monitoring and Reporting Program and Project Conditions of Approval in conjunction with the certified Final Environmental Impact Report (FEIR) for the “Highland Estates” Major Subdivision, Grading Permit, and Resource Management (RM) Permit, for the construction of eleven (11) houses on a 97-acre parcel in the San Mateo Highlands area of unincorporated San Mateo County. As required by the project conditions of approval, the applicant has set-aside 93 acres of land in a recorded conservation easement. Four (4) of the approved houses have been completed and are not the subject of this RFP. This RFP pertains to the construction of the remaining 7 undeveloped sites located on Ticonderoga Drive (Lots 5 through 8), Cobblehill Place (Lots 9 and 10), and Cowpens Way (Lot 11) (shown on Attachment A). The applicant/owner is Highland Estates Development I, Llc. The contractor is NextGen Builders, Inc.

**A. BACKGROUND**

On April 27, 2010, the Board of Supervisors (BOS) approved the project and certified the EIR. The BOS’s project approval included Condition No. 4 that stated:

*The property owner shall comply with all mitigation measures as revised and listed 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). When timing has not been specified below, then mitigation timing and monitoring shall be as specified in the MMRP. The applicant shall enter into a contract with the San Mateo County Planning and Building Department for all mitigation monitoring for this project prior to the issuance of any grading permit “hard card” for the project. The fee shall be staff’s cost, plus 10 percent, as required in the current Planning Service Fee Schedule. Planning staff may, at their discretion, contract these services to an independent contractor at cost, plus an additional 10 percent for contract administration.*

County staff has decided to contract out to an independent contractor for the above-cited mitigation monitoring services as stated.

**1. Project Site Location and Setting**

The project site is located within the area known as the San Mateo Highlands in an unincorporated area of San Mateo County, and is west of the San Mateo City limit. Highway 92 and Interstate 280 (I-280) are located south and west of the project site, respectively. The project site is located in a suburban area that is surrounded by roads and single-family residences.

*Lots 5 through 8*

Lots 5 through 8 are located along Ticonderoga Drive in an upsloping area where additional grading is necessary for landslide mitigation work. Coast live oak woodland occurs on the eastern portion of this development area. The woodland in this area is dominated by coast live oak trees and also contains California bay and toyon. The understory contains a dense growth of poison oak, as well as monkey flower (*Mimulus aurantiacus*), gooseberry (*Ribes menziesii*), ceanothus (*Ceanothus thyrsiflorus*), and California manroot (*Marah fabaceus*). The western portion of the area contains a matrix of non-native grasses and other non-native herbaceous vegetation, iceplant (*Carpobrotus edulis*), coyote brush (*Baccharis pilularis*), and pockets of the native grass purple needlegrass. Stands of the purple needlegrass are also present and generally occur in the southeastern portion of the site, between the oak woodland and the areas invaded by iceplant.

*Lots 9 and 10*

Lots 9 and 10 are located at the end of Cobblehill Place and have a moderate slope downward toward a 93-acre open space easement dedicated by the developer. The majority of this development area contains coyote brush/poison oak scrub, as well as other shrubby vegetation such as toyon and Himalayan blackberry (*Rubus discolor*). Coast live oak, bay trees, and pines occur in scattered locations, and California manroot provides a dense ground cover in more open portions of the site. Portions of the site show signs of disturbance including discarded metal sheeting and trash. The area bordering the road is generally more open and contains non-native grasses and weedy vegetation. A small area (approximately 7 feet by 4 feet) bordering the road, receives surface runoff from the upslope road and gutter. This small area contains wetland-associated vegetation such as rabbitsfoot grass (*Polypogon monspeliensis*), sedges (*Cyperus* sp.), and juncus (*Juncus* sp.).

*Lot 11*

Lot 11 is located at the end of Cowpens Way. The northern portion of this area is characterized by oak woodland dominated by coast live oak trees. The understory contains a high density of poison oak and California manroot, and ivy provides dense ground cover in more open portions of the understory. Other portions of the site contain coyote brush/poison oak scrub. The invasive plant species fennel (*Foeniculum vulgare*) and bamboo (which has spread from a neighboring garden), as well as non-native grasses and weedy species, occur in the western portion site. A creek (assumed to be a tributary to Polhemus Creek) occurs immediately to the northeast of the site, which supports a dense growth of willow (*Salix* sp.) scrub. The creek and associated willows are located entirely outside of the land disturbance area of the proposed project.

2. **Project Construction Phasing**

Highland Estates Development I, Llc. pPlans to construct houses on Lots 9, 10, and 11 in October 2017. It is anticipated that houses on Lots 5, 6, 7, and 8 would begin construction in May 2018. As of this date, building permits are still in review and have not yet been issued for houses on these 7 lots.

**B. SERVICES TO BE PROVIDED**

The consultant shall review and ensure implementation of the mitigation measures stipulated in the FEIR's Mitigation Monitoring and Reporting Program (Attachment D), as well as project conditions of approval, to the satisfaction of the Community Development Director. These mitigation measures also appear as Conditions 4.a through 4.y of the Board of Supervisors' April 27, 2010 decision letter. The 2010 conditions were modified by three (3) subsequent Minor Modifications issued by the County on March 9, 2011, April 30, 2014, and November XX, 2017. The current conditions of approval are listed in the November XX, 2017 letter of decision (Attachment C).

The consultant shall coordinate, as necessary, with the applicant/owner, project contractors, Planning staff, and members of the public to track the progress and completion of all such measures. The contractor shall also perform the following tasks beyond the requirements stipulated in the FEIR Mitigation Monitoring and Reporting Program and conditions of approval:

- a. The consultant shall monitor compliance with the requirements of the County's Erosion Control and Tree Protection Pre-Site Inspection (Attachment X).
- b. The consultant shall provide, in writing, a letter indicating when all mitigation measures have been completed.
- c. With regard to monitoring the applicant's compliance with and implementation of the State-approved Stormwater Pollution Prevention Program (SWPPP), the consultant

shall be expected to visit the site at least once a week for the duration of all grading and construction activities associated with this project.

- d. The contractor shall be the point of contact for public inquiries and complaints regarding project construction. The consultant shall provide Planning staff, in writing, documentation regarding the details each complaint (i.e., nature of complaint, date received, date of any correspondence, date of resolution).

## **C. CONTRACTOR QUALIFICATIONS/CONTRACT REQUIREMENTS**

### **1. Contractor Qualifications**

Qualified firms must have knowledge of CEQA, experience in implementation of a mitigation monitoring and reporting program (be it associated with a certified Negative Declaration or EIR), and shall be (or have on staff) a qualified biologist.

### **2. Contract Requirements**

Consultants should be aware that a contract for services resulting from their proposal will include all provisions contained in **Attachment F**. The consultant must indicate in its proposal whether it will agree to these terms, or if not, the consultant must provide an explanation and proposed alternative language.

## **D. REQUIRED PROPOSAL DOCUMENTATION**

The proposal shall include:

1. Firm qualifications, including experience with any Mitigation Monitoring and Reporting Programs prepared or conducted for projects in San Mateo County and experience and references for work on similar projects in Northern California.
2. Documentation from the proposer's insurance carrier confirming that the proposer has the following coverage:
  - General Liability Insurance \$1,000,000
  - Professional Liability Insurance \$1,000,000
  - Motor Vehicle Liability Insurance \$1,000,000
  - Workers' Compensation Statutory Coverage
3. List of specific staff to be assigned and their backgrounds.
4. References from similar work.
5. Scope of work.

6. Completion of Equal Benefits Compliance Declaration Form (see Attachment F).
7. Total estimated cost for implementation of the Mitigation Monitoring and Reporting Program and compliance monitoring with the project conditions of approval, including a schedule of hourly billing rates.

**E. PROCEDURES FOR SUBMITTING PROPOSALS**

1. Notice of Request for Proposals (RFP) will be published and sent to firms who have expressed an interest in providing mitigation monitoring and compliance services.
2. All questions regarding the Request for Proposals shall be addressed to Camille Leung, Senior Planner, by U. S. Mail, phone, fax or e-mail. The mailing address is 455 County Center, Second Floor, Redwood City, CA 94063. Ms. Leung can be reached by phone at 650/363-1826 or by fax at 650/363-4849. Questions submitted by e-mail can be sent to [cleung@smcgov.org](mailto:cleung@smcgov.org).
3. The proposer shall submit in a sealed envelope one (1) original and three (3) complete copies of the proposal addressed to Camille Leung, Senior Planner, 455 County Center, Second Floor, Redwood City, CA 94063.
4. Proposals must be typed and double-spaced. Each package must begin with a complete table of contents showing page numbers, and all pages in the package shall be numbered consecutively.
5. All costs of proposal preparation shall be borne by the proposer.
6. Sealed proposals must be received no later than 5:00 p.m. on **November 15, 2017**, at Planning and Building Department, 455 County Center, Second Floor, Redwood City, CA 94063.
7. All responses to this Request for Proposals become the property of the County of San Mateo, Planning and Building Department. Government Code Sections 6250 et seq., the "Public Record Act" define public records as any writing containing information relating to the conduct of the public business. The Public Record Act provides that public records shall be disclosed upon written request, and that any citizen has a right to inspect any public record, unless the document is exempted from the disclosure.

The County of San Mateo cannot represent or guarantee that any information submitted in response to the Request for Proposals will be confidential. If the County receives a request for any document submitted in response to a Request for Proposals, it will not assert any privileges that may exist on behalf of the person or business submitting the proposal. It is the responsibility of the person or business entity

submitting the proposal to assert any applicable privileges or reasons why the document should not be produced.

8. Failure to comply with any and all parts of this Request for Proposals may be cause for the proposal being eliminated from consideration.
9. The County reserves the right to reject all proposals and not to award any contract pursuant to this RFP.

**F. SELECTION CRITERIA AND TIMELINE**

**1. Selection Criteria**

The selection criteria will include in part: (1) experience of the firm and specific staff assigned to complete the work, including description of experience with similar projects; (2) references from similar projects; (3) consultant’s proposed methodology, work plan and timeline to complete the scope of work; (4) proposed cost to complete the work; (5) demonstration of ability to complete the scope of work within the proposed timeline; and (6) level of expertise or special qualifications to support the specific project. When the combination of price, quality and terms and conditions are substantially equal, the County shall give preference to local firms.

**2. Timeline for RFP/Process**

County Issues Request for Proposals	November 6, 2017
<b>Proposals Due – 5:00 p.m.</b>	<b>November 15, 2017</b>
Notification to Firms Selected for Interview	November 21, 2017
Interviews	November 27- December 1, 2017
Notification to Top Proposer	December 5, 2017
Complete Negotiations with Top Proposer	December 8, 2017
<b>Consulting Work Begins (Approximate date)</b>	<b>December 11, 2017</b>

**G. PROCEDURES FOR EVALUATING AND SELECTING PROPOSALS**

1. The Planning and Building Department shall, upon receipt of proposals, review all proposals to determine whether they are responsive and responsible.
2. All proposals submitted late, or which do not meet the requirements of the Request for Proposals, may not be considered.

3. All proposals received will be evaluated by an RFP review committee comprised of Current Planning Section representatives to ensure that the approach, interpretations and alternatives comply with the requirements of this RFP.
4. A short list of consultants will be invited to attend interviews, tentatively scheduled for the week of **October 5-13 (dates different from timetable)**, or shortly thereafter. Based on the interviews, evaluations of the RFP review committee, review of submittals and reference checks, the Community Development Director will select a recommended consultant. The recommendation will be subject to negotiation of a final contract acceptable to the County. The Community Development Director will notify all applicants if they have been selected or not.
5. In the event that an applicant wishes to appeal the recommendation of the Community Development Director, the applicant will have five (5) calendar days from the date of the County's letter of rejection to submit a written appeal, addressed directly to Acting County Manager John Maltbie at 400 County Center, Redwood City, CA 94063. The written appeal should specifically address any perceived irregularities in the process and/or the Community Development Director's recommendation, and provide concrete examples of same. The Community Development Director will have the opportunity to review the written appeal, and to present to the County Manager the reason for his recommendation. The decision of the County Manager is final, as to whether reconsideration of a firm's proposal is warranted.
6. Upon conclusion of the appeal period or any appeal process, the recommended consultant and a proposed contract will be submitted to the County Board of Supervisors for its consideration and approval. The Board of Supervisors may, at its sole discretion, approve, disapprove, or request a modification to the proposed agreement.

Thank you for your time and interest in this RFP. If you have further questions, please contact Camille Leung, Project Planner, at [cleung@smcgov.org](mailto:cleung@smcgov.org) or 650/363-1826.

Sincerely,

Steve Monowitz  
Community Development Director

- Attachments:
- A. Location/Vicinity Map
  - B. Project Plans
  - C. Decision Letter, dated **November XX, 2017**
  - D. Mitigation Monitoring and Reporting Program; Excerpt from FEIR
  - E. County's Erosion Control and Tree Protection Pre-Site Inspection Requirements



- F. Sample Contract (Up to \$100,000)
- G. Equal Benefits Forms

November 6, 2017

«Name»

«Address»

«City»

To whom it may concern:

**SUBJECT: Request for Proposals – Implementation of “Highland Estates”  
EIR Mitigation Monitoring and Reporting Program (MMRP) and  
Compliance Monitoring with Project Conditions of Approval**

The San Mateo County Current Planning Section is soliciting proposals to oversee and ensure compliance with a Mitigation Monitoring and Reporting Program and Project Conditions of Approval in conjunction with the certified Final Environmental Impact Report (FEIR) for the “Highland Estates” Major Subdivision, Grading Permit, and Resource Management (RM) Permit, for the construction of eleven (11) houses on a 97-acre parcel in the San Mateo Highlands area of unincorporated San Mateo County. AS required by the project conditions of approval, the applicant has set-aside 93 acres of land in a recorded conservation easement. Four (4) of the approved houses have been completed are not the subject of this RFP. This RFP pertains to the construction of the remaining 7 undeveloped sites located on Ticonderoga Drive (Lots 5 through 8), Cobblehill Place (Lots 9 and 10), and Cowpens Way (Lot 11) (shown on Attachment A). The applicant/owner is Highland Estates Development I, Llc. The contractor is NextGen Builders, Inc.

**A. BACKGROUND**

On April 27, 2010, the Board of Supervisors (BOS) approved the project and certified the EIR. The BOS’s project approval included Condition No. 4 that stated:

*The property owner shall comply with all mitigation measures as revised and listed 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). When timing has not been specified below, then mitigation timing and monitoring shall be as specified in the MMRP. The applicant shall enter into a contract with the San Mateo County Planning and Building Department for all mitigation monitoring for this project prior to the issuance of any grading permit “hard card” for the project. The fee shall be staff’s cost, plus 10 percent, as required in the current Planning Service Fee Schedule. Planning staff may, at their discretion, contract these services to an independent contractor at cost, plus an additional 10 percent for contract administration.*

County staff has decided to contract out to an independent contractor for the above-cited mitigation monitoring services as stated.

**1. Project Site Location and Setting**

The project site is located within the area known as the San Mateo Highlands in an unincorporated area of San Mateo County, and is west of the San Mateo City limit. Highway 92 and Interstate 280 (I-280) are located south and west of the project site, respectively. The project site is located in a suburban area that is surrounded by roads and single-family residences.

*Lots 5 through 8*

Lots 5 through 8 are located along Ticonderoga Drive in an upsloping area where additional grading is necessary for landslide mitigation work. Coast live oak woodland occurs on the eastern portion of this development area. The woodland in this area is dominated by coast live oak trees and also contains California bay and toyon. The understory contains a dense growth of poison oak, as well as monkey flower (*Mimulus aurantiacus*), gooseberry (*Ribes menziesii*), ceanothus (*Ceanothus thyrsiflorus*), and California manroot (*Marah fabaceus*). The western portion of the area contains a matrix of non-native grasses and other non-native herbaceous vegetation, iceplant (*Carpobrotus edulis*), coyote brush (*Baccharis pilularis*), and pockets of the native grass purple needlegrass. Stands of the purple needlegrass are also present and generally occur in the southeastern portion of the site, between the oak woodland and the areas invaded by iceplant.

*Lots 9 and 10*

Lots 9 and 10 are located at the end of Cobblehill Place and have a moderate slope downward toward a 93-acre open space easement dedicated by the developer. The majority of this development area contains coyote brush/poison oak scrub, as well as other shrubby vegetation such as toyon and Himalayan blackberry (*Rubus discolor*). Coast live oak, bay trees, and pines occur in scattered locations, and California manroot provides a dense ground cover in more open portions of the site. Portions of the site show signs of disturbance including discarded metal sheeting and trash. The area bordering the road is generally more open and contains non-native grasses and weedy vegetation. A small area (approximately 7 feet by 4 feet) bordering the road, receives surface runoff from the upslope road and gutter. This small area contains wetland-associated vegetation such as rabbitsfoot grass (*Polypogon monspeliensis*), sedges (*Cyperus* sp.), and juncus (*Juncus* sp.).

*Lot 11*

Lot 11 is located at the end of Cowpens Way. The northern portion of this area is characterized by oak woodland dominated by coast live oak trees. The understory contains a high density of poison oak and California manroot, and ivy provides dense ground cover in more open portions of the understory. Other portions of the site contain coyote brush/poison oak scrub. The invasive plant species fennel (*Foeniculum vulgare*) and bamboo (which has spread from a neighboring garden), as well as non-native grasses and weedy species, occur in the western portion site. A creek (assumed to be a tributary to Polhemus Creek) occurs immediately to the northeast of the site, which supports a dense growth of willow (*Salix* sp.) scrub. The creek and associated willows are located entirely outside of the land disturbance area of the proposed project.

2. **Project Construction Phasing**

Highland Estates Development I, Llc. Plans to construct houses on Lots 9, 10, and 11 in October 2017. It is anticipated that houses on Lots 5, 6, 7, and 8 would begin construction in May 2018. As of this date, building permits are still in review and have not yet been issued for houses on these 7 lots.

**B. SERVICES TO BE PROVIDED**

The consultant shall review and ensure implementation of the mitigation measures stipulated in the FEIR's Mitigation Monitoring and Reporting Program (Attachment D), as well as project conditions of approval, to the satisfaction of the Community Development Director. These mitigation measures also appear as Conditions 4.a through 4.y of the Board of Supervisors' April 27, 2010 decision letter. The 2010 conditions were modified by three (3) subsequent Minor Modifications issued by the County on March 9, 2011, April 30, 2014, and November XX, 2017. The current conditions of approval are listed in the November XX, 2017 letter of decision (Attachment C).

The consultant shall coordinate, as necessary, with the applicant/owner, project contractors, Planning staff, and members of the public to track the progress and completion of all such measures. The contractor shall also perform the following tasks beyond the requirements stipulated in the FEIR Mitigation Monitoring and Reporting Program and conditions of approval:

- a. The consultant shall monitor compliance with the requirements of the County's Erosion Control and Tree Protection Pre-Site Inspection (Attachment X).
- b. The consultant shall provide, in writing, a letter indicating when all mitigation measures have been completed.
- c. With regard to monitoring the applicant's compliance with and implementation of the State-approved Stormwater Pollution Prevention Program (SWPPP), the consultant

shall be expected to visit the site at least once a week for the duration of all grading and construction activities associated with this project.

- d. The contractor shall be the point of contact for public inquiries and complaints regarding project construction. The consultant shall provide Planning staff, in writing, documentation regarding the details each complaint (i.e., nature of complaint, date received, date of any correspondence, date of resolution).

## **C. CONTRACTOR QUALIFICATIONS/CONTRACT REQUIREMENTS**

### **1. Contractor Qualifications**

Qualified firms must have knowledge of CEQA, experience in implementation of a mitigation monitoring and reporting program (be it associated with a certified Negative Declaration or EIR), and shall be (or have on staff) a qualified biologist.

### **2. Contract Requirements**

Consultants should be aware that a contract for services resulting from their proposal will include all provisions contained in **Attachment F**. The consultant must indicate in its proposal whether it will agree to these terms, or if not, the consultant must provide an explanation and proposed alternative language.

## **D. REQUIRED PROPOSAL DOCUMENTATION**

The proposal shall include:

1. Firm qualifications, including experience with any Mitigation Monitoring and Reporting Programs prepared or conducted for projects in San Mateo County and experience and references for work on similar projects in Northern California.
2. Documentation from the proposer's insurance carrier confirming that the proposer has the following coverage:
  - General Liability Insurance                      \$1,000,000
  - Professional Liability Insurance                \$1,000,000
  - Motor Vehicle Liability Insurance               \$1,000,000
  - Workers' Compensation                            Statutory Coverage
3. List of specific staff to be assigned and their backgrounds.
4. References from similar work.
5. Scope of work.

6. Completion of Equal Benefits Compliance Declaration Form (see Attachment F).
7. Total estimated cost for implementation of the Mitigation Monitoring and Reporting Program and compliance monitoring with the project conditions of approval, including a schedule of hourly billing rates.

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Steve Monowitz  
Community Development Director

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  - B. Project Plans
  - C. Decision Letter, dated November XX, 2017
  - D. Mitigation Monitoring and Reporting Program; Excerpt from FEIR
  - E. County's Erosion Control and Tree Protection Pre-Site Inspection Requirements



- F. Sample Contract (Up to \$100,000)
- G. Equal Benefits Forms

**Conditions of Approval for the Highlands Estates Project  
PLN 2006-00357**

COA#	Condition/Mitigation Measure	STATUS	Type	CAMILLE - Checked prior to Tree Removals	CAMILLE - Checked prior to Grading Permit	CAMILLE - Checked prior to BLD Permit
1	This approval applies only to the proposal, documents and plans described in this report	DONE/ADMIN	Admin			
2	This subdivision approval is valid for two years, during which time a Final Map shall be filed and	DONE/ADMIN	expiration			
3	The Final Map shall be recorded pursuant to the plans approved by the Board of	DONE/ADMIN	admin			
4	<u>The property owner shall comply with all mitigation measures as revised and listed 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). When timing has not been specified below, then mitigation timing and monitoring shall be as specified in the MMRP. The applicant shall enter into a contract with the San Mateo County Planning and Building Department for all mitigation monitoring for this project prior to the issuance of any grading permit "hard card" for the project. The fee shall be staff's cost, plus 10 percent, as required in the current Planning Service Fee Schedule. Planning staff may, at</u>	<u>CONTRACT PENDING</u>			mitigation monitoring contract pending	

**Conditions of Approval for the Highlands Estates Project  
PLN 2006-00357**

4a	<p><b>Improvement Measure AES-1a:</b> The Project Applicant shall provide “finished floor verification” to certify that the structures are actually constructed at the height shown on the approved plans. The Project Applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site. Prior to the below floor framing inspection or the pouring of concrete slab for the lowest floors, the land surveyor shall certify that the lowest floor height as constructed is equal to the elevation of that floor specified by the approved plans. Similarly, certifications of the garage slab and the topmost elevation of the roof are required. The applicant shall provide the certification letter from the licensed land surveyor to the Building Inspection Section.</p>				Confirm Datum Marker; Elevations for Height verification
4b	<p><b>Improvement Measure AES-1b:</b> The Project Applicant shall plant a total of eight (8) native trees (minimum 24-gallon each), two directly in front of each home on Lots 5 through 8 to soften and screen views of the new homes from off-site locations. These trees will be in addition to the fourteen (14) required replacement trees (15-gallon size). Of the 14 replacement trees, three (3) trees shall be planted at the back of each of the homes on Cowpens Way and Cobblehill Place (three homes, nine (9) trees total). The applicant shall plant the remaining five (5) trees in the right side yard of Lot 8 in order to provide screening of this residence and other residences on Ticonderoga Drive as viewed from Lakewood Circle. All trees or replacement trees required by this condition</p>				Landscaping Plan

**Conditions of Approval for the Highlands Estates Project  
PLN 2006-00357**

4c	<b>Improvement Measure AES-2:</b> Construction contractors shall minimize the use of on-site storage and when necessary store building materials and equipment away from public view and shall keep activity within the project site and construction equipment laydown areas.			Check Project Screening on Eros Plan	
4d	<b>Mitigation Measure BIO-2a:</b> No earlier than 30 days prior to the commencement of construction activities, a survey shall be conducted to determine if active woodrat nests (stickhouses) with young are present within the disturbance zone or within 100 feet of the disturbance zone. If active woodrat nests (stickhouses) with young are identified, a fence shall be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of a qualified biologist and based on consultation with the CDFG. At the discretion of the monitoring biologist, clearing and construction within the fenced area would be postponed or halted until young have left the nest. The biologist shall serve as a construction monitor during those periods when disturbance activities will occur near active nest areas to ensure that no inadvertent impacts on these nests will occur.		(SWCA review of reports) 30-days prior Woodrat survey--Need report by Project Biologist....If active nests are found, need buffer zones.		
4d2	If woodrats are observed within the disturbance footprint outside of the breeding period, individuals shall be relocated to a suitable location within the open space by a qualified biologist in possession of a scientific collecting permit. This will be accomplished by dismantling woodrat nests (outside of the breeding period), to allow individuals to relocate to suitable habitat within the adjacent open		(SWCA review of reports) 30-days prior Woodrat survey--Need report		

**Conditions of Approval for the Highlands Estates Project  
PLN 2006-00357**

4e	<p><b>Mitigation Measure BIO-2b:</b> No earlier than two weeks prior to commencement of construction activities that would occur during the nesting/breeding season of native bird species potentially nesting/roosting on the site (typically February through August in the project region), a survey for nesting birds shall be conducted by a qualified biologist experienced with the nesting behavior of bird species of the region. The intent of the survey would be to determine if active nests of special-status bird species or other species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the construction zone or within 500 feet of the construction zone. The surveys shall be timed such that the last survey is concluded no more than two weeks prior to initiation of construction or tree removal work. If ground disturbance activities are delayed, then an additional pre-construction survey shall be conducted such that no more than two weeks will have elapsed between the last survey and the commencement of ground disturbance activities.</p>			(SWCA review of reports) 2-wks prior Bird survey--Need report		
4.e.2	<p>If active nests are found in areas that could be directly affected or subject to prolonged construction-related noise, a no-disturbance buffer zone shall be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted within them will be determined through consultation with the CDFG, taking into account factors such as the following:</p>			(SWCA review of reports) 2-wks prior Bird survey--Need report...If active nests are found, need buffer zones.		

**Conditions of Approval for the Highlands Estates Project  
PLN 2006-00357**

4e2i	<ul style="list-style-type: none"> <li>Noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity;</li> </ul>			SWCA - Bird Survey		
4e2ii	<ul style="list-style-type: none"> <li>Distance and amount of vegetation or other screening between the construction site and the nest; and</li> </ul>			SWCA - Bird Survey		
4e2iii	<ul style="list-style-type: none"> <li>Sensitivity of individual nesting species and behaviors of the nesting birds.</li> </ul>			SWCA - Bird Survey		
4e2iv	Limits of construction to avoid an active nest shall be established in the field with flagging,			SWCA - Bird Survey		
4f	<p><b>Mitigation Measure BIO-2c:</b> Prior to the commencement of construction activities during the breeding season of native bat species in California (generally occurs from April 1 through August 31), a focused survey shall be conducted by a qualified bat biologist to determine if active maternity roosts of special-status bats are present within any of the trees proposed for removal. Should an active maternity roost of a special-status bat species be identified, the roost shall not be disturbed until the roost is vacated and juveniles have fledged, as determined by the biologist. Once all young have fledged, then the tree may be removed. Species-appropriate replacement roosting habitat (e.g., bat boxes) shall be provided should the project require the removal of a tree actively used as a maternity roost. The replacement roosting habitat shall be subject to the approval of the CDFG.</p>			SWCA - Bird Survey		

**Conditions of Approval for the Highlands Estates Project  
PLN 2006-00357**

4g	<b>Mitigation Measure BIO-2d:</b> Immediately preceding initial ground disturbance activities on Lot 11, a pre-construction clearance survey shall be conducted by a qualified biologist for California red-legged frogs. The survey shall be conducted to determine whether individual California red-legged frogs are present within		N/A Lot 11	SWCA		
4h	<b>Mitigation Measure BIO-3:</b> Tree replacement shall occur at a minimum 2:1 ratio for all protected trees removed with a circumference of or exceeding 55 inches (17.5 inches diameter at breast height). Therefore, the seven (7) trees proposed for removal shall be replaced with fourteen (14) trees. The replacement of indigenous trees shall be in kind (i.e., live oaks removed shall be replaced by live oaks) and exotic trees to be removed shall be replaced with an appropriate native species on the tree list maintained by the County of San Mateo Planning Department. Replacement trees shall also be maintained for a minimum of three years.					Landscaping Plan
4h2	To facilitate the successful replacement of trees, a tree replacement plan shall be prepared and shall meet the following standards:	DONE FOR LOTS 9-11				Landscaping Plan
4h2i	• Where possible, the plan shall identify suitable areas for tree replacement to occur such that the existing native woodlands in the open space are enhanced and/or expanded.	DONE FOR LOTS 9-11				Landscaping Plan
4h2ii	• The plan shall specify, at a minimum, the following:	DONE FOR LOTS 9-11				Landscaping Plan

**Conditions of Approval for the Highlands Estates Project  
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4h2iii	– The location of planting sites;	DONE FOR LOTS 9-11				Landscaping Plan
4h2iv	– Site preparation and planting procedures;	DONE FOR LOTS 9-11				Landscaping Plan
4h2v	– A schedule and action plan to maintain and monitor the tree replacement sites;	DONE FOR LOTS 9-11				Landscaping Plan
4h2vi	– A list of criteria and performance standards by which to measure success of the tree replacement; and	DONE FOR LOTS 9-11				Landscaping Plan
4h2vii	– Contingency measures in the event that tree replacement efforts are not successful.	DONE FOR LOTS 9-11				Landscaping Plan
4i	<b>Mitigation Measure BIO-5a:</b> Prior to the commencement of construction activities on Lot 11, the outer edge of the willow scrub habitat (facing Lot 11) shall be delineated by a qualified biologist. Temporary fencing shall be installed that clearly identifies the outer edge of the willow habitat and that identifies the willow scrub as an “Environmentally Sensitive Area.” Signs shall be installed indicating that the fenced area is “restricted” and that all construction activities, personnel, and operational disturbances are prohibited.		N/A Lot 11	SWCA		



**Conditions of Approval for the Highlands Estates Project  
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4j	<p><b>Mitigation Measure BIO-5b:</b> Prior to the issuance of a grading permit, the Project Applicant shall develop an erosion control plan. The plan shall include measures such as silt fencing to prevent project-related erosion and sedimentation from adversely affecting the creek zone and other habitats on and near Lots 1-11. The erosion control plan shall be subject to approval by the County of San Mateo Planning Department.</p>				(SWCA, Camille, Jeremiah) Implement Eros Control Plan	
4k	<p><b>Mitigation Measure BIO-5c:</b> Prior to the issuance of the first building permit for any of the eleven (11) homes, the Project Applicant shall develop a lighting plan. The lighting plan shall require that all lighting be directed and shielded as to minimize light spillage into</p>					Lighting Plan
4l	<p><b>Mitigation Measure BIO-6:</b> Prior to the commencement of construction on Lot 8, the occurrence of purple needlegrass shall be mapped, including all stands on the lot with 20 percent or greater cover of native grasses and having a diameter greater than 10 feet. The area of purple needlegrass to be lost due to development of the lot shall then be calculated.</p>		N/A Lot 8	SWCA to review Proj Bio work		

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4l2	As part of the proposed project, approximately 92 acres of open space would be maintained as open space under a conservation easement. This open space contains a serpentine grassland (on the slope west of the water tanks) that is dominated by native grasses (including purple needlegrass) and other native plant species. These native grasses, including purple needlegrass, would be permanently protected by the conservation easement. <b>In addition, non-native plant areas adjacent to the serpentine grassland shall be restored to support native grasses over an area twice the acreage (2:1) of the stands of purple needlegrass to be lost on Lot 8.</b>	Easement recorded	N/A Lot 8			
4m	<b>Mitigation Measure GEO-1:</b> A design-level geotechnical investigation of the site shall be performed prior to any project grading including	<b>DONE FOR LOTS 9-11</b>			Design Level Geo Report	
4mi	• Landslide debris on Lots 7 and 8 shall be excavated and replaced with a fully drained conventional buttress fill that is founded in the	<b>DONE FOR LOTS 9-11</b>	N/A Lots 7-8			
4mii	• Retaining walls shall be designed to withstand high lateral earth pressure from	<b>DONE FOR LOTS 9-11</b>	N/A Lots 5-8			
4miii	• A surface drainage system shall be installed for each lot to mitigate new landslides	<b>DONE FOR LOTS 9-11</b>			Design Level Geo Report to	
4miv	• Subsurface drainage galleries may be installed to control the flow of groundwater and	<b>DONE FOR LOTS 9-11</b>			Design Level Geo Report to	
4mv	• Over-steepening of slopes shall be avoided. Horizontal benches shall be constructed on all	<b>DONE FOR LOTS 9-11</b>			Design Level Geo Report	
4mvi	• Drilled piers and grade-beam foundations shall be used to support foundations in	<b>DONE FOR LOTS 9-11</b>			Design Level Geo Report	

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4n	<b>Mitigation Measure GEO-2a:</b> Materials used to construct the buttress fill should have effective strength parameters equal to or better than the parameters used in the Treadwell and Rollo 2009 study. (Lots 7 and 8)	<b>DONE FOR LOTS 9-11</b>	N/A Lots 7-8			
4o	<b>Mitigation Measure GEO-2b:</b> The following mitigation measures shall be implemented to ensure the stability of proposed structures that are located on deep fill soils:	<b>DONE FOR LOTS 9-11</b>			site-specific, design-level geotechnical investigation	
4oi	• A site-specific, design-level geotechnical investigation shall be completed during the design phase of the proposed project, and prior to approval of new building construction within the site for specific foundation design, slope configuration, and drainage design. (All lots)	<b>DONE FOR LOTS 9-11</b>			site-specific, design-level geotechnical investigation	
4oii	• The geotechnical investigation shall provide recommendations to prevent water from ponding in pavement areas and adjacent to the foundation of the proposed residences, and to prevent collected water from being discharged freely onto the ground surface adjacent to the residences, site retaining walls, or artificial slopes. The project geotechnical engineer shall identify on site areas downslope of the homes where the collected water may be discharged utilizing properly designed energy dissipaters. (All lots)	<b>DONE FOR LOTS 9-11</b>			site-specific, design-level geotechnical investigation	
4oiii	• Fills used at the project site shall be properly placed with keyways and subsurface drainage, and adequately compacted following the recommendations of the final geotechnical report and Geotechnical Engineer, in order to significantly reduce fill settlement. (All lots)	<b>DONE FOR LOTS 9-11</b>			site-specific, design-level geotechnical investigation	

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4oiv	<ul style="list-style-type: none"> <li>Underground utilities shall be designed and constructed using flexible connection points to</li> </ul>	<b>DONE FOR LOTS 9-11</b>			site-specific, design-level	
4ov	<ul style="list-style-type: none"> <li>Foundation plans shall be submitted to the County for review prior to issuance of a building permit. <b>All foundation excavations shall be observed during construction by the project Geotechnical Engineer to insure that subsurface conditions encountered are as anticipated. As-built documentation shall be submitted to the County. (All lots)</b></li> </ul>				site-specific, design-level geotechnical investigation	
4ovi	<ul style="list-style-type: none"> <li>Drilled pier and grade-beam foundations or other appropriate foundations per the</li> </ul>	<b>DONE FOR LOTS 9-11</b>			site-specific, design-level	
4ovii	All work shall be completed in accordance with requirements of the 2007 California Building Code and the San Mateo County Building	<b>DONE FOR LOTS 9-11</b>			site-specific, design-level geotechnical	
4p	<b>Improvement Measure GEO-3:</b> In compliance with the NPDES regulations, the Project Applicant shall file a Notice of Intent with the State Water Resources Control Board (SWRCB) prior to the start of grading and prepare a SWPPP.				NOI	
4p2	The SWPPP shall include specific best management practices to reduce soil erosion. The SWPPP shall include locations and specifications of recommended soil stabilization techniques, such as placement of straw wattles, silt fence, berms, and storm drain inlet protection. The SWPPP shall also depict staging and mobilization areas with access routes to and from the site for heavy equipment. The SWPPP shall include temporary measures to reduce erosion to be implemented during construction, as well as permanent measures.				SWPPP	

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4p3	County staff and/or representatives shall review the SWPPP to ensure adequate compliance with State and County standards.				SWPPP	
4p4	County staff and/or representatives shall visit the site during grading and construction to ensure compliance with the SWPPP, as well as note any violations, which shall be corrected immediately. A final inspection shall be completed prior to occupancy.					
4q	<b>Mitigation Measure GEO-4:</b> The Project Applicant shall be required to use the seismic design criteria listed below to design structures.	<b>DONE FOR LOTS 9-11</b>				seismic design
4qi	Site Class: C	<b>DONE FOR LOTS 9-11</b>				seismic design
4qii	Soil Profile Name: Very Dense Soil and Soft Rock	<b>DONE FOR LOTS 9-11</b>				seismic design
4qiii	Occupancy Category: II	<b>DONE FOR LOTS 9-11</b>				seismic design
4qiv	Seismic Design Category: E	<b>DONE FOR LOTS 9-11</b>				seismic design
4qix	Adjusted Maximum Considered EQ Spectral Response for Short Periods (SMS): 2.226	<b>DONE FOR LOTS 9-11</b>				seismic design
4qv	Mapped Spectral Response for Short Periods - 0.2 Sec (S <sub>s</sub> ): 2.226 g	<b>DONE FOR LOTS 9-11</b>				seismic design
4qvi	Mapped Spectral Response for Long Periods - 1 Sec (S <sub>1</sub> ): 1.273 g	<b>DONE FOR LOTS 9-11</b>				seismic design
4qvii	Site Coefficient - Fa, based on the mapped spectral response for short periods: 1.0	<b>DONE FOR LOTS 9-11</b>				seismic design
4qviii	Site Coefficient - Fv, based on the mapped spectral response for long periods: 1.3	<b>DONE FOR LOTS 9-11</b>				seismic design
4qx	Adjusted Maximum Considered EQ Spectral Response for Long Periods (SM <sub>1</sub> ): 1.655	<b>DONE FOR LOTS 9-11</b>				seismic design
4qxi	Design (5-percent damped) Spectral Response Acceleration Parameters at short periods (SDS): 1.484	<b>DONE FOR LOTS 9-11</b>				seismic design

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4qxii	Design (5-percent damped) Spectral Response Acceleration Parameters at long periods (SD1): 1.103	<b>DONE FOR LOTS 9-11</b>				seismic design
4r	<b>Mitigation Measure GEO-5:</b> During site grading, soils in each lot shall be observed and tested by the project Geotechnical Engineer to determine if expansive soils are exposed. Should expansive soils be encountered in planned building or pavement locations, the following measures shall be implemented under the direction of the Geotechnical Engineer in order to mitigate the impact of expansive soils:					
4rii	• Expansive soils in foundation areas shall be excavated and replaced with non-expansive fill to the specifications of the geotechnical engineer.					
4riii	• A layer of non-expansive fill soils 12 to 24 inches in thickness shall be placed over the expansive materials and prior to the placement of pavements or foundations.					
4riv	• Moisture conditioning of expansive soil shall be applied to a degree that is several percent above the optimum moisture content or lime treating of the expansive soil.					
4rv	• Foundations shall be constructed to be below the zone of seasonal moisture fluctuation or to be capable of withstanding the effects of seasonal moisture fluctuations.					
4rvi	• Specific control of surface drainage and subsurface drainage measures shall be provided.					
4rvii	• Low water demand landscaping shall be used.					

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4s	<b>Mitigation Measure AQ-1:</b> The Project Applicant shall require that the following BAAQMD recommended and additional PM <sub>10</sub> reduction practices be implemented by including them in the contractor construction documents:				Air Quality Control Plan	
4s2	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.				Air Quality Control Plan	
4s2i	• 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.				Air Quality Control Plan	
4s2ii	• 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.				Air Quality Control Plan	
4s2iii	• Water all active construction areas at least twice daily. <b>[no runoff allowed]</b>					
4s2iv	• Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.					
4s2ix	• 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.					

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4s2v	<ul style="list-style-type: none"> <li>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. <b>[no runoff allowed]</b></li> </ul>					
4s2vi	<ul style="list-style-type: none"> <li>Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at the construction sites.</li> </ul>					
4s2vii	<ul style="list-style-type: none"> <li>Sweep public streets adjacent to construction sites daily (with water sweepers) if visible soil material is carried onto the streets.</li> </ul>					
4s2viii	<ul style="list-style-type: none"> <li>Hydroseed or apply non-toxic soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).</li> </ul>					
4s2x	<ul style="list-style-type: none"> <li>Limit traffic speeds on unpaved roads to 15 miles per hour.</li> </ul>					
4s2xi	<ul style="list-style-type: none"> <li>Install sandbags <b>[rock bags are better]</b> or other erosion control measures to prevent silt runoff to public roadways.</li> </ul>					
4s2xii	<ul style="list-style-type: none"> <li>Replant vegetation in disturbed areas as soon as possible.</li> </ul>					
4s2xiii	<ul style="list-style-type: none"> <li>Install wheel washers for all exiting trucks or wash off the tires or tracks of all trucks and equipment leaving the construction site.</li> </ul>					
4s2xiv	<ul style="list-style-type: none"> <li>Install wind breaks at the windward sides of the construction areas.</li> </ul>					



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4s2xv	<ul style="list-style-type: none"> <li>Suspend excavation and grading activities when wind (as instantaneous gusts) exceeds 25 miles per hour.</li> </ul>					
4t	<p><b>Mitigation Measure NOI-1:</b> The Project Applicant shall require that the following noise reduction practices be implemented by including them in the contractor construction documents:</p>				Noise Control Plan	
4ti	<ul style="list-style-type: none"> <li>Equipment and trucks used for project grading and construction would utilize the best available noise control techniques (e.g., improved exhaust mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds) in order to minimize construction noise impacts.</li> </ul>					
4tiii	<ul style="list-style-type: none"> <li>Equipment used for project grading and construction would be hydraulically or electrically powered impact tools (e.g., jack hammers and pavement breakers) wherever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. Compressed air exhaust silencers would be used on other equipment. Other quieter procedures would be used such as drilling rather than impact equipment whenever feasible.</li> </ul>					

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4tiii	<ul style="list-style-type: none"> <li>The grading and construction activity would be kept to the hours of 7:00 AM to 7:00 PM, Monday through Friday. Saturday hours (8:00 AM to 5:00 PM) are permitted upon the discretion of County approval based on input from nearby residents and businesses. Saturday construction (8:00 AM to 5:00 PM) would be allowed once the buildings are fully enclosed. Noise generating grading and construction activities shall not occur at any time on Sundays, Thanksgiving and Christmas.</li> </ul>					
4tiv	<ul style="list-style-type: none"> <li>Residential property owners within 200 feet of planned construction areas shall be notified of the construction schedule in writing, prior to construction; the project sponsor shall designate a "disturbance coordinator" who shall be responsible for responding to any local complaints regarding construction noise; the coordinator (who may be an employee of the developer or general contractor) shall determine the cause of the complaint and shall require that reasonable measures warranted to correct the problem be implemented; a telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site fence and on the</li> </ul>				<p>NOTICE to neighbors!!!! Need disturbance coordinator... Need sign at construction site</p>	

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	<p>4u <b>Mitigation Measures HAZMAT-2:</b> As required by the San Mateo County Fire Protection Ordinance, Section 3.84.100, individual property owners for Lots 1-4 and 9, 10, and 11 shall be responsible for maintaining a fuel break by removing all hazardous flammable materials or growth from the ground around each home for a distance of up to 100 feet from its exterior circumference, for the life of the project. Property owners of lots listed above shall arrange with the property owner of the open space parcel to obtain legal access to the open space parcel for the purpose of vegetation clearance. This would not include the authorization of tree removal for trees protected by the RM zoning regulations <u>or "major removal" of vegetation requiring an RM Permit.</u> For the twelve parcels that constitute the project site, the removal of trees or other vegetation providing screening of the eleven residences such that the residences are made significantly more visible from public viewing location(s) shall constitute a "major removal" <u>requiring an RM Permit.</u> <b>This requirement shall be recorded as a deed restriction on Lots 1 through 4, and 9, 10, and 11 when the lots are sold.</b></p>	<p><b>DEED RESTRICTION DONE</b></p>				
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4v	<p><b>Mitigation Measure HAZMAT-3:</b> During the design level geotechnical investigation, representative soil samples shall be obtained for each lot proposed on an area underlain or potentially underlain by serpentine bedrock. These samples shall be tested for the presence of naturally occurring asbestos by a state certified testing laboratory in accordance with requirements of the CARB and the BAAQMD and the results shall be provided to the County Planning Department.</p>	<p><b>DONE FOR LOTS 9-11</b></p>			<p>design level geotechnical investigation</p>	
4v2	<p>If naturally occurring asbestos is identified at the site, a site health and safety (H&amp;S) plan including methods for control of airborne dust shall be prepared. This plan shall be reviewed and approved by the County of San Mateo prior to grading in areas underlain by serpentine-bearing soils or bedrock and naturally occurring asbestos. The H&amp;S plan shall strictly control dust-generating excavation and compaction of material containing naturally occurring asbestos. The plan shall also identify site</p>	<p><b>DONE FOR LOTS 9-11</b></p>			<p>design level geotechnical investigation</p>	
4v3	<p>If naturally occurring asbestos is found at the site, a Soil Management Plan shall be developed and approved by the County Planning Department to provide detailed descriptions of the control and disposition of soils containing naturally occurring asbestos. Serpentine material placed as fill shall be sufficiently buried in order to prevent erosion by wind or surface water runoff, or exposure to future human activities, such as landscaping or shallow trenches. Additionally, the BAAQMD shall be notified prior to the start of any excavation in areas containing naturally occurring asbestos.</p>				<p>design level geotechnical investigation</p>	

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4w	<b>Improvement Measure TRANS-1:</b> The Project Applicant shall prepare and submit a Construction Management Plan that will, among other things, require that all truck movement associated with project construction occur outside the commute peak hours.				Construction Management Plan	
4x	<b>Mitigation Measure TRANS-2:</b> The Project Applicant shall be required to pay for the installation of advisory traffic signs on	<b>NOT APPLICABLE TO LOTS 9-11</b>			Construction Management Plan	
4y	<b>Mitigation Measure UTIL-1:</b> The Project Applicant shall mitigate the project-generated increase in sewer flow such that there is a <del>“no net increase” in flow during wet weather</del>	<b>DONE FOR LOTS 9-11</b>				Approval By Crystal Springs County
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. <b>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.</b>					
6	<u>Colors and Materials:</u> The following language shall be recorded as a deed restriction on the applicable parcels when they are sold:	<b>DONE FOR LOTS 9-11</b>				

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6a	<p><u>Lots 1 through 11</u>: 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.</p>	<p><b>DEED RESTRICTION DONE</b></p>				<p>Design and color confirmation (Lots 1-4 only)</p>
6b	<p><u>Lots 1, 2, 3, 4 and 11</u>: 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.</p>	<p><u>PENDING DEED RESTRICTION</u></p>				<p>Design and color confirmation</p>

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	<p>7 <u>Grading and Construction Staging Limits:</u> Grading and construction activities shall be limited to the grading and staging limits presented in the approved Clearing, Construction, and Grading Limits Plan. <u>The property owner shall maintain non-conflicting vegetation in the side and rear yard areas adjoining 2285 Bunker Hill Drive until the foundation is installed.</u> 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 <b>current topographic data (2009)</b> 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."</p>				<p>Clearing, Construction and Grading Limits Plan (Limits Plan</p>	
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8	<u>Development Restriction Over Lot 8</u> : 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.	<u>FOR LOT 8</u>	N/A Lot 8			
9	<u>Development Restriction Over Lot 11</u> : 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.	<u>DONE</u>	N/A Lot 11			
10	<u>Storm Drainage Plan</u> : Project implementation shall comply with the approved Storm Drainage Plan.	<u>TO BE CHECKED BY DPW</u>				Storm Drainage Plan
11	<u>Conservation Easement</u> : Lot 12, the open-space parcel, will be subject to a conservation easement in perpetuity, and to a deed	<u>DONE</u>				



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12	The Final Map will include a note stating that "any development of the project parcels must	DONE	Final Map			
13	Per CEQA Section 15095, the applicant shall provide a copy of the final certified Final EIR to	DONE	Done			
14	<b>The applicant shall coordinate with the project planner to record the Notice of</b>	DONE	Done			
15	The applicant shall record the conservation easement as approved by the Board of	DONE	Done			
16	Prior to the recordation of the Final Map, the property owner shall either produce a deed showing the donation of the land to a park	DONE	Pending			
17	Twelve (12) separate Grading Permit hard cards are required, one for the subdivision improvements and one for each of the eleven homes [really more like 3 "hard cards" as grading is broken down into 3 phases --- Lots 1-4 are done; Lots 9-11; and Lots 5-8]. "Hard cards" shall be issued according to the following schedule:	PENDING --Needs an Exception to Grading Moratorium, subject to Director Approval	N/A		Hard Card required	
17a	The "hard card" for grading of improvements related to the subdivision (including a sidewalk for Lots 5-8 and all shared access ways) may	N/A	N/A			
17b	The "hard card" for grading of improvements related to the residences (the preparation of building sites and yard areas) can only be	DONE				
18	Lots 1-4: Prior to issuance of grading permits, BKF shall prepare cross sections through each	DONE				
19	Per the mitigation measures in the MMRP, tree removals and grading shall proceed as specified:	N/A				

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19a	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 GEO-3; TRANS-1; <b>BIO-2a through 2d, 5b and 5c</b> ; and HAZMAT-3 has been submitted and approved by the project planner.	Bold pending			Hard Card required	
19b	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.	Pending	N/A Lot 8		Hard Card required	
19c	Grading Permit hard card cannot be issued for Lot 11 until evidence of completion of Mitigation Measures BIO-2d and 5a has been submitted and approved by the project planner.		N/A Lot 11		Hard Card required	
19d	Trees shall not be removed until evidence of implementation of Mitigation Measure BIO-2c has been submitted and approved by the project planner and the Grading Permit hard card has been issued.		See BIO-2c	Tree Survey	Hard Card required	
20	No grading shall be allowed during the winter season (October 15 to April 15) <b>[now oct 1 to April 30]</b> 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.	Pending			Grading Moratorium Applies, subject to Director's approval	

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21	<p>This permit does not authorize the removal of any additional trees with trunk circumference of more than 55 inches beyond those approved by the Board of 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. <u>Prior to the issuance of the Grading Permit hard card, the applicant shall implement the following tree protection plan:</u></p>		Additional Trees	Needs RM Permit for additional tree removals		
21b	<p>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.</p>				Implement Tree Protection - check at Pre-Site Inspection	

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22	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:	Pending		Confirm On-Site Erosion Control	Pre-Site EC Inspection	
22a	Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15 <b>[now oct 1 to April 30]</b> . Stabilizing shall include both proactive measures, such as the placement of straw bales <b>[no bales allowed, use fiber rolls]</b> or coir netting, and passive measures, such as minimizing vegetation removal and revegetating disturbed areas with vegetation that is compatible with the surrounding environment.				Confirm On-Site Erosion Control	
22b	Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.				Confirm On-Site Erosion Control	
22c	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.				Confirm On-Site Erosion Control	

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22d	Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.				Confirm On-Site Erosion Control	
22e	Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.				Confirm On-Site Erosion Control	
22f	Delineating with field markers clearing limits, setbacks, and drainage courses, per Condition 6.				Confirm On-Site Erosion Control	
22g	Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.				Confirm On-Site Erosion Control	
22h	Performing clearing and earth-moving activities only during dry weather.				Confirm On-Site Erosion Control	
22i	Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.				Confirm On-Site Erosion Control	
22j	Limiting construction access routes and stabilizing designated access points.				Confirm On-Site Erosion Control	

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	<p>23 While the applicant must adhere to the approved erosion and sediment control plan 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 site.</p>				<p>Confirm On-Site Erosion Control</p>	
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24	<p>Prior to the issuance of a Grading Permit “hard card.” the applicant shall submit a schedule of grading operations, subject to review and approval by the Department of Public Works and the Current Planning Section. The submitted schedule shall include a schedule for winterizing the area and details of the off-site haul operations, including, but not limited to: export site(s), size of trucks, haul route(s), time and frequency of haul trips, and dust and debris control measures. <u>Per the City of San Mateo Department of Public Works, use of De Anza Boulevard is prohibited, as De Anza Boulevard is not a designated truck route.</u> The submitted schedule shall represent the work in detail and project grading operations through to the landscaping and/or restoration of all disturbed areas. As part of the review of the submitted schedule, the County may place such restrictions on the hauling operation, as it deems necessary. During periods of active grading, the applicant shall submit monthly updates of the schedule to the Department of Public Works and the Current Planning Section.</p>	Pending			Grading Schedule, Truck Route	
25	<p>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. <b>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.”</b></p>	Need SWPPP			Need SWPPP	

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26	Replacement of vegetation removed in areas within the parcels during grading and construction activities:					Photos to confirm Revegetation of disturbed areas outside of bld footprints
26a	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 <b>[prior to final is what we meant I think]</b> , 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.					Photos to confirm Revegetation of disturbed areas outside of bld footprints
26b	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.					



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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.				Provide type of grading equipment	
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:				Implement Dust Control	
28a	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 anytime during the course of the project.				Implement Dust Control	
28b	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 Geotechnical Section, and the Regional Water Quality Control Board.				Implement Dust Control	
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:					

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29a	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 Geotechnical Section.					
29b	The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and Current Planning Section.					
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.					
31	Building plans for each residence shall demonstrate compliance with the California Water Efficient Landscape Ordinance (AB 1881), prior to the Current Planning Section's approval of the building permit application for each residence.	DONE				Compliance with Landscape Ordinance

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32	The applicant and contractors must be prepared to carry out the requirements of California State law 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.					
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	DONE			Annexation to Special Districts?	
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	DONE FOR LOT 11				Check Setbacks and coverage
35	The grading for this project will require submission of a revised geotechnical report that includes detailed recommendations for grading, erosion control, and foundation design.	DONE FOR LOTS 9-11			revised geotechnical report that includes	
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	N/A	N/A Lots 7-8			
37	Documentation to be submitted for the Lot 10 building permit shall include proposed 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 site grading.					

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38	(All Lots) Prior to issuance of building permits, the Project Geotechnical Consultant shall field inspect (and investigate, as needed) all	DONE FOR LOTS 9-11				Project Geotechnical
39	Lots 9 and 10: Future construction in areas outside of the building envelope may require supplemental geotechnical evaluation. Lot 11: Future building construction within the delineated No-Build Zone on the approved Vesting Tentative Map is prohibited. <u>The above statements shall be added as a deed restriction to the respective lots when the lots are sold.</u> Recorded deed restrictions shall be produced prior to the issuance of a Certificate of Occupancy for any residence on these lots.	Pending	N/A Lots 9-10	Camille to check		
40	Lot 11: Grading limits, building footprint and building envelope shall be restricted to 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 recently prepared development documents. Construction staging shall not include grading beyond the grading limits.		N/A Lot 11			
41	Building permits may be required for all areas of construction. Contact the Building Inspection Section prior to ANY construction for permit requirements.	DONE	Admin			
42	All new residences shall comply with the current Green Building Ordinance, applicable at the time of permit application.	DONE/NA				Comply Green Bldg ord
43	Per Section 1404 of the Green Building Ordinance, the applicant is encouraged to <u>incorporate green building features in the</u>	DONE/NA				Comply Green Bldg ord
44	Developers will be responsible for the costs associated with the relocation of existing PG&E facilities to accommodate the project.	ADMIN	Admin			

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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.		N/A Lots 5-8			
46	The applicant shall install a crosswalk and ADA ramp at the intersection of Ticonderoga Drive and Allegheny Way prior to recordation of the Final Map.		Final Map			
47	The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy (including stormwater detention requirements) and applicable NPDES requirements (particularly Provision C.3) for review and approval by the Department of Public Works, prior to the Current Planning Section's approval of any building permit for residences. <b>Individual operation and maintenance agreements for each residence to include all permanent stormwater treatment measures, as approved by the Community Development Director and the Department of Public Works, shall be executed prior to the Current Planning Section's final approval of any building permit for residences.</b>	Agreements recorded but approval is pending				C3 Compliance
48	The applicant shall submit a Final Map to the Department of Public Works for review and recording.	DONE	Final Map			
49	Prior to recordation of the Final Map, the subdivider shall either construct all improvements required for shared access or	DONE	Final Map			
49-2	Upon the Department of Public Works' approval of the improvement plans, the applicant may be required to execute a	DONE	Final Map			

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49-2a	Faithful Performance - 100% on the estimated cost of constructing the improvements;	DONE	Final Map			
49-2b	Labor and Materials - 50% of the estimated cost of constructing the improvements.	DONE	Final Map			
50	The access easement on Lot 8 shall meet the access requirements of the Crystal Springs County Sanitation District, prior to the final approval of the Final Map by the Department of Public Works.	DONE	N/A Lot 8			
51	For <u>Lots 7 and 8</u> : A maintenance agreement is required for the stairs, subject to San Mateo County Fire Department and Department of Public Works approval.		N/A Lots 7-8			
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).		N/A			

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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.					
54	The applicant shall prepare a plan indicating the proposed method of sewerage for these 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.					Sewer Approval
55	The applicant shall submit, to both the Department of Public Works and the Planning	DONE				Water Approval
56	Any potable water system work required by the appropriate district within the County right-of-way shall not be commenced until County	DPW			Encroachment Permit	Encroachment Permit
57	No proposed construction work within the County right-of-way shall begin until County	DPW			Encroachment Permit	Encroachment Permit
58	Prior to the issuance of any building permit, the applicant will be required to provide payment of	DPW				Roadway mitigation
59	The applicant shall submit a driveway "Plan and Profile" to the Department of Public Works, showing the driveway access to the parcel	DPW			driveway "Plan and Profile"	driveway "Plan and Profile"
60	Plans, with specific construction details, shall be stamped and signed by the registered civil engineer and submitted to the Department of Public Works for review and approval prior to construction.	DPW				DPW Review
61	All dead-end roadways shall be terminated by a turnaround bulb of not less than 96 feet in diameter. For Lots 7, 8, 9, and 10: Lots 9 and 10 shall meet Hammerhead T requirements.	Fire Authority	N/A			

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62	The required fire flow shall be available from a County Standard 6" Wet Barrel Fire Hydrant; the configuration of the hydrant shall have a	Fire Authority	N/A			
63	All new public water systems, extensions from a public water system or replacement of any main or line of an existing public water system	Fire Authority	N/A			
64	When receiving water service for fire protection (hydrants, fire sprinkler systems) from a public or municipal water purveyor, written	Fire Authority	N/A			
65	County Fire Department access shall be to within 150 feet of all exterior portions of	Fire Authority	N/A			
66	This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors,	Fire Authority	N/A			
67	A fire flow of 1,000 gpm for two (2) hours with a 20-psi residual operating pressure must be available for a single-family dwelling with up to	Fire Authority	N/A			



**Conditions of Approval for the Highlands Estates Project  
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SWCA - Checked during Grading	SWCA - Checked during Constructi on	SWCA - Checked at BLD Final	Monitoring Authority
			Planning

**Conditions of Approval for the Highlands Estates Project  
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	Height Verification Letter (Camille)		Building Inspector/ Project Planner
		Replacement trees	Planning

**Conditions of Approval for the Highlands Estates Project  
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Yes	Yes		Building Inspector
			Biologist
			Biologist

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			Biologist
			Biologist

**Conditions of Approval for the Highlands Estates Project  
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			Biologist
			Biologist
			Biologist
			Biologist
			Biologist

**Conditions of Approval for the Highlands Estates Project  
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		Tree Replacement	Landscape Architect/ Arborist
			Landscape Architect/ Arborist
			Landscape Architect/ Arborist
			Landscape Architect/ Arborist



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SWCA to use Accela Mobile Inspection software; Make sure non-filament fiber rolls are used.	SWCA to use Accela Mobile Inspection software; Make sure non-filament fiber rolls are used.		Civil
		Lighting Plan	Planning



**Conditions of Approval for the Highlands Estates Project  
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		SWCA to check compliance with bolded language	
			Geo Engineer
			Geo Engineer
			Geo Engineer
			Geo Engineer
			Geo Engineer

**Conditions of Approval for the Highlands Estates Project  
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			Geo Engineer
			Geo Engineer
			Geo Engineer
			Geo Engineer

**Conditions of Approval for the Highlands Estates Project  
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			Geo Engineer
	SWCA to check compliance with bolded language		Geo Engineer
			Geo Engineer
			Geo Engineer
	SWCA to check SWPPP onsite		Planning
	SWCA to check SWPPP onsite		Planning

**Conditions of Approval for the Highlands Estates Project  
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	SWCA to check SWPPP onsite		Planning
	Monthly Eros Control Inspections		BLD Inspector
			Geo Engineer
			Geo Engineer
			Geo Engineer
			Geo Engineer
			Geo Engineer
			Geo Engineer
			Geo Engineer
			Geo Engineer
			Geo Engineer
			Geo Engineer
			Geo Engineer
			Geo Engineer

**Conditions of Approval for the Highlands Estates Project  
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			Geo Engineer
	SWCA to confirm During Grading		Geo Engineer
	SWCA to confirm During Grading		Geo Engineer
	SWCA to confirm During Grading		Geo Engineer
	SWCA to confirm During Grading		Geo Engineer
	SWCA to confirm During Grading		Geo Engineer
	SWCA to confirm During Grading		Geo Engineer
	SWCA to confirm During Grading	Yes	Geo Engineer

**Conditions of Approval for the Highlands Estates Project  
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Implement Air Quality Plan	Implement Air Quality Plan		Air Quality Consultant
Implement Air Quality Plan	Implement Air Quality Plan		Air Quality Consultant
Implement Air Quality Plan	Implement Air Quality Plan		Air Quality Consultant
Implement Air Quality Plan	Implement Air Quality Plan		Air Quality Consultant
Implement Air Quality Plan	Implement Air Quality Plan		BLD Inspector?
Implement Air Quality Plan	Implement Air Quality Plan		BLD Inspector?
Implement Air Quality Plan	Implement Air Quality Plan		BLD Inspector?

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Implement Air Quality Plan	Implement Air Quality Plan		BLD Inspector?
Implement Air Quality Plan	Implement Air Quality Plan		BLD Inspector?
Implement Air Quality Plan	Implement Air Quality Plan		BLD Inspector?
Implement Air Quality Plan	Implement Air Quality Plan		BLD Inspector?
Implement Air Quality Plan	Implement Air Quality Plan		Air Quality Consultant
Implement Air Quality Plan	Implement Air Quality Plan		BLD Inspector?
Implement Air Quality Plan	Implement Air Quality Plan		BLD Inspector?
Implement Air Quality Plan	Implement Air Quality Plan		BLD Inspector?
Implement Air Quality Plan	Implement Air Quality Plan		BLD Inspector?

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Implement Air Quality Plan	Implement Air Quality Plan		Air Quality Consultant
Implement Noise Control Plan	Implement Noise Control Plan		Noise Control Consultant
Implement Noise Control Plan	Implement Noise Control Plan		Noise Control Consultant
Implement Noise Control Plan	Implement Noise Control Plan		Noise Control Consultant



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Implement Noise Control Plan	Implement Noise Control Plan		Planning/ EH - Based on noise compliants
			Planning

**Conditions of Approval for the Highlands Estates Project  
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		Fuel Break; deed restriction at time of sale	Fire
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**Conditions of Approval for the Highlands Estates Project  
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			Geo Engineer
			Geo Engineer
SWCA to check Asbestos Report (see email) and ensure reporting to BAAQMD (if required)	SWCA to check Asbestos Report (see email) and ensure reporting to BAAQMD (if required)		Geo Engineer

**Conditions of Approval for the Highlands Estates Project  
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Implement Construction Mgmt Plan	Implement Construction Mgmt Plan		DPW?
Implement Construction Mgmt Plan	Implement Construction Mgmt		DPW
			DPW
		Design and color confirmation	Planning
		Design and color confirmation	Planning

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		Design and color confirmation	Planning
		Design and color confirmation	Planning

**Conditions of Approval for the Highlands Estates Project  
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Implement Limits Plan TO BE CHECKED AT prE-Site Inspection	Implement Limits Plan		BLD Inspector/ Planning
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**Conditions of Approval for the Highlands Estates Project  
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			DPW





**Conditions of Approval for the Highlands Estates Project  
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	SWCA to Review		Geo Engineer
	SWCA to Review		
	SWCA to Review		
	SWCA to Review		Planning
			Planning

**Conditions of Approval for the Highlands Estates Project  
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SWCA to monitor	SWCA to monitor		Planning
SWCA to monitor	SWCA to monitor		Planning/ BLD Inspector

**Conditions of Approval for the Highlands Estates Project  
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Check compliance with EC Plan and SWPPP	Check compliance with EC Plan and SWPPP		Planning/ BLD Inspector
SWCA to monitor	SWCA to monitor		Planning/ BLD Inspector
SWCA to monitor	SWCA to monitor		Planning/ BLD Inspector
SWCA to monitor	SWCA to monitor		Planning/ BLD Inspector

**Conditions of Approval for the Highlands Estates Project  
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SWCA to monitor	SWCA to monitor		Planning/ BLD Inspector
SWCA to monitor	SWCA to monitor		Planning/ BLD Inspector
SWCA to monitor	SWCA to monitor		Planning/ BLD Inspector
SWCA to monitor	SWCA to monitor		Planning/ BLD Inspector
SWCA to monitor	SWCA to monitor		Planning/ BLD Inspector
SWCA to monitor	SWCA to monitor		Planning/ BLD Inspector
SWCA to monitor	SWCA to monitor		Planning/ BLD Inspector

**Conditions of Approval for the Highlands Estates Project  
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SWCA to monitor	SWCA to monitor		Planning/ BLD Inspector
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**Conditions of Approval for the Highlands Estates Project  
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SWCA to monitor	SWCA to monitor		Planning/ DPW
			Planning

**Conditions of Approval for the Highlands Estates Project  
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SWCA to check compliance	SWCA to check compliance	SWCA to check compliance	Planning/ BLD Inspector
SWCA to check compliance	SWCA to check compliance	SWCA to check compliance	Planning/ BLD Inspector
SWCA to check compliance	SWCA to check compliance	Photos to confirm Revegetation	Planning/ BLD Inspector

**Conditions of Approval for the Highlands Estates Project  
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SWCA to check compliance	SWCA to check compliance		Planning
SWCA to check compliance	SWCA to check compliance		Air Quality Consultant
SWCA to check compliance	SWCA to check compliance		Air Quality Consultant
SWCA to check compliance	SWCA to check compliance		Air Quality Consultant
		Final of Grading Permit (Camille)	Geo Engineer



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		Final of Grading Permit (Camille)	Geo Engineer
		Final of Grading Permit (Camille)	Geo Engineer
		Color Confirmation	Planning
		Final of Grading Permit (Camille)	??

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Discovery of Human Remains	Discovery of Human Remains		Self
			LAFCO
		Deed restriction at sale	Planning
			Geo Engineer
SWCA to check in field for Lot 10	SWCA to check in field for Lot 10		

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			Geo Engineer
SWCA to monitor	SWCA to monitor		
			BLD
			BLD

**Conditions of Approval for the Highlands Estates Project  
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			DPW
			DPW
			Planning/ DPW
			DPW

**Conditions of Approval for the Highlands Estates Project  
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		DPW TO CHECK AT FINAL	DPW
		DPW TO CHECK AT FINAL	DPW

**Conditions of Approval for the Highlands Estates Project  
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		DPW TO CHECK AT FINAL	DPW
			DPW
			BLD
			DPW
			DPW
			DPW
			DPW
			DPW
		Fire authority to check	Fire authority

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		Fire authority to check	Fire authority
		Fire authority to check	Fire authority
		Fire authority to check	Fire authority
		Fire authority to	Fire authority
		Fire authority to check	Fire authority
		Fire authority to check	Fire authority

**Highlands Estates Condition of Approval and Mitigation Monitoring Contract  
Timeline for RFP Process and Next Steps0**

Date: December 4, 2017

<i>Next Steps</i>	<i>Date</i>	<i>Responsible</i>
County Issues Request for Proposals	November 9, 2017	Done
<b>Proposals Due – 5:00 p.m.</b>	<b>November 17, 2017</b>	Done
Notification to Firms Selected for Interview	November 22, 2017	Done
Interviews	November 27-December 1, 2017	Done
Notification to Top Proposer	December 5, 2017	Done
Complete Negotiations with Top Proposer	December 8, 2017	County and SWCA
---- Revise Scope and Budget as necessary	<b>December 7, 2017</b>	<b>SWCA</b>
Consulting Work Begins (Approximate date)	December 11, 2017	

<i>Next Steps</i>	<i>Date</i>	<i>Responsible</i>
Identification of Conditions of Approval to be Monitored (not yet met)	December 7, 2017	Camille (County)
Submit Bio Surveys		Developer
Review Bio Surveys		SWCA
Mail 200-foot Construction Notice		Camille (County)
KICK-OFF MEETING ---Signage at sites ---Protocol for Public Complaints/Questions ---Escalation Procedure for Non-Compliance		Developer, County, SWCA
Winter Grading Exception --- Waiting for Detailed Schedule from Developer		Steve
Joint Site visit for EC Pre-Site		Camille and Jeremiah (County)
BLD Permits ISSUED		County
Weekly monitoring		SWCA
Monthly Reports		SWCA