COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: October 14, 2015

TO: Planning Commission

FROM: Planning Staff

SUBJECT: STAFF REPORT ADDENDUM: Consideration of a Major Subdivision, a Grading Permit, and certification of a Final Environmental Impact Report (FEIR), pursuant to the California Environmental Quality Act (CEQA), for the proposed Ascension Heights Subdivision located in the unincorporated San Mateo Highlands area of San Mateo County.

BACKGROUND

On February 25, 2015, the Planning Commission continued the proceedings from the January 28, 2015 public hearing in order to take additional public testimony on the proposed project. The applicant requested that deliberation of the project be continued to a future hearing to allow an opportunity to make revisions to the proposal and present additional materials to address some of the initial concerns raised by the Planning Commission. The Planning Commission moved to continue the hearing to a future date in order to (1) allow the applicant to present additional and revised information for their review, and (2) allow staff to prepare Findings of Denial for the Planning Commission's consideration.

PROPOSED FINDINGS OF DENIAL

At the request of the Planning Commission, staff has prepared draft Findings of Denial based on the initial comments made by the Planning Commission at the February 25, 2015 public hearing regarding the Major Subdivision and Grading Permit. The draft Findings of Denial can be found in Attachment A. Staff has also included in Attachment B recommend findings and conditions of approval per staff's recommendation.

REVISIONS AND ADDITIONAL MATERIALS

Staff has received and analyzed the application's revisions and additional materials for consideration. Discussed below is staff's review.

Revised Road Access

The applicant has revised the tentative subdivision map (Attachment C) to reflect changes to the road access from Bel Aire Road. The relocation moves the 50-foot private street, sidewalks and retaining wall 10 feet away from the adjacent property line, where the earlier plans reflected the retaining wall to be 1 foot from the property line. This modification is proposed in order to mitigate impacts to existing mature trees located on the adjacent parcel along the property line. See Figure 1 below.

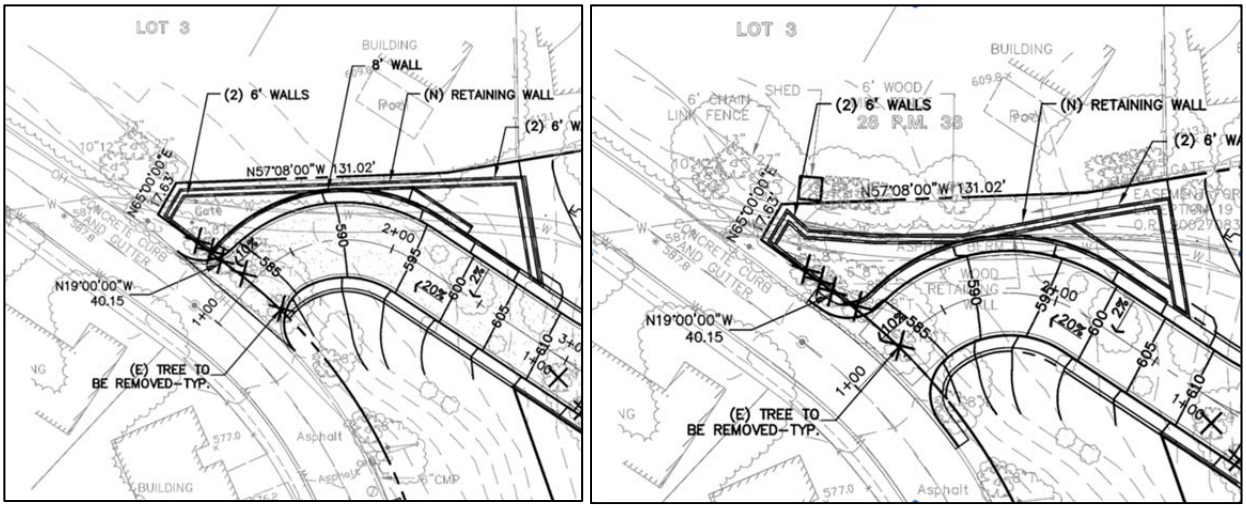

Figure 1 – Original and Revised Access Road

Staff has determined that the modification does not present any negative impacts or changes staff's previous review on the project. No additional grading is necessary to accomplish the relocation, and retaining walls and drainage basins originally proposed will remain as proposed. The relocated roadway access should provide additional room as to mitigate impacts to the root structure of the trees located on the adjacent parcel.

Landscape Plan

The applicant has submitted a detailed preliminary landscape plan with plant palette (Attachment D). The plan exhibits both existing trees and vegetation to remain on-site, and the new trees and vegetation to be planted throughout portions of the site not to be developed (such as the southern section which was terraced from earlier grading, and along the northern lots that abut the rear of parcels along Parrot Drive).

Figure 2 – Landscape Plan

The vegetation is a mix of native, non-invasive, and drought-tolerant trees and ground covering vegetation. As part of the landscape plan, the applicant has also provided details of a public trail loop for consideration. The trail will start at the western corner of the water tank parcel where the sidewalk ends at the hammerhead turnaround, proceed to the eastern face of the hill, and loop back along the southern portion of the site to terminate near proposed Lot 16. A portion of the trail will be Americans with Disabilities Act (ADA) handicap accessible, and viewing areas with benches are located at various areas along the trail. The applicant has provided some additional renderings to show the trail (Attachment E).

Pursuant to Condition 8.a. (Mitigation Measure 4.1-1a), the applicant is required to submit a landscaping plan for review and approval by the Community Development Director. While staff believes the preliminary plan is in accordance with the goals stated within the condition, a final landscaping plan will be required prior to implementing said plan. The applicant is still required to submit a maintenance bond prior to the recordation of the final map. Staff is also proposing an additional condition to ensure that trail and sidewalk access to the trails remains open to the general public for use through the recordation of Covenants, Conditions, and Restrictions (a deed restriction). See Condition 18.

<u>School Impact Fees</u>

Pursuant to comments received about the project's impact to local schools, the applicant has submitted calculations regarding the revenue received by school districts based on the projected assessed value of the proposed lots, comparing the estimated future value to current value. The purpose of school impact fees is to mitigate the

impacts imposed by additional students that would reside in the proposed subdivision. The applicant's school impact fee calculations are included as Attachment F.

Neighborhood Density Analysis

The applicant has conducted his own neighborhood density analysis in response to comments that the proposed project is too dense. The applicant's analysis (Attachment G) concluded that nearby properties have a density of 4.16 to 4.71 units per acre. At 19 lots, the proposal is currently at 1.64 dwelling units per acre, equating to approximately 36 percent as dense as the surrounding area. See further discussion under the "Housing Density" section below.

Design Guidelines

The applicant has provided design guidelines (Attachment H) for the subdivision in order to illustrate the manner in which the subdivision is intended to be developed in the absence of design review regulations or more stringent hillside height requirements. The design guidelines provide detailed discussion on massing, imposed height requirements, colors and materials, as well as examples of house styles that will be considered and selected from at the time the lots are developed. Staff has reviewed the proposed design guidelines, and has determined that the efforts will address visual impact concerns regarding dwelling height. See additional discussion under "Home Height and Design" section below.

AREAS OF CONCERN

The following topics are areas of concern that were raised by the Planning Commission that staff wishes to address based on existing and new information.

Public Access

Concerns have been raised regarding the accessibility of the sidewalks and proposed trail given that the subdivision and street system will be privately owned. The applicant has maintained that despite being privately maintained streets and lots, the street will not be gated, nor forbid access to the public. The trail and look out will be for community use. In order to help ensure that those intentions are implemented in perpetuity, staff is proposing a condition that requires the applicant to record a deed restriction (Covenants, Conditions, and Restrictions) that states the private street(s) will not be gated, and the trail will remain open to the public.

Water Availability

The applicant has provided documentation from the California Water Service Company (Attachment I) confirming that there is adequate water to be allocated for the proposed project. Further, it was acknowledged that the use of drought-tolerant landscaping is supported as proposed.

Housing Density

Staff's original analysis on density discussed within the January 28, 2015 staff report (Attachment K, page 7) determined that the project would produce 1.58 dwelling units per acre as proposed. While slightly different than the applicant's calculation discussed earlier in this report, both figures reflect lower density than what is intended per the General Plan, which indicates the area to be Medium-Low Density (2.0 to 6.0 dwelling units per acre). Both calculations take into consideration the entire site, including those undeveloped parcels (Lots A, B, and C), which is consistent with how subdivision density is calculated by staff. For reference, when only calculating the acreage of the 19 lots to be developed (178,813 sq. ft.), the subdivision's developed area produces 4.10 dwelling units per acre. Staff concludes that the housing density on the proposed site is at or below that of the existing development that surrounds the project site.

It should be noted that Housing Element Policy 15.1 (*Require Development Densities Consistent with General Plan*) requires that mitigation measures to reduce community concerns and environmental impacts other than lowering densities be determined to be infeasible, before any reduction in development density is recommended. In other words, the County should seek to mitigate the impacts of development by first applying mitigation measures that target the specific impacts of development, rather than recommending that developers reduce the number of units proposed for a project. Per the EIR prepared for this project, feasible mitigation measures have been identified that will reduce the project's impacts to a less than significant level. Consistent with this policy, staff's position is that the project density is consistent with the General Plan and no further reduction in density should be required.

Home Height and Designs

The project site is located within the R-1/S-8 zoning district, where the current height limitation is 36 feet. The method utilized to measure the height is an average taken from the average finished grade (average distance between the lowest finished grade to the highest finished grade) to the average roofline (average distance between high horizontal plate to peak or topmost point of dwelling). See Figure 3.

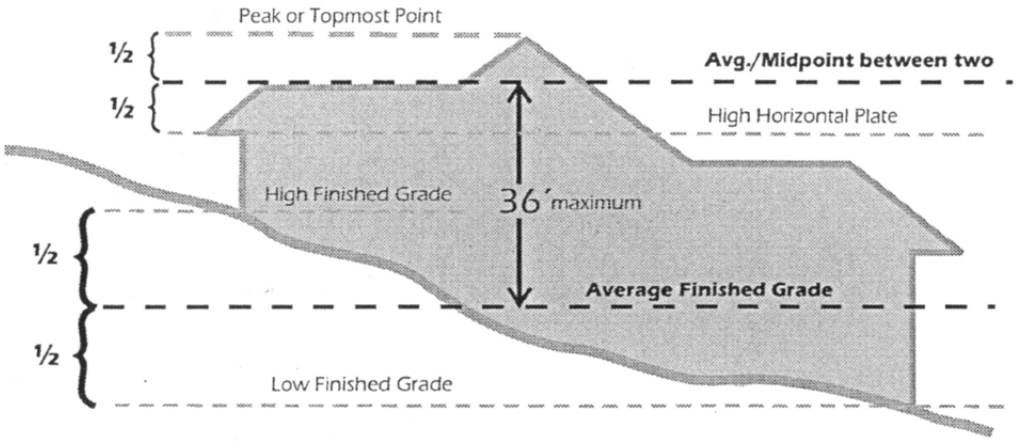

Figure 3 – Maximum Building Height Measurement

Concerns have been raised that this height limitation does not encourage articulation that is respective of hillside topography, and may result in visually unappealing designs that could create large, massed dwelling profiles. Staff cannot require different standards for this subdivision than what is allowable within the zoning district. However, the applicant has proposed design guidelines that would voluntarily limit development within the subdivision to a maximum of 28 feet as measured perpendicular to the finished grade, allowing for certain architectural projections (such as chimneys, dormers or gables). See Figure 4.

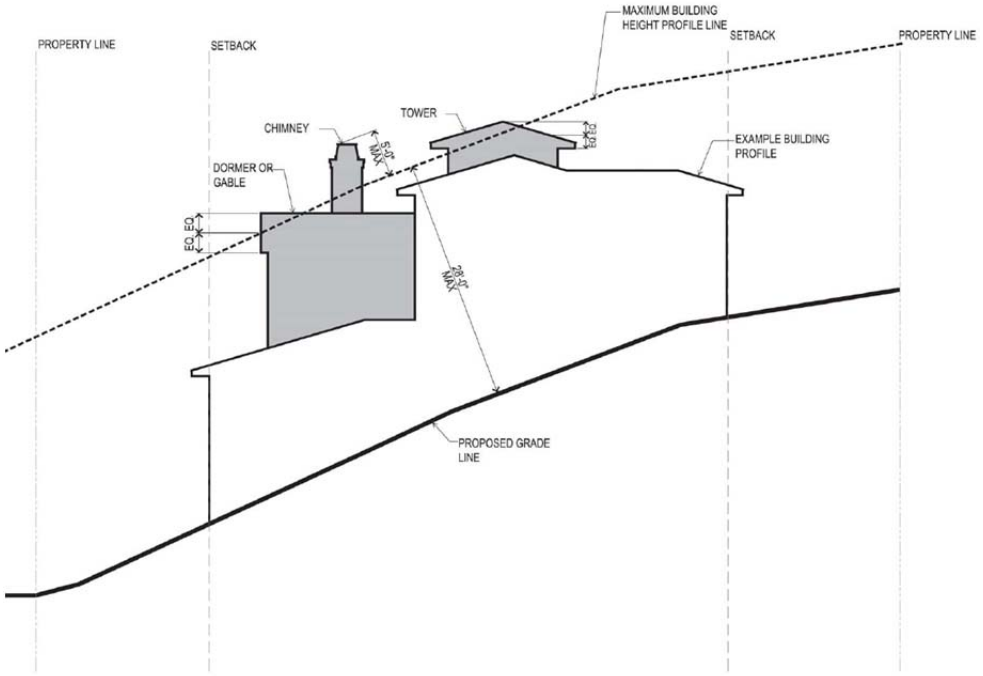

Figure 4 – Proposed Height Standard for Subdivision

In reviewing the submitted design guidelines, staff is in support of the lower height limitation proposed in order to promote development that is more sensitive to the topography and view sheds than the current zoning would require. While staff is obligated to review projects utilizing zoning regulations currently in place, in order to achieve the goals of the applicant's proposed design guidelines to reduce side wall massing, staff is proposing a condition that requires the applicant to record a deed restriction (Covenants, Conditions, and Restrictions) that requires development of the 19 lots be enforced per the proposed design guidelines (Condition 18).

As the current R-1/S-8 does not require design review of the dwellings to be constructed on the proposed lots, the applicant has provided a sample of designs as part of the submitted design handbook, which future lot owners will be required to use by the proposed aforementioned deed restriction.

Biological Resources

Concerns that earlier biological surveys for the project site were insufficient as a result of being conducted outside of the blooming seasons of potential special-status species, including the host plant for the Mission Blue Butterfly, the applicant submitted an additional biological report that included two surveys conducted on March 3, 2015 and March 27, 2015. Combined with the surveys conducted in 2013, the Revised Final Environmental Impact Report (FEIR) is able to conclude that no special-status species of plants were identified on the project site. The Revised FEIR has also concluded that the Mission Blue Butterfly does not have the potential to occur on the project site after not being observed over the course of 25 biological surveys conducted in 2005, 2008, 2012, 2013 and 2015, and the project site being outside of the documented geographic distribution and known elevation range for the species.

Development on Slopes and Hazard Zones

The slopes of the proposed 19 parcels range from 12 percent to 48 percent, with the average being approximately 35 percent. The slope of the terrain is typical of other hillside developments within the County unincorporated areas. Based on the submitted geotechnical reports, no potential hazards were identified with development of the site as proposed. While the development regulations contained in Policies 15.20.a through 15.20.d (*Review Criteria for Locating Development in Geotechnical Hazard Areas*) discourage (but do not forbid) development on steeply sloping areas (generally above 30 percent), they are not applicable to the project site, since it is located outside of the established Geotechnical Hazard Area (also known as the “Alquist-Priolo Hazard Zone”).

While the San Mateo County Grading Ordinance also does not specify a maximum slope limit for development, it does require the project to meet performance standards detailed in the Grading Permit Performance Standards Handbook to ensure responsible and sustainable hillside development. Within that document, it is indicated that cut and fill slopes should be no steeper than 2:1 (50 percent) slope.

Air Quality/BAAQMD Construction Conditions

The topic of air quality has been raised as an area of concern during the grading of the subject site. The Revised Final EIR provides a detailed analysis of the change in air quality impacts due to construction and operation of the proposed subdivision, and determining the level of significance in accordance with CEQA Guidelines and relevant thresholds established by the Bay Area Air Quality Management District (BAAQMD). As discussed in the Revised Final EIR’s Air Quality and Greenhouse Gas Emissions Section (Section 4.2), comparisons are drawn between unmitigated construction conditions and mitigated construction conditions. Under mitigated conditions, all measured pollutants of concern are below the established BAAQMD thresholds, and therefore considered less than significant with mitigations.

The project is conditioned (Condition 8.r.) that under no circumstances will any construction and/or grading activities occur under unmitigated circumstances. In other words, without implementation of erosion control measures (such as silt fences, staked straw bales, and temporary revegetation), and on-site detention basins, controlled runoff, and soil conservation practices, the project will not be able to proceed. Further, as is standard practice with almost any construction project permitted through San Mateo County, BAAQMD Basic Construction Mitigations will be required of the project to help ensure construction will be conducted in a mitigated manner, such as preventing loose materials to be controlled, cover exposed stockpiles of soil, spray exposed on-site roadways and construction areas, and suspension of any grading activities during windy conditions (see Condition 8.c.). The mitigation measures must be maintained throughout all construction phases on the site, and periodic inspections will occur, and when a potential violation is reported.

REVISED FINAL ENVIRONMENTAL IMPACT REPORT

In August 2015, a Revised Final Environmental Impact Report (FEIR) was made available for public review. The Revised FEIR includes (1) edits made to the Draft Environmental Report released in December 2014 that were provided to the Planning Commission for consideration at the January 28, 2015 hearing, (2) inclusion of the additional materials provided by the applicant and discussion where necessary, and (3) edited/expanded discussion within the Air Quality and Greenhouse Gas Emission, Biological Resources, Public Services, Traffic, and Alternatives sections.

Staff is satisfied with the revised FEIR and concludes it is adequate in identifying potential environment impacts and appropriate mitigation measures for the Planning Commission to consider.

CONCLUSION AND RECOMMENDATION

After evaluating the additional materials received, staff has determined that the applicant has made a substantial effort to address the issues raised by the Planning Commission including tree protection on adjacent lots, clarity on potential housing designs, lower dwelling height, updated biological resource survey, and landscaping. With the additional materials provided and the Revised Final EIR, staff recommends approval of the project by (1) certification of the Final EIR as complete, correct, and adequate in accordance with the California Environmental Quality Act (CEQA), (2) approval of the subdivision of the six parcels that make up the subject site to create 19 new residential parcels, and two non-development parcels, in accordance with the proposed tentative subdivision map contained in Attachment C, and (3) issuance of a grading permit for the new private street and site preparation in anticipation of the issuance of building permits for the development of 19 residential lots.

ATTACHMENTS

A. Recommended Findings of Denial
B. Recommended Findings and Conditions of Approval
C. Proposed Vesting Tentative Map, Grading Plan, Preliminary Utility Composite Plan, date received June 6, 2015
D. Proposed Landscaping Plan
E. Proposed Landscaping Renderings
F. Applicant's School Impact Fees
G. Applicant's Neighborhood Density Study
H. Applicant's Design Guidelines
I. Letter from Cal Water
J. Staff Memorandum to Planning Commission, dated February 19, 2015
K. Staff Report to Planning Commission, dated January 28, 2015
L. In-Lieu Park Fee Worksheet
M. Resolution Certifying the Final Environmental Impact Report
N. Resolution Adopting (1) Mitigation Monitoring and Reporting Program, and (2) Adopting Statement of Findings and Facts in Support of Findings
O-1. Resolution Exhibit A (Mitigation Monitoring and Reporting Plan)
O-2. Resolution Exhibit B (Findings and Facts in Support of Findings)
P. Correspondences and Submitted Feedback (separate volume publication)
Q. Correspondences and Submitted Feedback (separate volume publication)

The Draft and Final EIR are available for review at the San Mateo County Planning and Building Department, or online at: https://planning.smcgov.org/ascension-heights-subdivision-project

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Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS OF DENIAL

Permit or Project File Number: PLN 2002-00517 Hearing Date: October 14, 2015

Prepared By: James A. Castañeda, AICP For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Major Subdivision, Find:

1. That the proposed map is not consistent with the applicable County General and specific plans. The subdivision will create 21 parcels, of which 19 will be developed, and is considered to be in conflict with the density stipulated by the Medium-Low Density Residential General Plan land use designation for the subject site, given the site's steep topography.

2. That the site is physically unsuitable for the proposed density of residential development due to the topography. While the 19 parcels proposed for development are of sufficient size and shape to support single-family residences (the principally permitted use in the R-1/S-8 zoning district), the extent of proposed grading work is unsuitable for the site and the surrounding community.

3. That the design of the subdivision or the proposed improvements could potentially cause substantial environmental damage. The project's implementation will have an adverse impact to the subject site and surrounding community.

4. That the design of the subdivision and type of improvements will cause serious public health problems. The project's implementation will have an adverse impact to the subject site and surrounding community.

Regarding the Grading Permit, Find:

5. That the design of the subdivision and the proposed improvements would not promote the conservation of natural resources, including topography and vegetation. The project's implementation at the proposed density will not promote minimal soil disturbance, and result in unsuitable impacts to the subject site and surrounding community.

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Attachment B

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2002-00517 Hearing Date: October 14, 2015

Prepared By: James A. Castañeda, AICP For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the Revised Final Environmental Impact Report (FEIR) is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines in accordance with California Public Resources Code Section 21081.1(c).

2. That the Revised FEIR reflects the independent judgment of the County.

3. That the mitigation measures identified in the Revised FEIR, placed as conditions on the project, and identified as part of this public hearing, have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with California Public Resources Code Section 21081.6.

Regarding the Major Subdivision, Find:

4. That the proposed map is consistent with the applicable County General and specific plans. The subdivision will create 21 parcels, of which 19 will be developed, consistent with the use and density stipulated by the Medium-Low Density Residential General Plan land use designation. The proposed density of 1.58 dwelling units per acre conforms to the maximum allowed within the Medium-Low Density Residential General Plan land use designation.

5. That the site is physically suitable for residential development. The 19 parcels proposed for development are of sufficient size and shape to support single-family residences (the principally permitted use in the R-1/S-8 zoning district) as prepared by the proposed grading. Upon completion of the proposed grading plan for the subdivision, all proposed residential parcels will be capable of supporting a single-family residence.

6. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat as none are located within 100 feet of a creek or stream. The EIR identified potential impacts to biological resources, and concluded that, as mitigated, impacts would be considered less than significant. Mitigation measures proposed included requiring an additional biological survey to be conducted prior to grading, as well as direction if special-status species, previously unidentified, are discovered. The project will be required to adhere to the San Mateo Countywide Stormwater Pollution Prevention Program and General Construction and Site Supervision Guidelines (Conditions No. 9 through No. 12).

7. That the design of the subdivision and type of improvements will not cause serious public health problems. As conditioned, the project will present negligible impacts to public health. The EIR thoroughly examines potential impacts and proposes mitigation measures to reduce any possible impact as a result of the grading and construction activities to a less-than-significant level. These mitigation measures are consistent with the Basic Construction Measures recommended by the Bay Area Air Quality District, which specify type of heavy-duty equipment, off-haul practices, and other best practices to be required during grading activities.

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. There are no existing easements on the subject properties other than a private access road to the existing water tank, which will be reconfigured in order to continue providing authorized access to this area, as well as to existing water lines, which will be relocated.

9. That the discharge of waste from the proposed subdivision into an existing community sewer system will 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. The project was referred to the Crystal Springs County Sanitation District (CSCSD) and has proposed mitigation measures for the project that will result in a zero-net increase in sanitary discharge through improvements to existing infrastructure in the vicinity by the applicant.

10. That the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (the Williamson Act). The property is not subject to any Williamson Act contracts.

11. That the County has considered the effect of this project approval pursuant to the County Subdivision Regulations on the housing needs of the region and has balanced these needs against the public service needs of residents and available fiscal and environmental resources. As one of the few remaining undeveloped large parcels zoned for residential development in the urban unincorporated area,

the creation of 19 lots for single-family residential development, consistent with the character of surrounding development, helps to meet the County's Regional Housing Allocation.

Regarding the Grading Permit, Find:

12. That this project, as conditioned, will not have a significant adverse effect on the environment. The project has been reviewed by Planning staff and the Department of Public Works, finding that the project can be completed without significant harm to the environment as conditioned. The project must comply with the standards for erosion and sediment controls (Section 8605.1), and submittal of a geotechnical report (Section 8605.3). Geotechnical reports and supporting documents have been provided as part of the County and environmental review (located within the DEIR appendices). The applicant will be required to implement an erosion and sediment control plan that has been reviewed and approved by both the Current Planning Section and the Department of Public Works, in accordance with County standards.

13. That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan. Planning staff and the Department of Public Works have reviewed the project and have determined its conformance to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 8605 and the San Mateo County General Plan.

RECOMMENDED CONDITIONS OF APPROVAL

General Project Conditions

1. The approval applies only to the proposal, documents and plans as described in this report and materials approved by the Planning Commission on October 14, 2015. The Community Development Director may approve minor revisions or modifications to the project if they are consistent with the intent of and in substantial conformance with this approval. If revisions or modifications are deemed a major or significant change from the Planning Commission's approval, said modifications must return to the Planning Commission for consideration and approval.

2. This subdivision approval is valid for two years, during which time a final map shall be filed and recorded. An extension to this time period in accordance with Section 7013.5.c of the Subdivision Regulations may be issued by the Planning Department upon written request and payment of any applicable extension fees if required.

3. The map shall be recorded pursuant to the plans approved by the Planning Commission; any deviation from the approved plans shall be reviewed and

approved by the Community Development Director or Planning Commission, as deemed necessary.

Current Planning Section Conditions

4. Prior to recordation of the final map, the applicant shall pay In-Lieu Park Fees to the San Mateo County Planning and Building Department pursuant to Section 7055.3 of the Subdivision Regulations. The current amount is $8,626.10, but shall be calculated at the time of recordation using the most recent assessed value of the parcel as required by Section 7055.3 of the Subdivision Regulations.

5. All utilities serving the subdivision shall be installed underground.

6. The applicant must incorporate the use of pervious materials in the designs of driveways, patio areas, walkways, etc., for all future construction on the 19 parcels indicated for development. Pervious materials include, but are not limited to, pervious pavers on sand, turf block, pervious pavement, porous asphalt or gravel.

7. The applicant shall enter into a contract with the San Mateo County Planning and Building Department for all mitigation monitoring for this project. The fee shall be staff's cost, plus 10 percent 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.

8. **The applicant shall comply with all mitigation measures listed below (which are derived from the Revised Final Environmental Impact Report made available to the public on August 21, 2015):**

    8.a. **Mitigation Measure 4.1-1a:** Prior to recordation of the final map, the project applicant shall submit a landscape plan for review and approval by the San Mateo County Planning Department (County Planning Department). The landscape plan shall include the location, size, and species of any proposed landscaping and shall include, but not be limited to, hedges or other appropriate vegetation that will provide opaque screening between the northeastern edge of the project site and the residences along the southern side of Parrott Drive. In addition, all proposed landscaping shall be of native, non-invasive species. Areas used for the storage of landscape maintenance or other equipment, supplies, or debris shall be shielded from view by fencing, landscaping or other means. Prior to final approval of the final map, a site inspection shall be required by the County Planning Department to verify that all approved landscaping has been implemented or bonds posted for performance; a maintenance bond shall be required. All perimeter landscaping shall serve to screen and/or enhance views of the project site from surrounding roadways and neighborhoods (see also Conditions No. 8.b. and 8.l.).

8.b. **Mitigation Measure 4.1-1b:** Prior to the issuance of a grading permit "hard card," the applicant is required to submit a tree replacement plan that shall not exceed the following specifications:

- For each loss of a significant indigenous tree, there shall be a replacement with three or more trees, as determined by the Community Development Director, of the same species using at least 5-gallon size stock.

- For each loss of a significant exotic tree, there shall be a replacement with three or more trees, as determined by the Community Development Director that the substitute tree can survive and flourish in the regional climatic conditions.

- Replacement trees shall require a surety deposit for both performance (installation of tree, staking, and providing an irrigation system) and maintenance. Maintenance shall be required for no less than two and no more than five years as determined by the Community Development Director.

8.c. **Mitigation Measure 4.2-1a:** The applicant shall ensure through the enforcement of contractual obligations that construction contractors implement a fugitive dust abatement program during construction, which shall include the following elements consistent with the Basic Construction Mitigation Measures recommended by the Bay Area Air Quality Management District (BAAQMD):

- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.

- Cover all exposed stockpiles.

- Water all exposed roadway and construction areas two times a day.

- Sweep paved streets three times daily (with water sweepers) if visible soil material is carried onto adjacent streets.

- Limit traffic speeds on unpaved roads to 15 miles per hour (mph).

- After grading is complete, construction of paved surfaces (e.g., roadways, driveways, sidewalks, building pads) should be completed as soon as possible unless protected by seeding, soil binders, or other similar measures.

- Limit idling time to a maximum of five minutes and turn off equipment when not in use; clear signage indicating this shall be displayed at the project site access point.

- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications and shall be checked by a certified visible emissions evaluator.

- Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.

- Any burning of cleared vegetation shall be conducted according to the rules and regulations of the BAAQMD's Regulation 5 (BAAQMD, 2008). Prior notification to BAAQMD shall be made by submitting an Open Burning Prior Notification Form to BAAQMD's office in San Francisco.

- A publicly visible sign shall be posted with the telephone number and person to contact at the County regarding dust complaints. A response and corrective action shall occur within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

8.d. **Mitigation Measure 4.2-1b:** The applicant shall ensure through contractual obligations (to be contained within the Subdivision Improvement Agreement with the Department of Public Works per Condition No. 21) with construction contractors that the following Best Management Practices (BMPs) shall be implemented during all stages of construction:

- All heavy-duty construction equipment shall be equipped with diesel particulate matter filters.

- Only low Reactive Organic Gas (ROG) coatings shall be utilized.

- The applicant shall use only Tier 2 or better heavy-duty construction equipment.

8.e. **Mitigation Measure 4.3-3a:** Prior to issuance of a grading permit "hard card," a qualified biologist shall conduct a minimum of two protocol level pre-construction surveys for listed bird species during the recommended survey periods for the nesting season that coincides with the commencement of construction activities:

- Northern harrier: Present year-round, breeds March through August;

- Burrowing owl: Present year-round, breeds primarily March through August, but can be February through December; and

- White-tailed kite: Present year-round, breeding occurs in autumn. Nesting season begins in February and ends in August.

These surveys will occur in accordance with the United States Fish and Wildlife Service (USFWS) Division of Migratory Bird Management Guidelines for Raptor Conservation in the United States (2008). The qualified biologist shall conduct surveys within 14 days of commencement of construction activities for northern harrier, burrowing owl, and white-tailed kite in the project site and within 0.25 miles of construction activities where legally permitted. The biologist will use binoculars to visually determine whether nests occur beyond the 0.25-mile survey area if access is denied on adjacent properties. If no active nests are identified on or within 0.25 miles of construction activities within the recommended survey periods, a report summarizing the survey results shall be submitted to the County and the California Department of Fish and Wildlife (CDFW) within 30 days following the survey, and no further mitigation for nesting habitat is required. Evidence, in the form of a letter documenting the results of the survey, shall be submitted to the Current Planning Section prior to the issuance of grading permit "hard card."

8.f. **Mitigation Measure 4.3-3b:** If active listed bird nests are found within 0.25 miles of construction activities, the biologist shall contact the Current Planning Section and CDFW within one day following the pre-construction survey to report the findings. For purposes of this mitigation requirement, construction activities are defined to include heavy equipment operation associated with construction (use of cranes or draglines, new rock crushing activities) or other project-related activities that could cause nest abandonment or forced fledging within 0.25 miles of a nest site during the identified nesting period. Should an active nest be present within 0.25 miles of construction areas, then CDFW shall be consulted to establish an appropriate noise buffer, develop take avoidance measures, and implement a monitoring and reporting program prior to any construction activities occurring within 0.25 miles of the nest/burrow. The monitoring program would require that a qualified biologist shall monitor all activities that occur within the established buffer zone to ensure that disruption of the nest/burrow or forced fledging does not occur. Should the biologist determine that the construction activities are disturbing the nest/burrow, the biologist shall halt construction activities until CDFW is consulted. The construction activities shall not commence until the CDFW determines that construction activities would not result in abandonment of the nest/burrow site. If the CDFW determines that take may occur, the applicant would be required to obtain a California Endangered Species Act (CESA) take permit. Should the biologist determine that the nest/burrow has not been

disturbed during construction activities within the buffer zone, then a report summarizing the survey results will be submitted to the Current Planning Section and CDFW and no further mitigation for nesting habitat is required.

8.g. **Mitigation Measure 4.3-4a:** A qualified biologist shall conduct a pre-construction bird survey for nesting within 14 days prior to commencement of construction activities and prior to the issuance of a grading permit "hard card" if anticipated to commence during the appropriate nesting season (between February 1 and August 31). The qualified biologist shall document and submit the results of the pre-construction survey in a letter to CDFW and the County within 30 days following the survey. The letter shall include: a description of the methodology including dates of field visits, the names of survey personnel, a list of references cited and persons contacted, and a map showing the location(s) of any bird nests observed on the project site. If no active nests are identified during the pre-construction survey, then no further mitigation is required. Evidence, in the form of a report documenting the results of the survey, shall be submitted to the Current Planning Section prior to the issuance of any grading or building permits within the project site.

8.h. **Mitigation Measure 4.3-4b:** If any active nests are identified during the pre-construction survey within the project site, a buffer zone will be established around the nests. A qualified biologist will monitor nests weekly during construction to evaluate potential nesting disturbance by construction activities. The biologist will delimit the buffer zone with construction tape or pin flags within 250 feet of the active nest and maintain the buffer zone until the end of the breeding season or until the young have fledged. Guidance from CDFW will be requested if establishing a 250-foot buffer zone is impractical. Guidance from CDFW will be requested if the nestlings within the active nest appear disturbed.

8.i. **Mitigation Measure 4.3-4c:** Trees anticipated for removal should be removed outside of the nesting season (February 1 and August 31). If trees are anticipated to be removed during the nesting season, a pre-construction survey shall be conducted by a qualified biologist prior to the issuance of a grading permit "hard card." If the survey shows that there is no evidence of active nests, then the tree shall be removed within ten days following the survey. If active nests are located within trees identified for removal, a 250-foot buffer shall be installed around the tree. Guidance from CDFW will be requested if the 250-foot buffer is infeasible.

8.j. **Mitigation Measure 4.3-6:** Prior to the issuance of a grading permit "hard card" and removal of any trees, a certified arborist or registered professional forester shall conduct an arborist survey documenting all trees with trunk circumferences of 38 inches or greater and their location,

as well as any Tree Communities or Indigenous Trees regardless of size. The report shall be submitted to the Current Planning Section. The applicant shall not remove any trees without prior approval from the Community Development Director. All recommendations of the arborist report shall be implemented prior to the issuance of building permits for development on the project site. The arborist report shall specify measures including, but not limited to, the following:

- To the extent feasible, trees anticipated for removal shall be removed outside of the nesting season for birds. Taking into account the nesting season for the white-tailed kite, the nesting season shall be defined as February 1 to August 31.

- The project proponent shall plant replacement significant and/or indigenous tree species recommended by the County at a 3:1 ratio within the project site. See also Conditions No. 8.a. and No. 8.b.

8.k. **Mitigation Measure 4.4-1a:** Implementation of Condition No. 8.t. (Mitigation Measure 4.6-1 from Section 4.6; Hydrology and Water Quality) to identify and implement erosion control BMPs within the Stormwater Pollution Prevention Plans (SWPPP) (as specified in Condition No. 9) prepared for construction activities in accordance with the State's Clean Water Act National Pollutant Discharge Elimination System (NPDES) general permit for construction activities. Implementation of these BMPs would ensure that temporary and short-term construction-related erosion impacts under the proposed project would be reduced to a less-than-significant level.

8.l. **Mitigation Measure 4.4-1b:** The applicant shall submit an Erosion and Sediment Control Plan prior to the issuance of a grading permit "hard card" as required in Condition No. 9. This Erosion and Sediment Control Plan shall be prepared by a licensed civil engineer or certified professional soil erosion and sediment control specialist. The plan shall show the location of proposed vegetative erosion control measures, including landscaping and hydroseeding, and the location and details of all proposed drainage systems. The plan shall include sufficient engineering analysis to show that the proposed erosion and sediment control measures during pre-construction, construction, and post-construction are capable of controlling surface runoff and erosion, retaining sediment on the project site, and preventing pollution of runoff in compliance with the Clean Water Act.

8.m. **Mitigation Measure 4.4-2a:** Grading and building designs, including foundation requirements, shall be consistent with the findings of the geotechnical investigation, the California Code of Regulations, and the California Building Code.

8.n. **Mitigation Measure 4.4-2b:** The applicant shall comply with all recommendations contained within the site-specific geotechnical investigation conducted by Michelucci and Associates (2013) (FEIR; Appendix E).

8.o. **Mitigation Measure 4.4-2c:** The applicant shall retain a qualified engineering geologist to ensure all grading and installation of fill is performed under the observation of the qualified engineering geologist.

8.p. **Mitigation Measure 4.4-3a:** Implement Condition No. 8.s. (Mitigation Measure 4.6-2a from Section 4.6; Hydrology and Water Quality) to ensure that the site stormwater drainage system (including individual systems for each residence) shall not allow discharge of uncontrolled runoff onto the site slopes. Concentrated runoff shall not be allowed to flow over graded slopes or areas of thick soil, colluviums, or fill. See Condition No. 12 for additional requirements.

8.q. **Mitigation Measure 4.4-3b:** Implement Condition No. 8.o. (Mitigation Measure 4.4-2c) to ensure the recommendations of the geotechnical investigation regarding sub-drains and surface drainage are included in the project design.

8.r. **Mitigation Measure 4.6-1:** The applicant shall comply with the State Water Resources Control Board (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm-water Runoff Associated with Construction Activity (General Permit). The SWRCB requires that all construction sites have adequate control measures to reduce the discharge of sediment and other pollutants to streams to ensure compliance with Section 303 of the Clean Water Act. To comply with the NPDES permit, the applicant will file a Notice of Intent with the SWRCB and prepare a SWPPP prior to construction, which includes a detailed, site-specific listing of the potential sources of storm-water pollution; pollution prevention measures (erosion and sediment control measures and measures to control non-stormwater discharges and hazardous spills) to include a description of the type and location of erosion and sediment control BMPs to be implemented at the project site; and a BMPs monitoring and maintenance schedule to determine the amount of pollutants leaving the proposed project site. A copy of the SWPPP must be current and remain on the project site. Control measures are required prior to and throughout the rainy season. Water quality BMPs identified in the SWPPP shall include, but are not limited to, the following:

- Temporary erosion control measures (such as silt fences, staked straw bales, and temporary revegetation) shall be employed for

disturbed areas. No disturbed surfaces will be left without erosion control measures in place during the winter and spring months.

- Sediment shall be retained on-site by detention basins, on-site sediment traps, or other appropriate measures.

- A spill prevention and countermeasure plan shall be developed which would identify proper storage, collection, and disposal measures for potential pollutants (such as fuel, fertilizers, pesticides, etc.) used on-site. The plan shall also require the proper storage, handling, use, and disposal of petroleum products.

- Construction activities shall be scheduled to minimize land disturbance during peak runoff periods and to the immediate area required for construction. Soil conservation practices shall be completed during the fall or late winter to reduce erosion during spring runoff. Existing vegetation will be retained where possible. To the extent feasible, grading activities shall be limited to the immediate area required for construction.

- Surface water runoff shall be controlled by directing flowing water away from critical areas and by reducing runoff velocity. Diversion structures such as terraces, dikes, and ditches shall collect and direct runoff water around vulnerable areas to prepared drainage outlets. Surface roughening, berms, check dams, hay bales, or similar devices shall be used to reduce runoff velocity and erosion.

- Sediment shall be contained when conditions are too extreme for treatment by surface protection. Temporary sediment traps, filter fabric fences, inlet protectors, vegetative filters and buffers, or settling basins shall be used to detain runoff water long enough for sediment particles to settle out.

- Construction materials, including topsoil and chemicals, shall be stored, covered, and isolated to prevent runoff losses and contamination of groundwater.

- Topsoil removed during construction shall be carefully stored and treated as an important resource. Berms shall be placed around topsoil stockpiles to prevent runoff during storm events.

- Establish fuel and vehicle maintenance areas away from all drainage courses and design these areas to control runoff.

- Disturbed areas shall be revegetated after completion of construction activities.

- All necessary permits and approvals shall be obtained.

- Provide sanitary facilities for construction workers.

8.s. **Mitigation Measure 4.6-2a:** Prior to the recordation of the final subdivision map, a maintenance agreement shall be developed between the County and the Homeowners Association (HOA) or equivalent entity requiring the HOA or equivalent entity to complete the following tasks and provide the following information on a routine basis. These requirements apply only to the bioretention treatment system area of the project site and are as follows:

- Maintenance of soils and plantings, including routine pruning, mowing, irrigation, replenishment of mulch, weeding, and fertilizing with a slow-release fertilizer with trace elements.

- Removal of obstructions and trash from bioretention areas.

- Use of only pesticides and fertilizers that are accepted within the integrated pest management approach for use in the bioretention areas.

- Repair of erosion at inflow points.

- Monthly review and inspection of bioretention areas for the following:

  – Obstruction of trash,

  – If ponded water is observed, the surface soils shall be removed and replaced and sub-drain systems inspected, and

  – Condition of grasses.

- Distribution of the following:

  – A copy of the stormwater management plans shall be made available to personnel in charge of facility maintenance and shall be distributed to the subcontractor representative engaged in the maintenance or installation of the bioretention system, and

  – Material presented in the integrated pest management program will be made available to personnel in charge of facility maintenance and shall be distributed to the

subcontractor representative engaged in the maintenance or installation of the bioretention system.

8.t. **Mitigation Measure 4.6-2b:** Prior to recordation of the final subdivision map, a maintenance agreement shall be developed between the County and the HOA or equivalent entity requiring the HOA or equivalent entity to complete the following tasks and provide the following information on a routine basis. These requirements apply to all common areas of the project site and are as follows:

- Drainage inlets shall be inspected monthly and kept clean of any trash that may have accumulated. It is the responsibility of the property manager/owner to have those inspections performed, documented, and any repairs made.

- Landscape areas shall be covered with plants or some type of ground cover to minimize erosion. No areas are to be left as bare dirt that could erode. Mounding slopes shall not exceed two horizontal to one vertical.

- Pesticides and fertilizers shall be stored as hazardous materials and in appropriate packaging; over spraying onto paved areas shall be avoided when applying fertilizers and pesticides. Pesticides and fertilizers shall be prohibited from being stored outside.

- Landscape areas shall be inspected and all trash picked up and obstruction to the drainage flow removed on a monthly basis minimum. The project site shall be designed with efficient irrigation and drainage to reduce pesticide use. Plants shall be selected based on size and situation to reduce maintenance and routine pruning.

- Integrated pest management information shall be provided to the building management.

8.u. **Mitigation Measure 4.6-2c:** Infiltration systems shall be designed in accordance with the following procedures outlined in the California Stormwater Best Management Practice Handbooks to reduce runoff and restore natural flows to groundwater:

- Biofilters and/or vegetative swale drainage systems will be installed at roof downspouts for all buildings on the project site, allowing sediments and particulates to filter and degrade biologically.

- Structural source controls, such as covers, impermeable surfaces, secondary containment facilities, runoff diversion berms, sediment, and grease traps in parking areas will be installed.

- Designated trash storage areas will be covered to protect bins from rainfall.

8.v. **Mitigation Measure 4.6-3a:** Prior to the recordation of the final subdivision map, a maintenance agreement shall be developed between the County and the HOA or equivalent entity requiring the HOA or equivalent entity to complete and provide the documentation of annual inspection and cleaning of each of the 19 individual lot storm drainage systems. The inspection shall be performed during the dry season and shall include removal of all trash and obstructions from area drains, cleanouts, and catch basins.

8.w. **Mitigation Measure 4.6-3b:** The 15-inch diameter stormwater drain pipe flowing at 2 percent that crosses Ascension Drive at Enchanted Way shall be replaced with a 21-inch diameter pipe. The 30-inch diameter storm-water drain pipe flowing at 1.3 percent shall be replaced with a 36-inch diameter pipe sloped at 2 percent. Stormwater drain pipe infrastructure improvements shall adhere to all applicable regulations and ordinances.

8.x. **Mitigation Measure 4.7-1:** The project applicant shall ensure through the enforcement of contractual obligations that all contractors transport, store, and handle construction-required hazardous materials in a manner consistent with relevant regulations and guidelines, including those recommended and enforced by the San Mateo County Planning and Building Department, Office of Environmental Health Services Division, and Office of Emergency Services. Recommendations may include, but are not limited to, transporting and storing materials in appropriate and approved containers, maintaining required clearances, and handling materials using approved protocols.

8.y. **Mitigation Measure 4.7-2:** The applicant shall be required through contractual obligations that the construction contractor(s) mark(s) the areas planned to be disturbed in white paint and notify Underground Service Alert (USA) one week prior to the beginning of excavation activities. This will be completed so that the entire construction area is properly surveyed in order to minimize the risk of exposing or damaging underground utilities. USA provides a free “Dig Alert” service to all excavators (contractors, homeowners and others), in northern California, and will automatically notify all USA Members (utility service providers) who may have underground facilities at their work site. In response, the USA Members will mark or stake the horizontal path of their underground facilities, provide information about, or give clearance to dig. This service

protects excavators from personal injury and underground facilities from being damaged. The utility companies will be responsible for the timely removal or protection of any existing utility facilities located within construction areas.

8.z. **Mitigation Measure 4.7-3a:** The applicant shall ensure through the enforcement of contractual obligations to be contained within the Subdivision Improvement Agreement (Condition No. 21) that the following measures are implemented by contractors during project construction:

- Staging areas, welding areas, or areas slated for development using spark-producing equipment shall be cleared of dried vegetation or other materials that could serve as fire fuel. To the extent feasible, the contractor shall keep these areas clear of combustible materials in order to maintain a firebreak.

- Any construction equipment that normally includes a spark arrester shall be equipped with an arrester in good working order. This includes, but is not limited to, vehicles, heavy equipment, and chainsaws.

8.a.a. **Mitigation Measure 4.7-3b:** The building plans of the proposed project shall be reviewed by a representative from County Fire/Cal-Fire to ensure that regulations in the County's Fire Ordinance are met and the project complies with County Fire/Cal-Fire requirements. The development of the proposed project shall be in compliance with Chapter 15 of the County General Plan with respect to residential uses adjacent to open space areas where wildfire is a threat, as well as Cal-Fire requirements (Condition No. 49).

8.a.b. **Mitigation Measure 4.8-1:** The project applicant shall ensure through contractual agreements to be contained within the Subdivision Improvement Agreement (Condition No. 21) that the following measures are implemented during construction:

- Construction activities shall be limited to occur between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and 9:00 a.m. and 5:00 p.m. on Saturdays. Construction activities shall not occur on Sundays, Thanksgiving, or Christmas. The intent of this measure is to prevent construction activities during the more sensitive time period and minimize the potential for effects.

- Stationary equipment and staging areas shall be located as far as practical from noise-sensitive receptors.

- All construction vehicles or equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and acoustical shields or shrouds, in accordance with manufacturers' recommendations.

- Construction activities shall conform to the following standards: (a) there shall be no start-up of machines or equipment, no delivery of materials or equipment, no cleaning of machines or equipment and no servicing of equipment except during the permitted hours of construction; (b) radios played at high volume, loud talking and other forms of communication constituting a nuisance shall not be permitted.

- The general contractors for all construction activities shall provide a contact number for citizen complaints and a methodology for dealing with such complaints such as designating a noise disturbance coordinator. This noise disturbance coordinator shall receive all public complaints about construction-related noise and vibration, shall be responsible for determining the cause of the complaint, and shall implement any feasible measures to be taken to alleviate the problem. All complaints and resolution of complaints shall be reported to the County weekly.

8.a.c. **Mitigation Measure 4.10-2a:** Residents of the proposed project shall comply with all requirements of Cal Water's Water Shortage Contingency Plan as mandated by Cal Water and BSD. These requirements may include, but are not limited to the following that shall be contained within an HOA agreement:

- Voluntarily reduce water consumption at single-family residences;

- Adhere to the minimum allocation given to single-family residential customers or pay penalty rate applied to service bill for use that is in excess of costumer's allocation; and/or

- Comply with orders prohibiting the use of water for specific activities, such as a prohibition of potable water use for landscape irrigation.

8.a.d. **Mitigation Measure 4.10-2b:** Pumping facilities shall be installed at the existing water tank owned by Cal Water to provide adequate water pressure for residential and fire protection uses. Cal Water shall be contacted to review pumping facilities design and ensure compliance with applicable standards. The project applicant shall be responsible for covering the cost of the development of these facilities prior to the recordation of the final subdivision map.

8.a.e. **Mitigation Measure 4.10-2c:** Two existing water mains shall be relocated such that they are within the right-of-way of the proposed private street or at the property boundary so as to allow ease of maintenance of the water mains. Prior to the issuance of a grading permit "hard card," a new Cal Water easement shall be established that meets with the approval of Cal Water to the project site to replace the existing Cal Water easements. The two water mains include an 8-inch diameter water main connecting the water tank to the water main located on Parrot Drive and a 10-inch diameter water main connecting the water tank to the water main located on Bel Aire Drive.

8.a.f. **Mitigation Measure 4.10-3:** The applicant shall offset the increase in sewer flow generated by the proposed project by reducing the amount of existing Inflow and Infiltration (I&I) into the CSCSD sewer system. The offset amount shall achieve a zero net increase in flow during wet weather events with implementation of the proposed project. This shall be achieved through the construction of improvements to impacted areas of the sewer system, with construction plans subject to CSCSD approval and required to be in compliance with applicable regulatory requirements. Construction of improvements, as approved by the CSCSD, shall be completed prior to the recordation of the final subdivision map.

8.a.g. **Mitigation Measure 4.10-5:** The applicant shall ensure that fire sprinklers with appropriate flow rates are installed for all structures that would be developed as a part of the proposed project, per County Fire/Cal-Fire's alternate materials and methods request.

8.a.h. **Mitigation Measure 4.11-3:** Either provide street lighting on the private streets to a level of 0.4 minimum maintained average foot-candles with a uniformity ratio of 6:1, average to minimum or ensure street lighting is consistent with safety standards of the County-governed Bel Aire Lighting District.

8.a.i. **Mitigation Measure 4.11-4:** Within the corner sight triangles at the new street intersection, there should be no walls, fencing, or signs that would obstruct visibility. Trees should be planted so as to not create a "wall" effect when viewed at a shallow angle. The type of shrubbery planted within the triangles should be such that it will grow no higher than 3 feet above the adjacent roadway surface. Trees planted within the sight triangle areas should be large enough that the lowest limbs are at least 7 feet above the surface of the adjacent roadway. Street parking should be prohibited within the bounds of the sight triangle, as well as within the fire hammerhead turnarounds.

Grading Permit Conditions

9. The applicant is required to comply with the County's Drainage Policy and the approved Erosion and Sediment Control Plan. A final Erosion and Sediment Control Plan is required at the building permit stage and should contain all measures of the approved Erosion and Sediment Control Plan and measures required by project mitigation measures.

10. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion, unless approved, in writing, by the Community Development Director. The property owner(s) 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, and its anticipated duration.

11. The property owner(s) 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."

12. Prior to the issuance of the grading permit "hard card," the property owner(s) shall schedule an erosion control inspection by Current Planning Section staff to demonstrate that the approved erosion control plan has been implemented. The property owner(s) 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 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of fiber rolls 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.

    d. Using sediment controls or filtration to remove sediment when dewatering the 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. Prior to issuance of a grading permit "hard card" for either property, the property owner(s) shall install accurate and visible markers (at a minimum height of 4 feet), to the satisfaction of the County Department of Parks, delineating all sides of the shared property line between the subject parcels and County property.

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 construction access routes and stabilizing designated access points.

j. Avoid tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

k. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

l. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

m. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

13. While the property owner(s) must adhere to the final approved Erosion and Sediment Control Plan (per Condition No. 9) 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 each 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 in the reasonable judgment of the San Mateo County Community Development Director and the Director of Public Works, 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 (and/or 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.

14. Prior to the issuance of a grading permit "hard card," the property owner(s) 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, and details of, the off-site haul operations, including, but not limited to: gravel import site(s), size of trucks, haul route(s), time and frequency of haul trips, and dust and debris control measures. The submitted schedule shall represent the work in detail and project grading operations through to the completion of grading activities and stabilization of all disturbed areas of the site(s). 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 property owner(s) shall submit monthly updates of the schedule to the Department of Public Works and the Current Planning Section.

15. The provision of the San Mateo County Grading Regulations shall govern all grading on and adjacent to the project sites. Per San Mateo County Ordinance Code Section 8605.5, all equipment used in the grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.

16. Upon the start of grading activities and through to the completion of the project, the property owner(s) shall be responsible for ensuring that the following dust control guidelines are implemented:

    a. All graded surfaces and materials, whether filled, excavated, transported or stockpiled, shall be wetted, protected or contained in such a manner as to prevent any significant nuisance from dust, or spillage upon adjoining water body, property, or streets. Equipment and materials on the site shall be used in such a manner as to avoid excessive dust. A dust control plan may be required at any time during the course of the project.

    b. A dust palliative shall be applied to the site when required by the County. The type and rate of application shall be recommended by the soils engineer and approved by the Department of Public Works, the Planning and Building Department's Geotechnical Section, and the Regional Water Quality Control Board.

17. Final approval of all grading permits is required. For final approval of the grading permits, the property owner(s) shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project sites:

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.

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.

Public Access/Design/Landscaping

18.a. Prior to recordation of the final map, the applicant will be required to submit the Covenants, Conditions and Restrictions (CC&Rs) (deed restriction) intended to be recorded to the Current Planning Section and County Counsel for review and approval prior to recordation. The CC&Rs shall include the following items:

a. The subdivision shall not be gated or restrict access in any way to the general public in order to provide public access and use of the sidewalks and proposed trail system and overlook areas.

b. Dwellings constructed within the subdivision shall incorporate a maximum 28-foot height limit that is measured perpendicular to the finished grade, and allows for architectural projections such as chimneys, dormers or gables.

c. Dwelling designs shall incorporate styles presented as part of the "Ascension Heights Design Guidelines" proposed by the applicant and presented to the Planning Commission on October 24, 2015."

d. No structural development (other than drainage improvements) shall occur within the rear 20 feet of Lots 1 through 7 (lots that back along Parrot Drive lots).

18.b. The applicant shall record documents which address future maintenance responsibilities for the pedestrian trail/overlook and all landscaping in common areas to be installed per the approved landscape plan (see also Condition 8.a.).

Cultural Resources

19. The property owner(s) 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 which the property owner(s) shall comply with.

Noise

20. The property owner(s) shall comply with the County's Noise Ordinance limiting construction and grading activities during the hours between 7:00 a.m. and 6:00 p.m. on weekdays and 9:00 a.m. and 5:00 p.m. on Saturdays, and prohibiting construction on Sundays, Thanksgiving and Christmas.

Department of Public Works

21. Prior to recordation of 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, driveway, utilities, storm drainage, and stormwater treatment, all in accordance with the County Subdivision Regulations, County Standard Details, County Drainage Policy and NPDES permit. Improvement plans must be accompanied by a plan review deposit in the amount of $1,000.00 made payable to the County of San Mateo Department of Public Works.

22. Upon the Department of Public Works' approval of the improvement plans, the applicant will be required to execute a Subdivision Improvement Agreement and post securities with the Department of Public Works as follows:

    a. Faithful Performance – 100 percent of the estimated cost of constructing the improvements.

    b. Labor and Materials – 50 percent of the estimated cost of constructing the improvements.

23. The applicant shall prepare a plan indicating the proposed method of sewering 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 Crystal Springs County Sanitary District.

24. 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.

25. The applicant shall submit a driveway "plan and profile" to the Department of Public Works, showing the driveway access to each parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20 percent)

and to County Standards for driveways (at 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.

26. The applicant shall have designed (by a registered civil engineer) and the applicant shall construct an on-site private street to serve the proposed lots of this subdivision. This street shall be designed and constructed to no less than the standards for an "Urban Private Street." The street shall be posted for no parking and it shall terminate in a turnaround meeting the requirements of the applicable fire jurisdiction and the San Mateo County Department of Public Works.

27. The applicant shall have prepared (by a registered civil engineer) a drainage analysis of the proposed subdivision and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property being subdivided shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the street improvement plans and submitted to the Department of Public Works for review and approval.

    Any upgrades to the existing stormwater system, as required by this project, shall be completed by the owner prior to the recordation of the subdivision map.

28. The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES requirements for review and approval by the Department of Public Works.

29. The applicant shall record documents which address future maintenance responsibilities of any private drainage and/or roadway facilities which may be constructed. Prior to recording these documents, they shall be submitted to the Department of Public Works for review.

30. The property owner shall dedicate sanitary sewer easements for any portion of the sewer main which lies outside of existing public sanitary sewer easements, if applicable.

31. The applicant shall submit to the project planner (for recordation) legal descriptions of the reconfigured parcels. The project planner will review these descriptions and forward them to Public Works for approval.

32. Prior to recordation, the applicant shall submit written certification from the appropriate energy and communication utilities, sewer district, and water district to the Department of Public Works and the Planning Department stating that they will provide services to the proposed parcels of this subdivision.

33. The applicant shall submit a subdivision map to the Department of Public Works – County Surveyor for review and recordation.

34. The provisions of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. At the completion of work, the engineer who prepared the approved grading plan shall certify, in writing, that all grading, lot drainage, and drainage facilities have been completed in conformance with the approved plans, as conditioned, and the Grading Ordinance.

35. Prior to the issuance of the grading permit, the applicant shall submit, to the Department of Public Works for review and approval, a plan for any off-site hauling operations. This plan shall include, but not be limited to, the following information: size of trucks, haul route, disposal site, dust and debris control measures, and time and frequency of haul trips. As part of the review of the submitted plan, the County may place such restrictions on the hauling operation, as it deems necessary.

36. 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.

37. Prior to the issuance of future building permits, the applicant will be required to provide payment of “roadway mitigation fees” based on the square footage (assessable space) of the proposed buildings per Ordinance No. 3277.

38. “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.

39. It shall be the responsibility of the applicant’s engineer to regularly inspect the erosion control measures and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected.

Building Inspection Section

40. Building permits shall be applied for and obtained from the Building Inspection Section for any future construction on any of the 19 created parcels indicated for development after filing the final subdivision map.

Cal-Fire

41. An Alternate Methods or Materials Request has been approved by the Fire Marshal for this project. A modified 13D system will be required as follows: three-head calculations for the three most hydraulically demanding heads without regard to partitions; bathrooms, closets and pantries will have fire sprinkler coverage; all attic access shall have on-head coverage; a remote inspector's test; an exterior alarm bell and an interior alarm. This condition shall be met at the building permit phase of the project.

42. No combustibles shall be on-site prior to the required fire protection water supply and fire department access provided.

43. The following fire flow will be required depending upon the total floor space square footage of the largest structure: Up to 3,600 sq. ft., 1,000 gpm; 3,601 to 4,800 sq. ft., 1,750 gpm; 4,801 to 6,200 sq. ft., 2,000 gpm. This fire flow shall be available for a minimum of 2 hours and at 20-psi residual operating pressure.

44. The required fire flow shall be available from a County Standard 6-inch Wet Barrel Fire Hydrant; the configuration of the hydrant shall have a minimum of one each 4 1/2-inch outlet and one each 2 1/2-inch outlet located not more than 200 feet from the building, measured by way of approved drivable access to the project site.

45. 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 the required upgrades to the system will be installed and that existing fire flows will meet the project requirements.

46. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be 20 feet wide, all weather surface, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 16 percent shall be approved by the Fire Marshal. Gravel road access shall be certified by an engineer as to the compaction and weight it will support.

47. All roof assemblies in Very High Fire Hazard Severity Zones shall have a minimum CLASS-A fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Fire Codes.

48. All dead-end roadways shall be terminated by a turnaround bulb of not less than 96 feet in diameter. Alternates such as a hammerhead T may be approved by the Fire Marshal.

49. 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 6 inches. If the pipes are not linked in grid or if individual legs are over 600 feet in length, then the minimum diameter shall be 8 inches.

50. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection shall meet CRC R327 or CBC Chapter 7A requirements. You can visit the Office of the State Marshal's website at http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php and click the new products link to view the "WUI Products Handbook." This condition to be met at the building permit phase of the project.

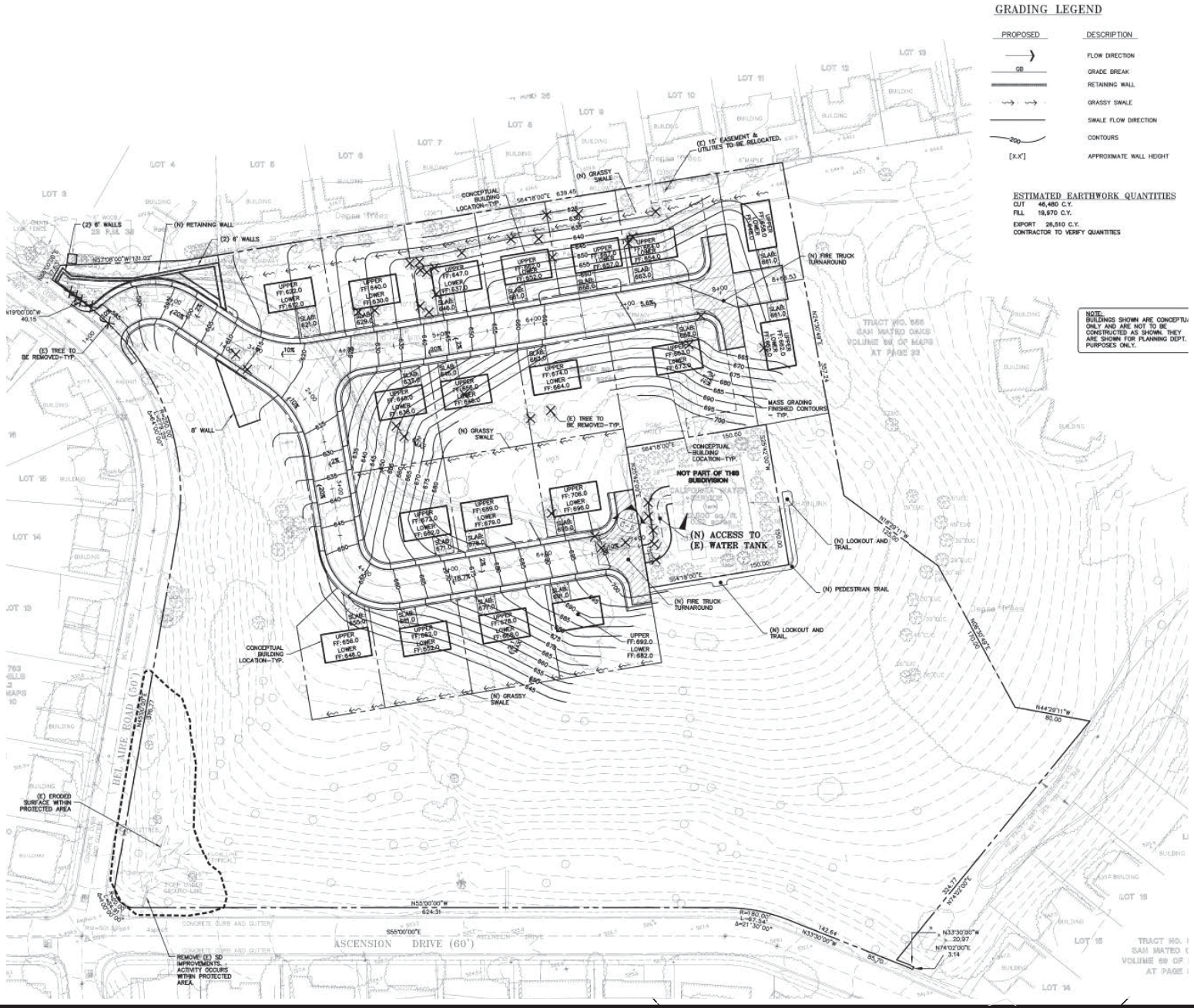
JAC:fc – JACZ0653_WFU.DOCX

San Mateo County Planning Commission Meeting

Owner/Applicant: San Mateo Real Estate & Construction

Attachment: C-1

File Numbers: PLN2002-00517



San Mateo County Planning Commission Meeting

Owner/Applicant: San Mateo Real Estate & Construction

Attachment: C-2

File Numbers: PLN2002-00517

San Mateo County Planning Commission Meeting

Owner/Applicant: San Mateo Real Estate & Construction

Attachment: C-3

File Numbers: PLN2002-00517

San Mateo County Planning Commission Meeting

Owner/Applicant: San Mateo Real Estate & Construction

Attachment: C-4

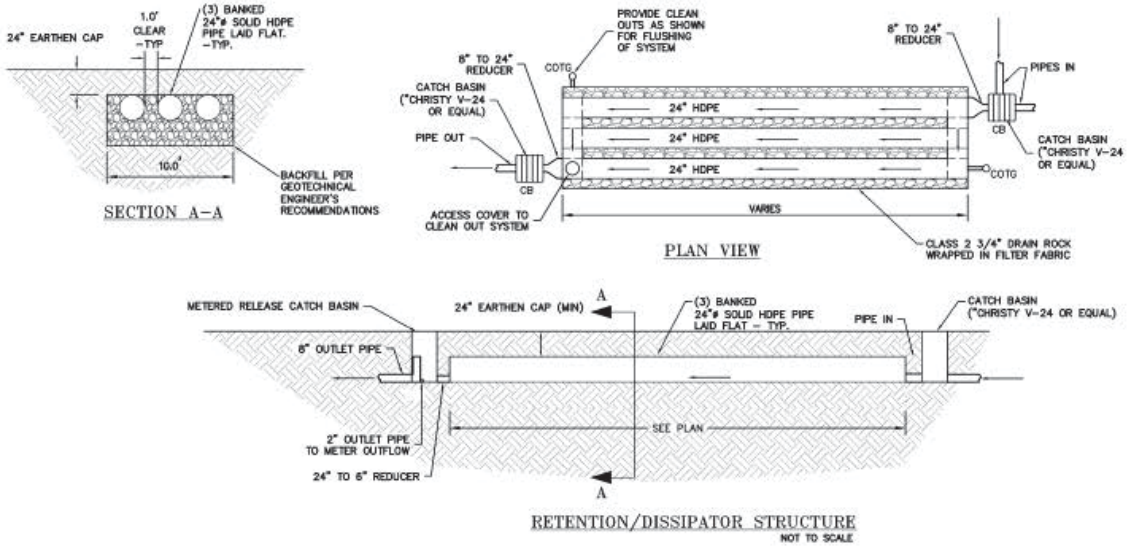
File Numbers: PLN2002-00517

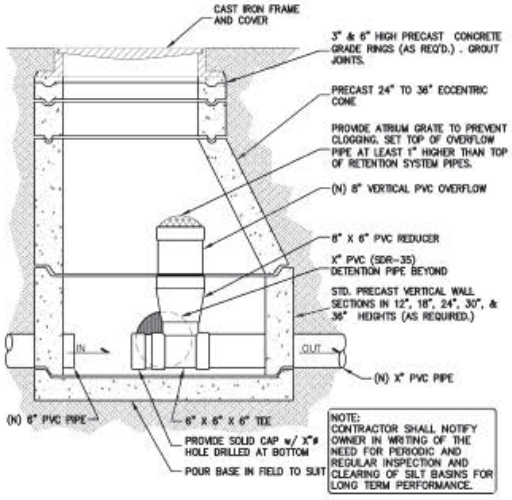
San Mateo County Planning Commission Meeting

Owner/Applicant: San Mateo Real Estate & Construction

Attachment: C-5

File Numbers: PLN2002-00517


24" EARTHEN CAP
1.0' CLEAR -TYP
(3) BANKED 24"ø SOLID HDPE PIPE LAID FLAT. -TYP.
10.0'
BACKFILL PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS
SECTION A-A
PROVIDE CLEAN OUTS AS SHOWN FOR FLUSHING OF SYSTEM
8" TO 24" REDUCER
COTG
CATCH BASIN ("CHRISTY V-24 OR EQUAL)
PIPE OUT
CB
ACCESS COVER TO CLEAN OUT SYSTEM
24" HDPE
24" HDPE
24" HDPE
8" TO 24" REDUCER
PIPES IN
CB
CATCH BASIN ("CHRISTY V-24 OR EQUAL)
COTG
VARIES
CLASS 2 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC
PLAN VIEW
METERED RELEASE CATCH BASIN
24" EARTHEN CAP (MIN)
A
(3) BANKED 24"ø SOLID HDPE PIPE LAID FLAT - TYP.
PIPE IN
CATCH BASIN ("CHRISTY V-24 OR EQUAL)
8" OUTLET PIPE
SEE PLAN
2" OUTLET PIPE TO METER OUTFLOW
24" TO 6" REDUCER
A
RETENTION/DISSIPATOR STRUCTURE
NOT TO SCALE


CAST IRON FRAME AND COVER
3" & 6" HIGH PRECAST CONCRETE GRADE RINGS (AS REQ'D.) . GROUT JOINTS.
PRECAST 24" TO 36" ECCENTRIC CONE
PROVIDE ATRIUM GRATE TO PREVENT CLOGGING. SET TOP OF OVERFLOW PIPE AT LEAST 1" HIGHER THAN TOP OF RETENTION SYSTEM PIPES.
(N) 8" VERTICAL PVC OVERFLOW
8" X 6" PVC REDUCER
X" PVC (SDR-35) DETENTION PIPE BEYOND
STD. PRECAST VERTICAL WALL SECTIONS IN 12", 18", 24", 30", & 36" HEIGHTS (AS REQUIRED.)
IN
OUT
(N) X" PVC PIPE
(N) 6" PVC PIPE
6" X 6" X 6" TEE
PROVIDE SOLID CAP w/ X"ø HOLE DRILLED AT BOTTOM
POUR BASE IN FIELD TO SUIT
NOTE: CONTRACTOR SHALL NOTIFY OWNER IN WRITING OF THE NEED FOR PERIODIC AND REGULAR INSPECTION AND CLEARING OF SILT BASINS FOR LONG TERM PERFORMANCE.
METERED RELEASE OUTLET
NOT TO SCALE

San Mateo County Planning Commission Meeting

Owner/Applicant: San Mateo Real Estate & Construction

Attachment: D

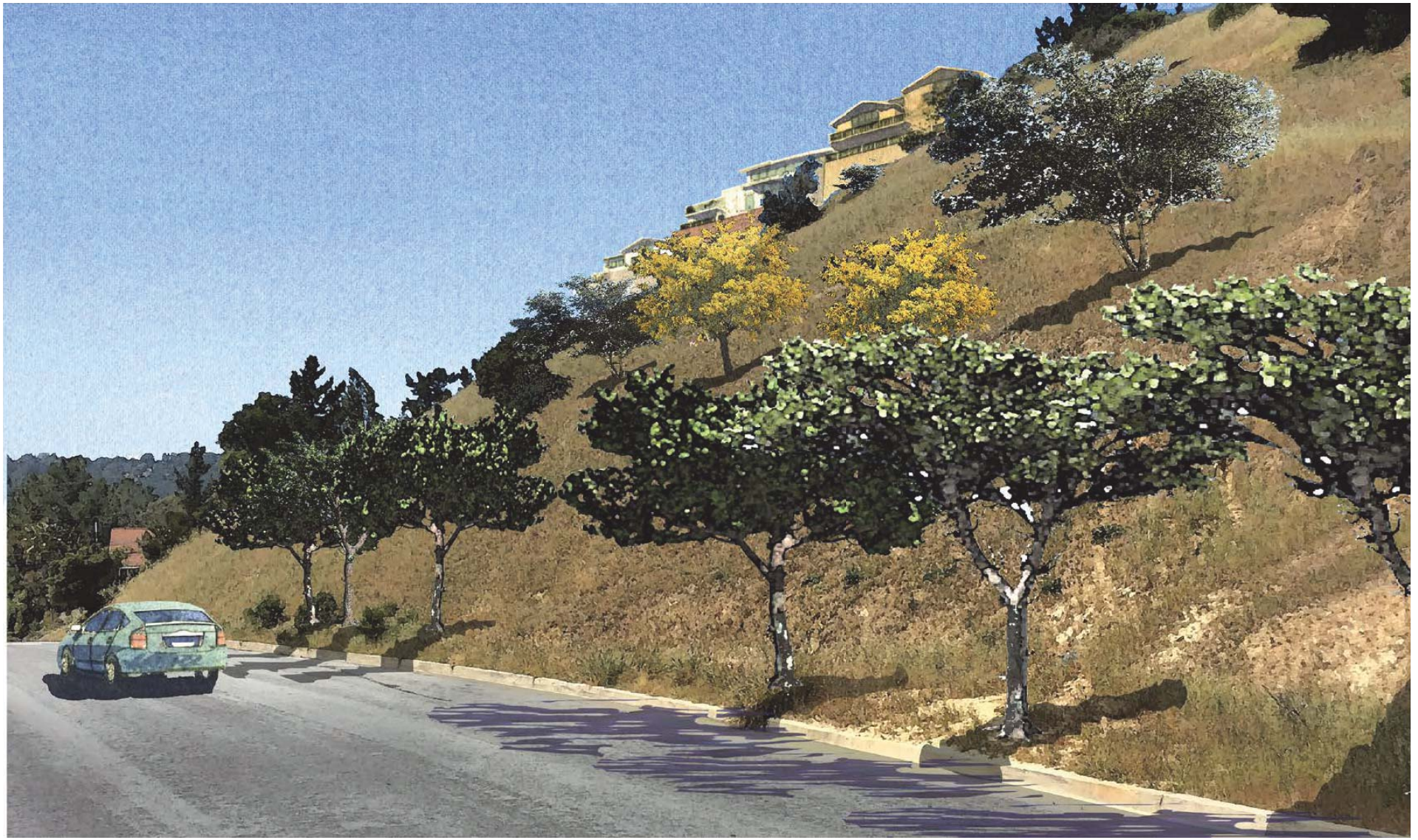
File Numbers: PLN2002-00517

San Mateo County Planning Commission Meeting

Owner/Applicant: San Mateo Real Estate & Construction

Attachment: E-1

File Numbers: PLN2002-00517



San Mateo County Planning Commission Meeting

Owner/Applicant: San Mateo Real Estate & Construction

Attachment: E-2

File Numbers: PLN2002-00517

ATTACHMENT F

	Current Assessed Value	Current Tax Amount	Amount of Tax to Schools	
GenerL Tax Rate @ 1.0%	$1,065,693.00	$10,656.93	$6,927.00	65%
Special Tax Measures				
San Mateo Foster City 2005 Refund Ser. @.0388%		$413.49	$413.49	100%
San Mateo High Bond Service 2002 B @ .0475%		$506.20	$506.20	100%
San Mateo Junior College Bond Service 2005 B @ .0190%		$202.48	$202.48	100%
Total Current Tax Paid		$11,779.10	$8,049.18	68.30%
	Projected Assessed Value			
	$47,500,000.00			
GenerL Tax Rate @ 1.0%		$475,000.00	$308,750.00	65%
Special Tax Measures				
San Mateo Foster City 2005 Refund Ser. @.0388%		$18,430.00	$18,430.00	100%
San Mateo High Bond Service 2002 B @ .0475%		$22,562.50	$22,562.50	100%
San Mateo Junior College Bond Service 2005 B @ .0190%		$9,025.00	$9,025.00	100%
Total Projected Taxes Paid		$525,017.50	$358,767.50	68.30%

School Impact Fees	Current	Projected	
57,000 sq. ft. @ $1.50 Per foot	$0.00	$85,500.00	100%
Total School Revenues	$8,049.19	$444,267.50	

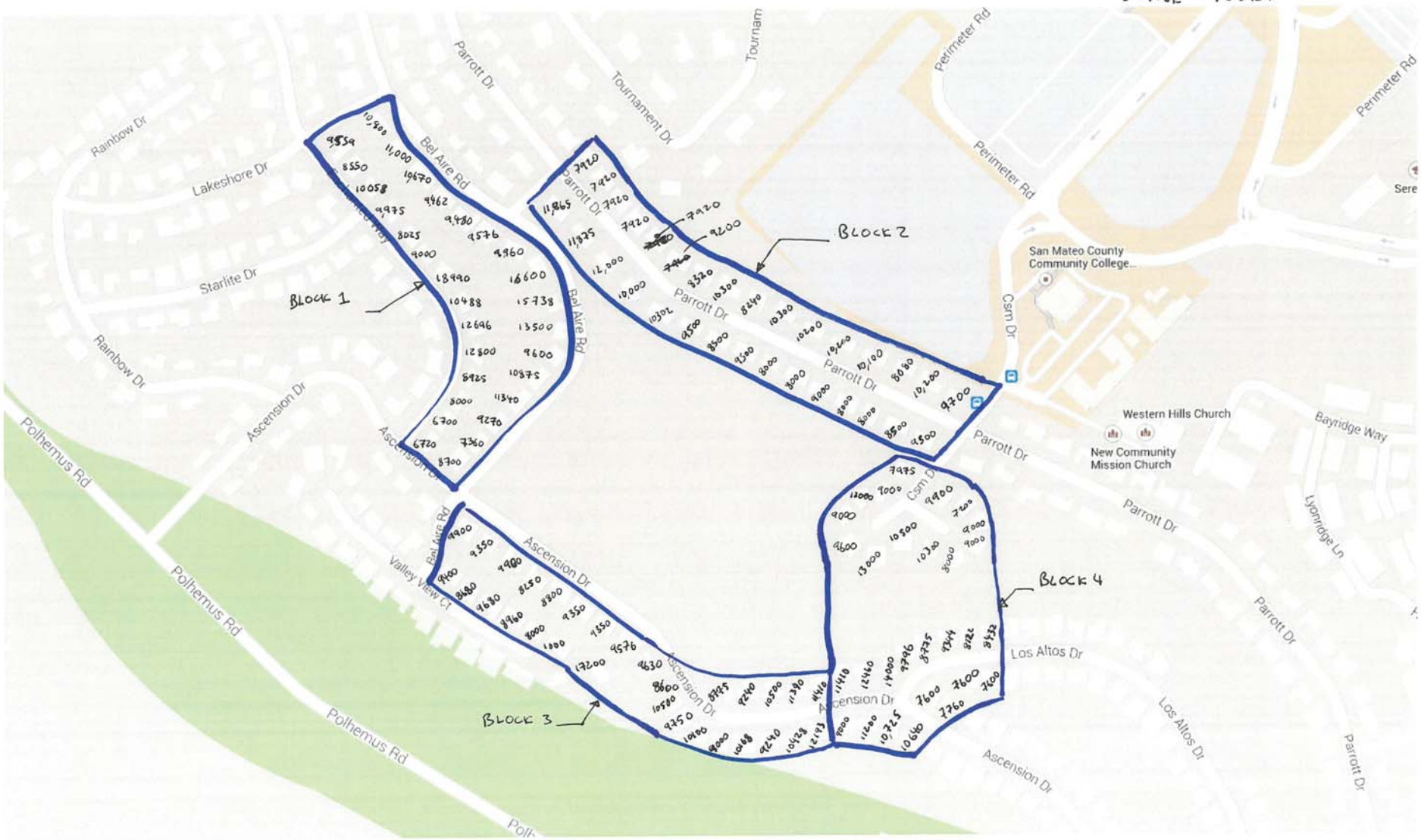
ATTACHMENT G

House Denisty Calculation

House Number	Block 1	Block 2	Block 3	Block 4
1	10800	7920	9900	7975
2	11000	7920	9350	9000
3	10670	7920	9900	12000
4	9462	7920	8250	9000
5	9480	7920	8800	9600
6	9576	9200	9350	13000
7	9960	8320	9350	10500
8	16600	10300	9576	9900
9	15738	8240	9630	7200
10	13500	10300	8600	9000
11	9600	10200	8775	9000
12	10875	10200	9240	8000
13	11340	10100	10500	10300
14	9270	8080	11340	11410
15	7360	10200	11410	12460
16	8700	9700	12193	14000
17	6720	9500	10428	9796
18	6700	8500	9240	8775
19	8000	8000	10168	9344
20	8925	8000	9000	8122
21	12800	9000	10100	8432
22	12696	8000	9750	7600
23	10488	8000	10500	7600
24	18990	9500	17200	7600
25	9000	8500	1000	7760
26	8025	9500	8000	10640
27	9975	10302	8960	10725
28	10058	10000	9680	11200
29	8550	12000	8680	9000
30	9559	11875	9400	
31		11865		
Total Lot Size (sq. ft.)	314417.00	286982.00	288270.00	278939.00
Total Lot Size (Acre)	7.22	6.59	6.62	6.40
House Density (Houses/Acre)	4.16	4.71	4.53	4.53
Average House Density (Houses/Acre)	**4.48**			

ASCENSION - 2010135

NS 3/10/15
SCALE = NTS.



ATTACHMENT H

ASCENSION HEIGHTS

Design Handbook

July 29, 2015

Design Guidelines

Architectural Styles

3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.straussdesign.com

SDG Architects, Inc.

General Requirements

The following section describes general architectural requirements for the Ascension Heights community. These requirements are encouraged to maintain the overall vision for Ascension Heights. Certain items must be done to comply with restrictions established by the County of San Mateo. It is the responsibility of the homeowner to verify all local jurisdiction requirements. The general requirements are as follows:

Massing:
Regardless of the configuration, home designs shall incorporate stepped building forms to complement the adjacent hillside topography. Using this approach and following required height restrictions (see pages 5-6 (("Height Standard")) two-story massing will be minimized, one-story massing will predominate, buildings will appear more understated and the landscape will be more appreciated.

Except for the roof structures, all major building mass components should have a rectangular or square plan. Minor building mass components, such as bay window projections or singular tower elements, may have an octagonal or a round plan. However, all exterior corners in plan should predominantly be 90 degrees.

Building mass components should be combined to create simple, additive compositions. This approach should be used to minimize the appearance of larger homes. For example, second floor massing should be setback from the main level.

To promote indoor-outdoor living and to maximize access to light and ventilation, porches, balconies, loggia courtyards and breezeways are all encouraged.

Detached and semi-detached structures are also encouraged to reduce the appearance of overall building mass. This rural approach to assembling building masses is consistent with the Ascension Heights vision.

To encourage a diversity of built forms throughout the community, special attention should be given to the front/street and rear/hillside elevations. Streetscape and hillscape building profiles should vary from lot to lot. To further this ideal, homeowners are encouraged to utilize a variety of projections to personalize their home elevations such as: balconies, porches, trellis, chimneys, dormers, and bay windows.

Height Requirements:
Overall building height cannot exceed 36' measured from average finish grade to the average height between the highest horizontal plan and the highest point on the roof per County of San Mateo Municipal Code for the R1-S-8 District. In addition, there is a 28' height profile restriction. This profile measurement is to be taken from, and follow the profile of, the adjacent finish grade along the perimeter of the building. Refer to page 5 ("Height Standard").

Maximum Allowable Square Footage:
Maximum Allowable Square Footage is the area described as the footprint of any structure greater than 18" above finish grade and is limited to a maximum of 40% of the lot.

Setback Requirements:
Setback requirements shall are described in the San Mateo County Development Standards for zoning designation R-1-S-8 District.
They are as follow:

Front (ft.)	20
Side (ft.)	5
Rear (ft.)	20

Garages:
Garage doors should complement a regional style and be either wood or wood clad doors. Sectional garage doors must be the types that appear to be a single, or pair of, panel doors.

Roof:
Roof designs should complement the adjacent hillside topography. For this reason, roofs should be predominantly low-profile and pitched. Roof pitch should not exceed 8:12. The only exception shall be for architectural features such as tower elements, dormers and for roofs in the "Cottage" and "American Farmhouse" architectural styles (refer to pages 7-22). To emphasize the low-profile roof pitch and to reduce solar heat gain, roof overhangs should be considered.

Roof designs should consist of intersecting pitched gables, hips, or shed roof forms. Dome and flat roofs are not allowed. Roof designs should be simple, not overly complex. Roof crickets should be minimal or as needed for chimney roof penetrations.

Skylights:
The County of San Mateo may approve skylights with the following requirements:

- Skylights must be equipped with motorized shades. These shades must have a photocell timer/switch to close the shade, automatically, at night.
- Skylights must be installed to be low-profile .
- Skylights must not exceed 30" in width or length and must be rectangular or square.
- Skylight glazing must be flat glass, not mirror reflective and should be a minimum of 70% clear.
- Skylight frames should be of a color to match adjacent roof or flashing material. Domed or "bubble" skylights are not allowed.

Solar and Wind Powered Systems:
Solar photovoltaic (PV) panel systems and solar water heating systems, not visible from the street, may be allowed. Wind powered systems are not allowed. All PV panel installations should be the integrated-flush panel type and cannot be installed within a barrel tile roof.

Mechanical Equipment and Antennae:
Mechanical equipment cannot be installed on a roof, with the exception of those solar systems noted above. Antennae or satellite dishes must be installed so they are not visible to adjacent neighbors or from the street.

Chimneys:
All chimney spark arrestors must be screened with a decorative chimney cap.

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Materials:
The homeowner is encouraged to use natural and sustainable materials whenever possible. If stone or brick is introduced onto the exterior facade, it shall be a natural material, not cultured. The homeowner is also encouraged to specify roof, flashing, gutter, downspout and chimney cap materials as defined for each of the suggested architectural styles (refer to pages 7-22).

Colors:
Building material colors shall be as defined as follow:

"Exterior colors shall be selected to harmonize with the overall hillside and neighborhood landscape setting. The larger scale color palette for homes within specific residential parcels shall be complementary. Bright colors or high sheen finishes shall be avoided. Generally, the color palette for major wall surfaces shall be responsive to the natural colors of the materials being used. Where wood is used, colors shall include tans, browns, taupes and natural weathered colors including the warm greys. Wood colors may also occur in a variety of other tones provided they are applied as a stain and are muted in tone. Stucco or plaster colors shall include, beige and earth tones such as tan, rust, ochre, sienna, umber or brown. Accent and contrasting colors may be used sparingly for fenestration, trim and other special architectural details to add interest and variety."

The imagery presented in this design handbook of styles, color, and details do not represent exactly what is allowed.

Sustainable Architecture:
As noted in the vision statement, homeowners are encouraged to design using sustainable architectural principles. These principles encourage: (1.) conservation of natural resources, (2.) conservation of energy, (3.) conservation and protection of water supplies, (4.) improvement of air quality and (5.) more livable communities. Opportunities to exercise these principles are highlighted throughout this document using green text.

Traditional Interpretation:
Homeowners are encouraged to design their homes within a general framework of historic, regional architectural styles. Examples of these styles are described on pages 7-22. Through the interpretation of these styles, our hope is that the community will develop along similar aesthetic principles while maintaining the Ascension Heights vision.

There are five groups of architectural styles proposed for homeowner consideration: Arts and Crafts, Cottage, Adobe Ranch, American Farmhouse, and Prairie School. The following pages describe these five groups and the various styles within each.

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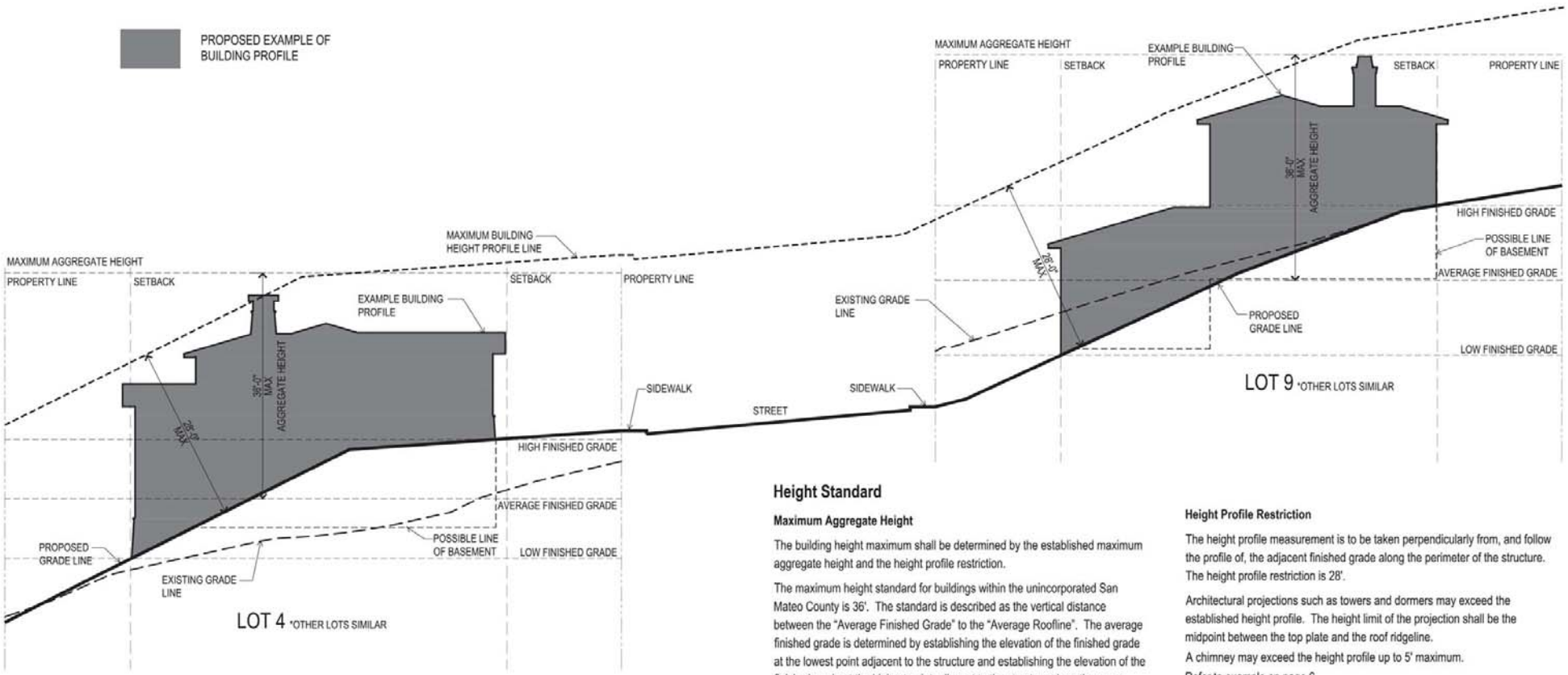

Height Standard

Maximum Aggregate Height

The building height maximum shall be determined by the established maximum aggregate height and the height profile restriction.

The maximum height standard for buildings within the unincorporated San Mateo County is 36'. The standard is described as the vertical distance between the "Average Finished Grade" to the "Average Roofline". The average finished grade is determined by establishing the elevation of the finished grade at the lowest point adjacent to the structure and establishing the elevation of the finished grade at the highest point adjacent to the structure along the same section then averaging the elevation between the two points. This will establish the "Average Finished Grade".

The average roofline is determined by establishing the elevation of the highest horizontal plate and the elevation of the highest point on the roof along the same section then averaging the elevation between the two planes. This will establish the "Average Roofline".

The vertical distance between the "Average Finished Grade" and the "Average Roofline" cannot exceed 36'.

Height Profile Restriction

The height profile measurement is to be taken perpendicularly from, and follow the profile of, the adjacent finished grade along the perimeter of the structure. The height profile restriction is 28'.

Architectural projections such as towers and dormers may exceed the established height profile. The height limit of the projection shall be the midpoint between the top plate and the roof ridgeline.

A chimney may exceed the height profile up to 5' maximum.

Refer to example on page 6.

Height verification, per County of San Mateo procedures, is required for all structures designed within 2' of the maximum height profile limit.

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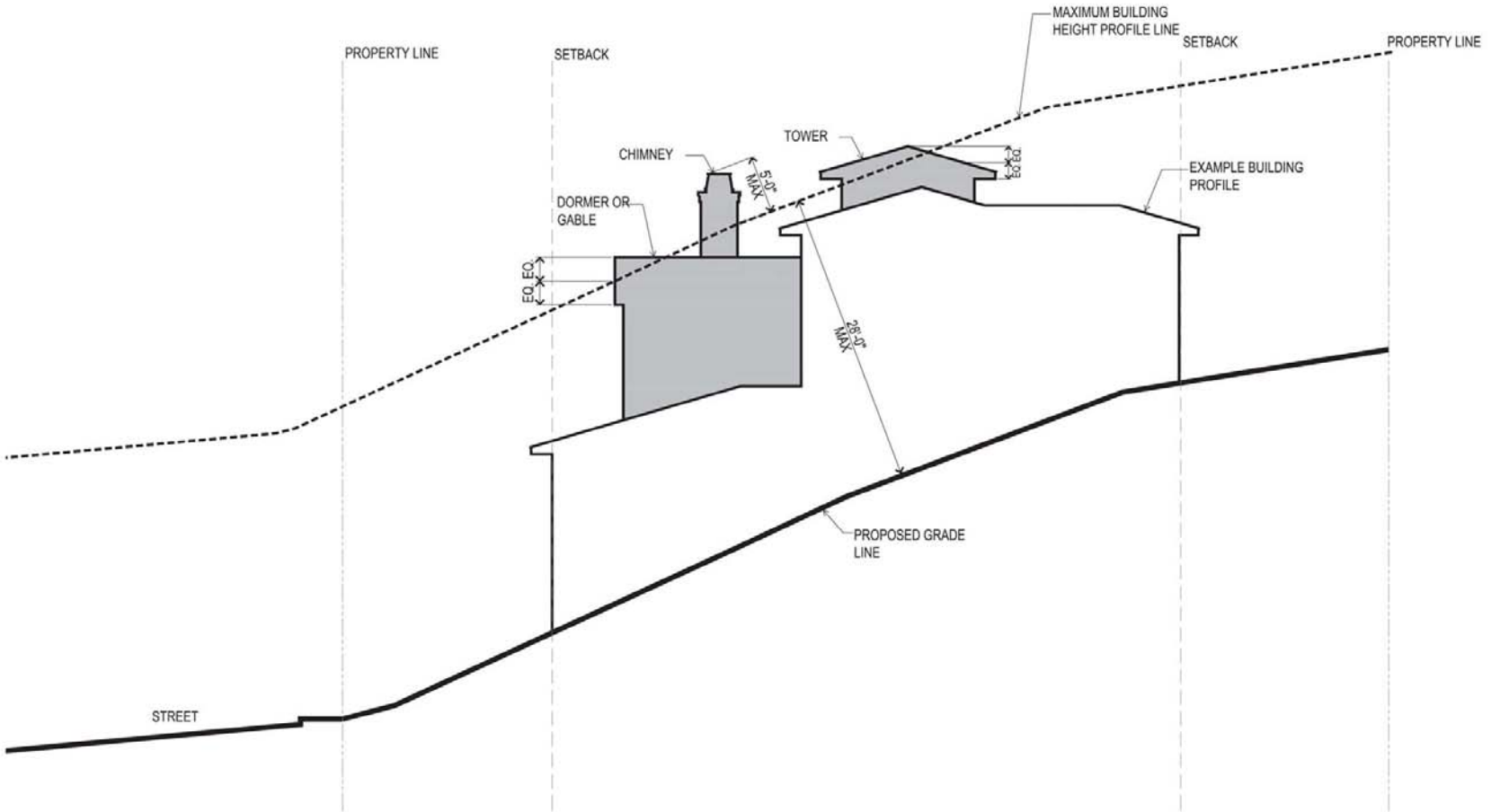

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Architecture Styles

The selected architectural styles and their related building forms and details are a product of cultural tastes and values that reflect the vision of Ascension Heights .
The goal is to have a cohesive string of distinct architectural influences while enhancing the natural landscape of San Mateo.
In order to adhere to the principles set by Ascension Heights the styles have been chosen due to their identifying characteristics, indicative detailing and low profile massing. The five styles are: **Arts and Crafts, Cottage, Adobe Ranch, American Farmhouse and Prairie School.**

Arts and Crafts

Arts and Crafts is defined by architecture with an old-world charm and quality that honor the artisans and craftsmen that developed it as a style back in the 1800s. Also known as the Craftsman style, it maintains the tradition of creative detailing and simple understated forms. It has been enhanced by the works of architects such as Bernard Maybeck, Gustav Stickley, Charles and Henry Greene Brothers. As part of the Arts and Crafts movement, Craftsman homes often promote indoor-outdoor living and are best demonstrated with low-profile roofs with deep overhangs, heavy timber detailing, shingle roof and various types of wall treatments such as wood siding, plaster, or painted wood shingle or clapboard siding. Porches, decks, arbors, and trellises are often used to complement the primary building massing.

In addition to the General Requirements, the following specific requirements should be considered when designing in this particular style:

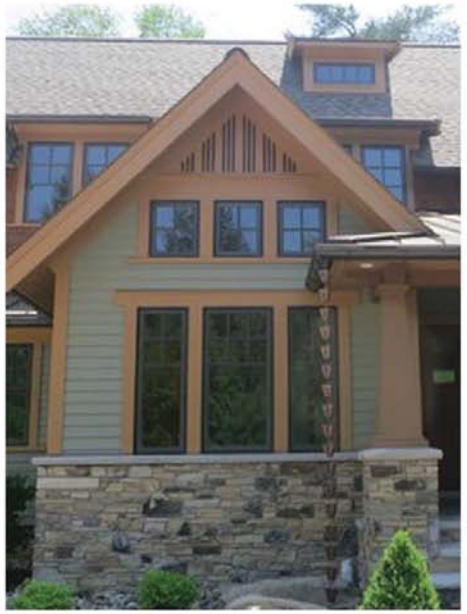
Massing: Except for featured mass components (i.e. bay windows, towers) and the roof, building mass components should either be rectangular or square. Featured mass components may be rectangular, square or octagonal. Additive massing composition is encouraged to reduce the perceived size of the building.

Roof Pitch: Roof pitches shall be low profile and not exceed 3.5:12. Short roof spans are also encouraged to reduce the perceived size of the building.

Roof Materials: Roof material shall be Class "A" fire-rated, fire-resistant wood shake roofing. Synthetic wood shake may be acceptable.

Chimney Materials: Chimney walls should be brick or stone. All chimneys must have a decorative chimney cap in a design that complements the style of the home.






Exterior Wall Materials: The wall material should be varied between painted wood shingle, clapboard siding or hand-troweled exterior plaster ("stucco"). The primary wall material chosen should cover all exterior wall surfaces with the exception of trim, basement level and/or understory walls and freestanding and/or enclosure walls. When used, the finish stucco texture should appear slightly irregular emphasizing the hand-made quality of the installation. All outside comers should have a minimum 1- inch radius bull nose. Basement level, skirt and understory walls should be of brick or stone.

Doors and Windows: Doors and windows should be wood or clad wood. Windows may be double or single-hung, casement or fixed. Divided lites for glazed doors and windows are encouraged and should be designed in typical "Craftsman" layout. Shutters may be allowed for this style.

Detail and Ornament: Details and ornament common to this style include decorative wood trim and detailing, brick and stonework using river rock and clinker brick, "craftsman" motif dark bronze hardware and light fixtures, lap and mortise wood joinery, bronze patina copper flashing, decorative shaped and patterned shingles, decorative ornament and entry door surrounds, painted brick detailing, dormer and transom windows, and tapered and boxed painted wood columns.

Cottage

Cottage architecture is the American Arts and Crafts interpretation of the English cottage style. With a sense of French influence, it denotes a small, often cozy dwelling, and small size that is integral to the style. Quaint detail and an overall minimalism is often seen along with the architectural projections, such as dormers, purlins, rafter tails and posts enhancing the cottage experience. This style is identified by the use of steep pitched roofs, often sweeping over the entry and thick walls to suggest a stucco-coated masonry wall construction. Hand-stacked stone veneer is often used as an accent surface material while plaster walled courtyards are often used to create outdoor rooms. Arched windows and stone trim are also prevalent.

In addition to the General Requirements, the following specific requirements should be considered when designing in this particular style:

Massing: Except for featured massing components (i.e. bay windows, towers) and the roof, building massing should either be rectangular or square. Featured massing components may be rectangular, square or octagonal. Additive massing composition is encouraged to reduce the perceived size of the building.

Roof Pitch: Whenever possible, most of the roof pitches shall not exceed 8:12. However, "featured" roof pitches which promote the "European Cottage" aesthetic shall not exceed 12:12. Short roof spans are also encouraged to reduce the perceived size of the building.

Roof Materials: Roof material should be either Class "A" fire-rated, fire-resistant wood shake roofing, slate shingle or dimensional asphalt shingle roofing, per code requirements. Synthetic wood shake or synthetic slate shingle may be acceptable.

Chimney Materials: Chimney walls should be either hand-stacked stone or hand-troweled exterior plaster ("stucco"). All chimneys must have a decorative chimney cap in a design that complements the style of the home.

Exterior Wall Materials: The primary wall material should be hand-troweled exterior plaster ("stucco"). This primary wall material should cover most exterior wall surfaces. The plaster finish coat texture should be applied to appear slightly irregular emphasizing the hand-made quality of the installation. All outside corners should have a minimum I-inch radius bull nose. Secondary "feature" walls should be hand-stacked stone. Basement level, skirt and understory walls should be either hand-stacked stone or hand-troweled exterior plaster.

Doors and Windows: Doors and windows should be steel, wood or clad wood. Windows may be casement or fixed. Divided lites for glazed doors and windows are encouraged and should be designed in an orthogonal grid layout. Shutters are allowed for this style.

Detail and Ornamentation: Details common to this style include steep attic roofs with dormer windows, decorative main entry door, transom windows, window boxes, heavy timber detailing, brick or stone wall caps and window sills, use of decorative ironwork.

Adobe Ranch

The “Adobe Ranch" style is representative of simple, adobe courtyard farmhouses of California's Spanish-occupied past. It is far less formal than that of the Spanish Colonial style. Mountainous and rugged terrains often lend itself to this vibrant, yet rustic, Spanish farmhouse interpretation. Adobe characteristics include: low-profile clay-tiled roofs, predominant one-story massing, courtyard plans, hand-troweled stucco over thickened walls and heavy timber porches. Doors and windows typically have simple detailing with no trim boards, heavy-timber headers and lintels, possibly shutters and extended wood sills.

In addition to the General Requirements, the following specific requirements should be considered when designing in this particular style:

Massing: All massing components, except for the roof, should either be rectangular or square. Featured or projecting massing should also be rectangular or square. Additive massing composition is encouraged to reduce the perceived size of the building.

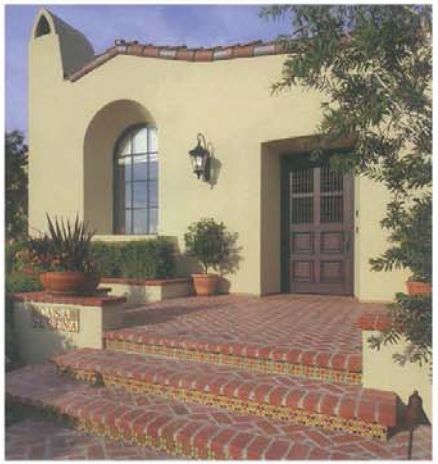
Roof Pitch: Roof pitches shall be low profile and not exceed 3.5: I2. Short roof spans are also encouraged to reduce the perceived size of the building.

Roof Materials: All roofing must be comprised of two-piece clay barrel tiles, per code requirements. Tiles should be specified in a mixture of tile colors. End eave tiles should be boosted while ridge tiles may or may not be boosted. Random roof surface tiles may also be boosted. Mud stops should be installed while decorative stops may be acceptable.

Chimney Materials: Chimney walls should be hand-troweled exterior plaster ("stucco"). The plaster finish coat texture should be applied to appear slightly irregular emphasizing the hand-made quality of the installation. All outside corners should have a minimum I-inch radius bull nose. All chimneys must have a decorative chimney cap in a design that complements the style of the home.

Exterior Wall Materials: The primary wall material should be hand-troweled exterior plaster ("stucco"). Primary wall material should cover all exterior wall surfaces with the exception of wood components (i.e. eave, lintels porch, deck, railing, arbor and trellis). The plaster finish coat texture should be applied to appear slightly irregular emphasizing the hand-made quality of the installation. All outside corners should have a minimum I-inch radius bull nose. Basement level, skirt and understory walls should also hand-troweled exterior plaster ("stucco").



Doors and Windows: Doors and windows should be steel, wood or clad wood. Doors and windows should be installed "Adobe" style, without any applied wood trim and or surround. Windows may be casement or fixed. Divided lites for glazed doors and windows are encouraged and should be designed to have horizontal muntins only. Shutters are allowed for this style.

Detail and Ornamentation: Details common to this style include: "craftsman" motif hardware and light fixtures, lap and mortise wood joinery, precast decorative ornamentation and entry door surrounds, painted brick detailing, transom windows, tapered and boxed painted wood columns.

American Farmhouse

The American farmhouse was a functional home before it was an architectural style. The design of the American farmhouse was initially influenced strictly by function and geography. The farmhouse was always unpretentious, straightforward and functional, shaped by the needs of the farmers, the local climate and the materials available. American colonists built the earliest farmhouses in the early 18th century. Farmhouses were often built of raw logs—in what is considered a log-cabin style—or some combination of rough-hewn logs, native stone or mud. That changed in the mid-19th century, when railroads made it possible to transport manufactured materials across the country. This gave farmers access to many more style possibilities as well as the ability to build with brick, lumber and quarried stone.
The original building method of these homes was one room at a time building; live in one and the additional were built as needed. American farmhouses provide an open floor plan so everything flows. Wood siding is the most common, simple gable roof lines and traditional double hung windows and shutters. There is typically a large porch which acts as an additional living space when weather permits. The interior has traditional but simple details around windows and doors.

In addition to the General Requirements, the following specific requirements should be considered when designing in this particular style:

Massing: Except for featured massing components and the roof, the massing should be simple, rectangular or sometimes in a T shape. Straight forward, functional design is the emphasis on houses built to acknowledge the American Farmhouse. The massing is composed of basic asymmetrical shapes to allow for expansion. This style usually incorporates a welcoming wide front porch.

Roof Pitch: Roof pitches shall be a maximum 8:12 often with side and front facing gables. Eaves and rakes are typically very shallow. Roof form should be adequately broken into smaller masses to reduce the perceived size of the building.

Roof Materials: Roof material shall be either Class "A" fire-rated dimensional asphalt shingles, or standing seam metal, most typically a combination of both. The colors should be complimentary to the exterior color of the home.

Chimney Materials: Chimney walls can be either hand-troweled exterior plaster ("stucco"), brick or stone. All chimneys must have a decorative chimney cap in a design that complements the style of the home.

Exterior Wall Materials: Primarily wall materials should be a thoughtful composition combining various materials and should include vertical board and batt siding with a contrasting horizontal element of clapboard siding often with accents of stone.

Doors and Windows: Doors and windows should be wood or clad wood. Windows should be fixed or single-hung and small in nature. Avoid groupings of large picture windows. Windows should have a minimal amount of trim detail.

Prairie School

The Prairie School developed in sympathy with the ideals and design aesthetics of the Arts and Crafts Movement begun in the late 19th century in England. Prairie School was an architectural style, most common to the Midwestern United States. The designation Prairie is due to the dominant horizontality of the majority of Prairie School buildings which echoes the wide, flat, treeless expanses of the mid-Western United States. The Prairie School was also an attempt at developing an indigenous North American style of architecture that did not share design elements and aesthetic vocabulary with earlier styles of European classical architecture.

The style is usually marked by its integration with the surrounding landscape, strong horizontal lines, flat or hipped roofs pitched low with broad overhanging eaves which appear to spread out and hug the ground, windows (sometimes with art glass) in geometric shapes placed intricately in horizontal bands, solid construction, craftsmanship, and restraint in the use of ornament. Homes appear to grow out of the ground; very low and close to the terrain. Horizontal lines were thought to evoke and relate to the native prairie landscape. One-story cantilevered projections were typical and the entrances are typically secluded.

In addition to the General Requirements, the following specific requirements should be considered when designing in this particular style:

Massing: Except for featured massing components and the roof, the massing should be either rectangular or square. Horizontal is the emphasis on houses built to acknowledge the flat prairie lands. The massing is horizontal, and so are treatments such as porches, banded windows, and belt courses. The plans are generally organized around a central well-detailed chimney massing and are asymmetrical.

Roof Pitch: Roof pitches shall be a maximum 4:12 low-pitched hip roof with deep overhanging eaves, a minimum of 36". Depending on the design a gable might be considered. Roof form should have a strong balanced horizontal element, roof extension or cantilevered projection at the eaves. Roofs often extend over exterior rooms and/or walkways.

Roof Materials: Roof material shall be either Class "A" fire-rated, fire-resistant wood shake roofing, standing seam metal, or dimensional asphalt shingles. The colors should be black, dark brown or light brown.

Chimney Materials: Chimney walls should be either hand-troweled exterior plaster ("stucco"), brick or stone. All chimneys must have a decorative chimney cap in a design that complements the style of the home.

Exterior Wall Materials: Primarily wall materials should be a thoughtful composition combining various materials and may include light, earth colored stucco with a smooth hand-troweled or sand finish, horizontal wood or composition siding, brick and stone.

Doors and Windows: Doors and windows should be wood or clad wood. Windows should be fixed or casement and geometrically shaped and in multiply banks, groups or rows. Windows should be kept tight to the soffit.

CALIFORNIA WATER SERVICE COMPANY
341 NORTH DELAWARE STREET • SAN MATEO, CA 94401-1727
(650) 558-7800 • FAX (650) 342-6865

ATTACHMENT I
BAYSHORE DISTRICT

August 13, 2015

Mr. Dennis Thomas
San Mateo Real Estates, Inc.
1777 Borel Place, Suite 330
San Mateo, CA 94402

Re: Will Serve Letter
Ascension Heights Subdivision
San Mateo, CA

Dear Mr. Thomas:

California Water Service Company, Bayshore District ("Cal Water") has determined that water is available to serve the above-referenced project based on the information provided. Cal Water agrees to operate the water system and provide service in accordance with the rules and regulations of the California Public Utilities Commission (CPUC) and the company's approved tariffs on file with the CPUC. This determination of water availability shall remain valid for **two years** from the date of this letter. If construction of the project has not commenced within this **two year** time frame, Cal Water will be under no further obligation to serve the project unless the developer receives an updated letter from Cal Water reconfirming water availability. Additionally, Cal Water reserves the right to rescind this letter at any time in the event its water supply is severely reduced by legislative, regulatory or environmental actions.

Cal Water will provide such potable water at such pressure as may be available from time to time as a result of its normal operations per the company's tariffs on file with the CPUC. Installation of facilities through developer funding shall be made in accordance with the current rules and regulations of the CPUC including, among others, Tariff Rules 15 and 16 and General Order 103-A. In order for us to provide adequate water for domestic use as well as fire service protection, it may be necessary for the developer to fund the cost of special facilities, such as, but not limited to, booster pumps, storage tanks and/or water wells, in addition to the cost of mains and services. Cal Water will provide more specific information regarding special facilities and fees after you provide us with your improvement plans, fire department requirements, and engineering fees for this project.

This letter shall at all times be subject to such changes or modifications by the CPUC as said Commission may, from time to time, require in the exercise of its jurisdiction.

If you have any questions regarding the above, please call me at *(650) 558-7862.*

Sincerely,

Leighton Low
Superintendent II
California Water Service

cc: Ting He – Cal Water Engineering Dept
File

MEMORANDUM

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: February 19, 2015

TO: Planning Commission

FROM: Planning Staff

SUBJECT: PLN 2002-00517 (O'Rourke/San Mateo Real Estate and Construction)

PROPOSAL

Consideration of a Major Subdivision, a Grading Permit, and certification of a Final Environmental Impact Report (FEIR), pursuant to the California Environmental Quality Act (CEQA), for the proposed Ascension Heights Subdivision located in the unincorporated San Mateo Highlands area of San Mateo County.

BACKGROUND

On January 28, 2015, the Planning Commission received a presentation by staff, the applicant, and the Baywood Park Homeowners Association, and took public testimony on the proposed project. The Planning Commission continued proceedings to the February 25, 2015 hearing in order to receive testimony from the remaining public speakers, and to deliberate on the proposed project.

Based on some of the comments and feedback received during the January 28, 2015 hearing, staff has provided a few points for clarification. Planning staff, the environmental consultant, and the applicant will be available for additional questions and discussion at the February 25, 2015 hearing.

EIR - Missing Documents

Concerns have been raised about missing documents from the EIR. Specifically, the omission of "Figure 3.4" from the Final Environmental Impact Report (FEIR) - Volume II (Revised Draft EIR), which is the Site Plan, helps illustrate the general parcel layout referenced within the EIR (see Attachment A). The omission was an oversight and the site plan was provided upon request, and was included in the Draft EIR (DEIR) released in April 2014. The Revised DEIR is packaged with the FEIR to reflect any edits as a result of the comments received during the public review period.

It has been indicated that other documents have been left out or should have been included in the FEIR (specifically the Hydrology Report required by the Department of Public Works, and drainage system details included as Attachments C-3, C-4, C-5, and C-6 to the Staff Report dated January 28, 2015). However, for the purposes of identifying significant environmental impacts, and suggesting mitigation measures to reduce those impacts to less than significant levels, those documents were not necessary. These documents are produced for review by other County agencies and the fact that they were not appended to the FEIR does not compromise the adequacy of the environmental review contained within the FEIR. The referenced reports and documents included with the FEIR's appendices were considered sufficient for preparing the environmental document. Other technical documents prepared for the project are available for public review upon request.

10- vs. 100-Year Storm Requirements

Questions have been raised regarding the level of design for the proposed stormwater drainage system against 10-year and 100-year storms. To clarify, a 10-year storm design is required for all projects, but a 100-year storm design is only required for projects within a designated flood zone. The project site is not within a flood zone; therefore, a design against a 100-year storm event is not required for review by the Department of Public Works, or necessary for identifying significant environmental impacts from data already collected.

The drainage retention system proposed is common throughout recent developments on varying slopes and soils type, as reviewed and approved by the Department of Public Works (DPW). The system proposed (as detailed in Attachments C-3, C-4, C-5, and C-6 to the Staff Report, dated January 28, 2015) is not a new design or untested, and when installed per approval of DPW and maintained properly, will contain storm runoff in a controlled manner that is superior to the existing site conditions.

Building on Steep Lots

Concerns have been expressed about proposed construction on steep slopes. There are several areas within the County unincorporated areas with a history of development on steep slopes similar to those on the subject site. Through proper grading and engineering observing the latest geotechnical practices and regulations, development on steep slopes is feasible. The plans and geotechnical-related sections of the FEIR have been reviewed by the County's Acting Geologist, who summarizes that the mitigation measures are thorough and will address the geological hazards identified within the environmental document, and that the development of the site would not make the site unsafe and unstable (see Attachment B).

Privacy along Shared Property Line with Parrot Drive Homes

It has been suggested that there should be a "buffer" between the rear of the new lots proposed as part of the subdivision and the rear of the existing lots that front on Parrott Drive, in order to protect privacy, and retain/maintain vegetation to provide screening

between the existing and new homes. This concept was discussed by the Planning Commission during its review of the previous version of the subdivision, but a recommendation for a designated "buffer" was not specifically included in its decision letter (Attachment E to the Staff Report, dated January 28, 2015).

In redesigning the project, the applicant considered this option, but decided against including a designated buffer area that would be in common ownership, because it would create a relatively narrow strip of land between the back yard fences of existing and new lots that would be hard to monitor and maintain. Instead, the applicant is proposing that the 20-foot rear yard setback area that is required per the zoning on each lot would provide an adequate buffer. That area, coupled with the 20-foot rear yard setback required to existing homes, will provide a 40-foot buffer area between new and existing homes. With the "buffer" area included in individual lots, responsibility for maintenance of landscape screening will be clear, and individual homeowners will be motivated to maintain their own property.

Staff's determination is that this is a reasonable solution to privacy issues, consistent with the layout of existing lots and homes in the neighborhood which is governed by the same R-1/S-8 Zoning Regulations. While it is often desirable from the residents' view point to have a property that backs on to open space, even in hillside areas, it is common to have residential lots abutting each other to the rear, and residents have options available (fencing, landscaping) to help protect their privacy. However, if the Planning Commission determines that the situation with this proposed subdivision requires additional assurance that privacy will be maintained, a "landscape maintenance easement" could be required along the rear of the proposed lots that will prohibit development (accessory buildings and structures would otherwise be allowed in this area of a residential lot) and require ongoing maintenance of trees and other vegetation that provide screening, along with maintenance of drainage facilities along the rear of the lots. Such an easement would be recorded as part of the recordation of the Final Map for the subdivision.

ATTACHMENTS

A. FEIR, Volume II (Revised Draft EIR), Figure 3-4
B. Memorandum from Acting County Geologist, dated January 21, 2015

JAC:fc – JACZ0174_WFO.DOCX

ATTACHMENT A

SOURCE: Lea & Braze Engineering, 7/1/13; AES, 2013

Figure 3-4
Site Plan

~~ATTACHMENT B~~

Memorandum to Planning Staff via email, 1/21/2015

Review of geologic portions of the Ascension Heights Subdivision Project Draft EIR, dated April 2014

4.4 Geology & Soils pages 4.4-1 to 4.4-16

the descriptions of the geology and past human activities on this site and its immediate vicinity combine to provide a clear picture of past slope failures and soil erosion. Past grading in various parts of the site over a period of at least 30 years has removed, reconfigured, and destabilized much of the near-surface materials. some past evidence of these disturbances has been removed by subsequent grading.

no evidence was found for the presence of existing or incipient deep-seated or large landslides on this site. There are many factors that contribute to the instability of a slope, and geologists have an array of tools available that allow them to identify these features. Investigations on this site have involved field mapping, subsurface excavations, analysis of aerial photographs, and historical review of past human activities. These methods are modern standards of practice.

development of this area will undoubtedly improve the surface drainage, and curtail the development of erosional features such as are evident on the site now (gullies, depressions, etc.).

There are a number of regulatory agencies that have jurisdiction in San Mateo County, all of whom have been cited and their concerns and rules considered in this document.

The proposed mitigation measures appear to be thorough and will address the geologic hazards identified earlier in the document. There are geologic, engineering and architectural tools and practices that can be used to create a safe and stable site. Geologic hazards cannot always be eliminated, but they can be identified and mitigated. Events such as earthquakes and associated phenomena can be anticipated and taken into account in development plans.

Supplemental Geotechnical Investigation, Proposed Ascension Heights Subdivision by Michelucci & Associates, Inc. 12/5/2013

this study was undertaken by Joseph Michelucci, who is a highly experienced and well-regarded geotechnical engineer. It is a supplement to their first geotechnical study of this site, which was dated 12/16/2002. The procedures described in both of these reports are appropriate for the questions and problems that will arise as this project matures.

The conclusions and recommendations in the reports are based on data obtained from original research on the site and study of work by others in this area.

It is highly unlikely that the subsurface conditions at this site have changed within historic time. The near-surface materials have changed due to water-related erosion, shallow slope failures, and grading.

submitted 1/21/2015
J.F. DeMouthe
Acting San Mateo County Geologist

ATTACHMENT K

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: January 28, 2015

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Major Subdivision, pursuant to Section 7010 of the County Subdivision Ordinance, a Grading Permit, pursuant to Section 8600 of the San Mateo County Ordinance Code, and certification of a Final Environmental Impact Report (FEIR), pursuant to the California Environmental Quality Act (CEQA), for the proposed Ascension Heights Subdivision located in the unincorporated San Mateo Highlands area of San Mateo County. The project includes the subdivision of the 13.32-acre subject site (Water Tank Hill) into 21 legal parcels for development of 19 single-family dwellings with the remaining two lots as conservation (Lot A) and common space (Lot C) areas, which includes a main private access road. The project site is accessed from Bel Aire Road north of Ascension Drive.

County File Number: PLN 2002-00517 (O'Rourke/San Mateo Real Estate and Construction)

PROPOSAL

The proposed project entails the subdivision of six parcels (totaling 13.32 acres) into 21 lots for development of 19 single-family residences and a new access roadway, with a development footprint of approximately 5.5 acres. The proposed new parcels' average size is 9,122 sq. ft. and would be orientated along a new private main access road in a "U" configuration. The remaining two lots (approximately 7.8 acres) would be maintained as an open space conservation area and would include an undisturbed and protected area as well as common areas with a trail proposed to go along the southern perimeter of the water tank parcel to a lookout on the southeast side. All development and structures would be designed to be consistent with the R-1/S-8 Zoning District, as well as with surrounding neighborhoods. Landscaping would be designed to be consistent with surrounding neighborhoods and to minimize erosion, maximize soil stability, and screen existing view sheds from the new development while still minimizing obstruction of solar access for each residence.

The project is a revised version of a previously denied project that proposed 25 parcels for development and required an Emergency Vehicle Access (EVA) road due to the proposed length of the private roadway. The revised subdivision reduced the number of

parcels to 19, and the proposed "U" roadway configuration does not necessitate a secondary emergency access. Grading for the required roadway and general site preparation will require the removal of 43 trees, of which nine are considered significant size trees per the County Tree Removal Ordinance.

The specific applications, which require Planning Commission action, include:

1. Certification of the Final Environmental Impact Report as complete, correct, and adequate in accordance with the California Environmental Quality Act (CEQA).

2. Approval of the subdivision of the six parcels that make up the subject site to create 19 new residential parcels, and two non-development parcels, in accordance with the proposed tentative subdivision map contained in Attachment C.

3. Issuance of a grading permit for the new private street and site preparation in anticipation of the issuance of building permits for development of the 19 residential lots.

RECOMMENDATION

In accordance with reviewing the project against all County applicable regulations and the California Environmental Quality Act (CEQA), staff recommends that the Planning Commission:

1. Adopt a resolution certifying the Final Environmental Impact Report (FEIR) as complete, correct and adequate and prepared in accordance with CEQA.

2. Adopt a resolution adopting the Mitigation Monitoring Report and the Statement of Findings and Facts in Support of Findings.

3. Approve the vesting tentative map for a major subdivision, the grading permit, and the removal of nine significant trees by making the findings and adopting the conditions of approval as set forth in Attachment A.

BACKGROUND

Report Prepared By: James A. Castañeda, AICP, Telephone 650/363-1853

Applicant: San Mateo Real Estate and Construction

Owner: John O'Rourke

Location: Six contiguous parcels of property (APNs 041-111-130, 041-111-160, 041-111-270, 041-111-280, 041-111-320, and 041-111-360), consisting of a total of approximately 13.32 acres (gross), located in the unincorporated area of San Mateo

County known as the San Mateo Highlands. The subject site is bordered to the west by Bel Aire Road, Ascension Drive to the south, and existing single-family development to the north and west.

Parcel Sizes: 041-111-130: 16,117 sq. ft.
041-111-160: 10,890 sq. ft.
041-111-270: 70,567 sq. ft.
041-111-280: 61,855 sq. ft.
041-111-320: 194,278 sq. ft.
041-111-360: 229,997 sq. ft.

Existing Zoning: R-1/S-8 (Single-Family Residential/7,500 sq. ft. minimum lot size)

General Plan Designation: Medium Low Density Residential (2.4 to 6.0 dwelling units/acre)

Existing Land Use: The property is undeveloped.

Water Supply: Domestic water service would be provided to the project site by the California Water Service Company (Cal Water). The existing on-site water lines to the existing water tank will be relocated and a utility easement be imposed on the proposed parcels where the lines traverse through. Upon approval of the project, the applicant would be responsible for the installation of the required infrastructure providing water service to each parcel, as well as securing permits with Cal Water to perform installation.

Sewage Disposal: Sanitary sewer service would be provided to the subject site by the Crystal Springs County Sanitation District (CSCSD), with sewage flowing through lines owned by the Town of Hillsborough and City of San Mateo before being treated at the Wastewater Treatment Plant owned and operated by the City of San Mateo. The proposed on-site sewer system would consist of the development of underground sanitary sewer pipelines, gravity lines, risers, clean-outs and manholes. All sewer lines leaving the site would be gravity fed, while the on-site lines would consist of a pressure system. There are two off-site sewer line extensions proposed and both would connect into the existing CSCSD system.

Flood Zone: Zone X (Areas determined to be outside of the 0.2 percent annual change of floodplain); Community Panel No. 06081C0165E, effective date October 16, 2012.

Environmental Evaluation: Draft Environmental Impact Report (DEIR) published April 25, 2014; the public review period ended on June 9, 2014. The Final Environmental Impact Report (FEIR) was published on December 12, 2014.

Setting: The subject site is located at the northeast corner of the intersection of Bel Aire Road and Ascension Drive. It is situated on a hillside with average slopes of 40 percent. The subject site is surrounded by single-family dwellings, including the

Baywood Park neighborhood to the northeast, the Enchanted Hills neighborhood to the southeast and southwest, and the Starlite Heights neighborhood to the northwest. The College of San Mateo campus is located less than 1/4 mile northeast of the subject site via Parrott Drive. At the center of the subject site is an existing potable water tank owned and operated by the California Water Service Company located on a separate 22,500 sq. ft. parcel. The water tank is also used for mounting cellular communication facilities by various operators. This separate parcel is not part of the proposed project. The site was graded over 40 years ago, which consisted of excavating the sides of the hill for the construction of Ascension Drive and Bel Aire Road during the grading for the Enchanted Hills subdivision. Eight-foot wide benches at 30-foot intervals were created along Ascension Drive as a result. Surface runoff from these benches has eroded the slope over the years, most significantly in the southwest corner adjacent to the intersection of Ascension Drive and Bel Aire Road. The site is predominately characterized by grassland, small brush and trees such as oak, pine and eucalyptus.

Chronology:

Date		Action
February 2002	-	Pre-application workshop.
August 28, 2002	-	Application submitted.
December 4, 2003	-	Public Environmental Impact Report (EIR) Scoping Session held.
March 14, 2005	-	County Fire required the applicant to propose a secondary fire access road.
July 16, 2007	-	Revised site plans and updated materials provided reflecting a proposed Emergency Vehicle Access (EVA) route.
June 22, 2009	-	Draft Environmental Impact Report (DEIR) published. CEQA-mandated public comment period ended August 5, 2009.
September 9, 2009	-	Public hearing held to discuss DEIR and take public comments.
November 20, 2009	-	Final Environmental Impact Review (FEIR) published and released.
December 9, 2009	-	Planning Commission denied the proposed project and failed to certify the FEIR.
December 22, 2009	-	Applicant filed an appeal of the Planning Commission's decision to the Board of Supervisors.

June 29, 2010	-	The Board of Supervisors considered the appeal of the project which requested consideration of a revised project. The Board of Supervisors remanded the project to the Planning Commission for its consideration pending environmental and staff review of the revised project.
November 2010 to September 2011	- -	Staff facilitated ten small, working group meetings between the applicant and members of the community to discuss community concerns for design consideration, and to discuss in more detail specific review topics and County procedures.
May 7, 2013	-	The Board of Supervisors approved a contract with Analytical Environmental Services to conduct the environmental review for the project and to produce an Environmental Impact Report.
October 9, 2013	-	Public EIR Scoping Session held for revised project.
April 25, 2014	-	DEIR for revised project released, with a 45-day commenting period ending on June 9, 2014.
May 14, 2014	-	Planning Commission hearing to take public comments on the DEIR.
December 12, 2014	-	FEIR for revised project released.
January 28, 2015	-	Planning Commission's consideration of the revised subdivision project and certification of FEIR.

DISCUSSION

A. BACKGROUND

The current project is a revised version of a project that was denied by the Planning Commission on December 9, 2009. The previous version proposed 25 parcels for development with a roadway access in a loop configuration around the existing water tank. Per fire regulations, the proposed subdivision required a secondary access due to the total length of the roadway proposed for the subdivision. An Emergency Vehicle Access road, for use only by emergency vehicles, was proposed along the southern slope adjacent and intersecting with Ascension Drive south of the intersection of Bel Aire Road. In total, the proposed previous project required approximately 96,000 cubic yards of grading (61,100 cubic yards to be taken off-site, and 34,900 cubic yards to remain and be used on the site).

During the December 9, 2009 Planning Commission public hearing, opposition to the project was provided by numerous members of the community, expressing various concerns ranging from construction impacts, health concerns, visual impacts, development on steep slopes, and inadequacy of the Environmental Impact Report. The Planning Commission considered the testimony presented as part of its deliberation of the project and the Commission determined that it was unable to make the necessary findings to approve the subdivision and certify the environmental document, and therefore denied the project. The Commissioners expressed concerns that included non-conformance to specific General Plan policies (specifically 15.20.b), geotechnical and drainage/erosion impacts, and visual impacts. The Planning Commission also directed the applicant to meet with the community to seek a design that does not build on the steep south-facing slope of the site and directed staff to assist as appropriate. The Commission further provided guidance to the applicant to aid any efforts to modify the proposal by encouraging more moderate sized housing, addressing the concerns about avoiding building on the steep south facing slope, and developing a new design that could minimize negative impacts.

On December 23, 2009, the applicant filed an appeal of the Commission's actions and submitted a revised alternative for consideration which attempted to address issues raised at the December 9, 2009 Planning Commission hearing. Staff facilitated two meetings between the applicant and members of the community in the spring of 2010 to discuss preliminary plans and provide direction to the applicant. On June 29, 2010, the Board of Supervisors remanded the project to the Planning Commission to consider the alternative design to the project, subject to all formal County processing and review requirements and environmental analysis.

An update was provided to the Planning Commission on July 17, 2010 regarding the remanded project, which would be coming to them at a future hearing for reconsideration. At that hearing, members of the public expressed preference of smaller, roundtable style meetings with the applicant as the means for community outreach. As a result, the San Mateo County Planning staff facilitated small, working group meetings between the applicant and members of the community from November 2010 through September 2011, with the intent of providing an informal opportunity for the community and applicant to discuss individual areas of concern in greater detail. A total of ten meetings were held, covering a range of topics from zoning, traffic, geotechnical/soil stability, drainage/hydrology, housing designs, bonding, and air quality.

Throughout the series of meetings, a common concern that was raised was the total number of proposed lots. The community on numerous occasions advocated for fewer lots, and raised issues regarding their placement due to visual concerns. On November 18, 2011, the applicant officially submitted the revised plan to begin the County review and environmental analysis through a revised and recirculated Environmental Impact Report.

B. COMPLIANCE WITH COUNTY GENERAL PLAN

Since 1986, the County General Plan designates the project site as Medium Low Density Residential, which allows for development of 2.4 to 6.0 dwelling units per acre. The proposed land division has a density of 1.58 dwelling units per acre, which is below the intended density of the area.

The proposal is consistent with the relevant policies set forth by the General Plan, including in particular the following elements:

Chapter 1 - Vegetative, Water, Fish and Wildlife Resources. The project is consistent with the policies within this chapter, particularly Policies 1.20 (*Importance of Sensitive Habitats*), 1.22 (*Regulate Development to Protect Vegetative, Water, Fish, and Wildlife Resources*), 1.23 (*Regulate Location, Density and Design of Development to Protect Vegetative, Water, Fish and Wildlife Resources*), and 1.24 (*Protect Vegetative Resources*). The site has the potential to support 11 special-status plant species, three special-status birds, and one special status insect (special-status species as defined within the California Natural Diversity Database (CNDDB)). As part of the environmental review, a biological and botanical survey was conducted at the project site in the summer of 2013, which did not observe evidence of the existence of these special-status resources, was outside of the blooming/mating period, and/or concluded that given the site location and specific characteristics, it was unlikely that supporting habitat would be found on the project site. Due to reported sightings by members of the community and the existence of a host plant (Lupine), special attention was given in the investigation of the existence of the Mission blue butterfly, listed in the CNDDB as endangered by United States Fish and Wildlife Service. A formal on-site biological survey was conducted in the spring and summer months in 2005, 2008, and 2012 (in addition to the 2013 biological survey). While 12 adult butterflies were observed as part of those surveys, the results were inconclusive in determining the specific Mission blue butterfly subspecies. Further, the elevation of the subject site was determined to be lower than the typical elevation range of the butterfly habitat.

Taking into consideration the conducted survey and the existing conditions of the project site, it can be considered that a low possibility exists that the site would support any of the special-status species indicated in the CNDDB. Regardless, the project will be conditioned to protect special-status species, including the Mission blue butterfly. Mitigation measures (Conditions No. 8.f and 8.g) have been proposed to ensure that the project would not result in any significant impact to sensitive habitats or biological resources.

The proposed project would result in the removal of 43 trees, of which none have been identified as heritage status and only nine are significant size, per the County tree removal ordinances.

Chapter 2 - Soil Resources. With regard to Policies 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*), 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Actives Against Accelerated Soil Erosion*), 2.25 (*Regulate Topsoil Removal Operations Against Accelerated Soil Erosion*), and 2.29 (*Promote and Support Soil Erosion Stabilization and Repair Efforts*), the project is consistent with these policies as mitigated. The proposed project will incorporate design measures, such as controlled drainage flow devices, to improve soil erosion control over existing site conditions. Per County standards, no grading shall be allowed during the winter season to avoid potential soil erosion unless approved, in writing, by the Community Development Director. The project site currently has extensive soil erosion on portions of the site, specifically in the southwest corner adjacent to the intersection of Bel Aire Road and Ascension Drive. The applicant will be required to correct surface erosions on the project site that are not within the developed parcels, and will be required to conduct all necessary precautions as specified in the conditions of approval regarding impacts to sensitive species (Conditions No. 8.e through 8.j). Overall, the proposed storm drainage infrastructure will improve site drainage conditions relative to current conditions, as proposed and reviewed by the County Department of Public Works.

Chapter 4 - Visual Quality. The project will result in a negligible aesthetic impact that would not be in conflict with the policies contained within this chapter. The final project, once fully built out with residential homes, would comply with all applicable General Plan Policies, Subdivision Regulations and Zoning Ordinance Regulations. All utilities associated with the proposed project will be placed underground. While post-project conditions would be noticeable from County-designated scenic roadways (e.g., Polhemus Road), as well as other community view points and streets, the currently undeveloped hillside would be replaced with single-family homes similar to the surrounding area, as identified by the County General Plan for the area. Conditions have been included in Attachment A to reduce, to the extent possible, noticeable effects over the long-term, including, but not limited to, Tree Mitigation and Monitoring Plan and Tree Replacement Program.

Chapter 8 - Urban Land Use. The proposal is consistent with the surrounding residential land uses, per Policies 8.14 (*Land Use Compatibility*) and 8.35 (*Uses*), respectively. The proposed project also complies with Policy 8.29 (*Infilling*), which encourages the infilling of urban areas where infrastructure and services are available.

Chapter 14 - Housing. The proposal is consistent with the County's Housing Element, a State-mandated document to address the housing needs of the entire unincorporated County. The Housing Element is updated regularly, with the last revision occurring in 2012, and draft revision is in progress pending the Board of Supervisors' approval. Within the Housing Element, one of the required elements is the demonstration of how the community plans to meet the existing and

projected housing needs of people at all income levels. The State-required process to identify what each jurisdiction is required to provide is called the Regional Housing Needs Allocation (RHNA) and covers an eight-year period. In July 2013, the Association of Bay Area Governments (ABAG) adopted the Final Regional Housing Need Plan for the San Francisco Bay Area: 2014-2022, which identified that unincorporated San Mateo County would need to provide 913 housing units over all income levels. The proposed project will help the County achieve its housing goals, including the provision of housing at all income levels to meet identified housing needs.

Chapter 15 - Natural Hazards. The proposal is consistent with Geotechnical Hazards Policies, specifically with Policy 15.18 (*Determination of Existence of a Geotechnical Hazard*), as the site is not located on the San Mateo County Natural Hazards Map, within in the Alquist-Priolo Hazard Zone. Therefore, Policy 15.19 (*Appropriate Land Uses and Densities in Geotechnical Hazard Areas*) is not applicable, although the housing density of 1.5 dwelling units per acre is of lower density than what the General Plan has established for the area (Medium Low, 2.0 to 6.0 dwelling units per acre). The slopes of the proposed 19 parcels range from 12 percent to 48 percent, with the average being approximately 35 percent. The slope of the terrain is typical of other hillside developments within the County unincorporated areas. Based on the submitted geotechnical reports included within the EIR, no potential hazards were identified with developing the site as proposed. The development regulations contained in Policies 15.20.a through 15.20.d (*Review Criteria for Locating Development in Geotechnical Hazard Areas*), which discourage development on steeply sloping areas (generally above 30 percent), is also not applicable due to the project site's location outside of the established Geotechnical Hazard Area (Alquist-Priolo Hazard Zone). This was incorrectly cited in the December 2009 Planning Commission hearing as being a non-conforming situation.

C. COMPLIANCE WITH COUNTY ZONING REGULATIONS

Since 1958, the subject property is currently zoned R-1/S-8 (Single-Family Residential), which allows for single-family residential development with a minimum lot size of 7,500 sq. ft. The R-1/S-8 Zoning District requirements are listed below:

Development Standard	**Required**
Minimum Lot Size (sq. ft.)	7,500
Minimum Lot Width (ft.)	50
Maximum Lot Coverage	40%
Height Limit	3 stories/36 ft.
Setbacks (ft.)	
Front	20
Sides	5
Rear	20

All development on the proposed parcels will be required to adhere to the aforementioned regulations at the time of development. The vesting tentative map complies with the minimum parcel size and width indicated above and demonstrates that the proposed parcels are capable of development under the current zoning development standards.

D. COMPLIANCE WITH COUNTY SUBDIVISION REGULATIONS

The proposed subdivision would result in the creation of 21 parcels. Of those, 19 parcels are designed and proposed for development of single-family dwellings. The remaining two parcels, noted as "Lot A" and "Lot C," will be utilized for non-residential uses. Lot A will become a common area and conservation easement, and Lot C will be considered a common area as well.

1. Compliance with Regional Housing Needs

Section 7004 of the County Subdivision Regulations discusses the consideration of housing needs of the region and balances these needs against the public service needs of residences. As previously mentioned in the General Plan discussion pertaining to housing, the proposed project will help the County achieve its housing goals to meet the need for housing in unincorporated San Mateo County for all income levels. As reviewed and conditioned by referred County agencies, the project is capable of providing housing while balancing service needs. As mitigated, the project allows housing to be created while maintaining public services to existing dwellings and efficiently extending them to new development while minimizing potential environmental impacts.

2. Compliance with General Subdivision Design and Parcel Design Requirements

Section 7020 of the County Subdivision Regulations establishes subdivision design parameters and parcel design requirements. Based on the information provided by the applicant, the EIR, and comments from other County agencies, staff has determined that the proposed subdivision complies with all of these requirements. The proposed single-family residential lots will be a minimum of 7,500 sq. ft. in size, 50 feet in width and 100 feet in depth.

3. Compliance with Design Requirements for Special Areas

Section 7021 of the Subdivision Regulations contains design requirements for special areas, including areas with open or forested ridgelines and skylines. The proposed project would result in an impact to the existing open ridgeline, particularly during grading and construction of the private streets, which will involve substantial grading and removal of trees and

vegetation. Conditions have been proposed to mitigate the visual impacts through seeding and tree replanting. Given the topography and amount of earth-work required to develop the site, no other alternatives exist to locate the parcels on the subject site that would lessen the visual impacts on the open ridgeline in the same manner (per Section 7021.1.a). Staff, therefore, concludes that, as conditioned, the proposed project would adhere to the design requirements for special areas to the extent reasonably possible.

4. Compliance with Street Design and Improvement Requirements

Sections 7022 and 7023 of the Subdivision Regulations set forth standard requirements for subdivision street design and improvements. The proposed project includes approximately 66,696 sq. ft. of on-site private roadways. On-site circulation along this private street would consist of a "U" shaped configuration, with two hammerhead fire truck turnarounds at the end of each. Through the eastern hammerhead will be the private street access to Lots 7 and 12, and through the southern hammerhead will be private street access to the water tank. The private street system would consist of a 50-foot wide right-of-way throughout. The majority of associated street segments would have the following characteristics: a 36-foot wide paved street surface with curbs and gutters where appropriate; 5.5-foot sidewalks along each side of the street; and curbside parking available. No street parking would be allowed in the hammerhead fire truck turnaround areas. The street grades within the system would range from 5.6 to 20 percent with cross slopes of approximately 2 percent. The proposed street design is appropriate for the proposed development and consistent with street standards. The proposed street system is compliant with the requirements listed in Sections 7022 and 7023 of the County Subdivision Regulations.

5. Compliance with Park Dedication Requirements

Section 7055 of the County Subdivision Regulations requires the dedication of parkland or the payment of an in-lieu fee, as a condition of subdivision approval. When the proposed subdivision contains 50 parcels or less, an in-lieu fee only may be required of the subdivider. Based on the current assessed value of the property, the in-lieu fee owed prior to recordation of the final map is $8,626.10.

6. Findings for Subdivision Approval

Section 7013.3.b of the County Subdivision Regulations specifies the findings for subdivision map approval. All of these findings can be made as described further below:

a. That the proposed map, along with the provisions for its design and improvements, is consistent with the San Mateo County General Plan.

The Department of Public Works and Current Planning Section staff have reviewed the tentative map and found that it complies, as conditioned in Attachment A of this report, with State and County land division regulations. The project is consistent with the County General Plan as discussed in Section B of this report.

The applicant shall provide for the extension and necessary upgrades of existing sewer, water, gas, electric, and cable television lines to service the new parcels. All utilities will be run underground to each of the lots. Water will be provided to the parcels by the California Water Service Company, sewer services by the Crystal Springs County Sanitation District (CSCSD), storm drainage services by the County of San Mateo, fire protection services by Cal-Fire, telephone services by AT&T, and gas and electric services by Pacific Gas and Electric. All agencies have reviewed the project to confirm their ability to serve the proposed development.

b. That the site is physically suitable for residential development.

As conditioned, the proposed parcels indicated for development are physically suited for single-family residential development for the following reasons: (1) the proposed parcels conform to the minimum building site and lot width requirements of the R-1/S-8 Zoning District, (2) existing water, sanitary services, and all other utilities will be available to serve the newly created parcels, and (3) each parcel can be accessed with the proposed subdivision configuration. The slopes of the proposed 19 parcels range from 12 percent to 48 percent, with the average being approximately 35 percent. The slope of the terrain is typical of other hillside developments within the County unincorporated areas. Based on the submitted geotechnical reports included within the EIR, no potential hazards were identified with developing the site as proposed.

c. That the site is physically suitable for the proposed density of development.

The parcels will range in their slopes from a minimal of 12 percent to a maximum of 48 percent. The site is not located within a geotechnical hazard area, and meeting all necessary County building code and grading requirements at the time the individual parcels are developed, development on slopes within this range is feasible. The proposed parcels are capable of being served by water, sewer and other

necessary utilities. The subdivision would allow for a maximum density of 1.58 dwelling units per acre, which is lower than the intended density for the area, which is 2.0 to 6.0 dwelling units per acre maximum stipulated by the Medium Low Density Residential General Plan land use designation.

d. That the design of the subdivision or 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.

Based on investigation, review, and analysis conducted by staff, reviewing County agencies, and the environmental consultant who prepared the EIR, it is concluded that the project will not result in a serious public health problem or cause substantial environmental damage as conditioned. Section B of this report responded to the General Plan Vegetative, Water, Fish and Wildlife Resources Chapter and concluded that the design of the subdivision and the proposed improvements will not substantially impact wildlife, as conditioned. The EIR identified potential impacts to biological resources (Section 4.3 of the DEIR), and concluded that, as mitigated, impacts would be considered less than significant. Mitigation measures proposed included requiring an additional biological survey to be conducted prior to grading, as well as direction if special-status species, previously unidentified, are discovered (see Conditions No. 8.e, 8.f, 8.g). Staff has also required that the project minimize the transport and discharge of pollutants from the project site into local storm drain systems and water bodies by adhering to the San Mateo Countywide Stormwater Pollution Prevention Program and General Construction and Site Supervision Guidelines (Conditions No. 9 through No. 12).

e. That the design of the subdivision or type of improvements will not cause serious public health problems.

The project will present negligible impacts to public health as conditioned. The EIR thoroughly examines potential impacts (specifically within Section 4.2, *Air Quality and Greenhouse Gas Emissions*) and proposes mitigation measures to reduce any possible impact as a result of the grading and construction activities to a less-than-significant level. These mitigation measures are consistent with the Basic Construction Measures recommended by the Bay Area Air Quality District, which specify type of heavy-duty equipment, off-haul practices, and other best practices to be required during grading activities (see Conditions No. 8.c and 8.d).

f. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

There are no existing easements on the subject properties other than a private access road to the existing water tank. This road provides access for both the water tank as well as to the existing wireless facilities located at the tank site. The proposed subdivision configuration will continue to provide authorized access via the lower/southern fork of the private streets with ingress located at the end of the fire hammerhead turnaround. The existing water tank lines will be relocated, and identified on the preliminary utility composite plan.

g. 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.

The project was reviewed by the Crystal Springs County Sanitation District (CSCSD) and has incorporated mitigation measures that will present a zero-net increase in order to avoid contributing to any potential occurrence of a violation that the existing sewer system may experience.

h. That the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (the Williamson Act).

The subject property is not under a Williamson Act contract.

E. COMPLIANCE WITH COUNTY GRADING REGULATIONS

Grading activities include cut and fill of earth, creation of engineered slopes, and installation of retaining walls. Approximately 66,450 cubic yards of material would be graded for the proposed project on slopes averaging 35 percent. Specifically, the grading phase of the proposed project would require approximately 46,480 cubic yards of cut material and 19,970 cubic yards of that cut material will remain on-site as compacted engineered fill material. The remaining 26,510 cubic yards of earth is to be exported from the site to an off-site location.

The site preparation and grading activities will occur in a single phase in two parts. The first, which will cause the most noticeable impacts of the entire project, is the grading of 66,450 cubic yards of earth, requiring 26,510 cubic yards of earth to be

taken off-site. The second part will involve construction of the new private street and utility stub-outs, which would occur after the grading activities are completed. This phase is anticipated to occur over a nine-month period.

As discussed within the DEIR, it is estimated that approximately 4,680 total off-haul trucks trips will be required to export 26,510 cubic yards (approximately 40,000 bulk cubic yards) of earth. Assuming 30 working days for off-haul utilizing 17 bulk cubic yards per truck, an estimated 156 truck trips would occur per days. The route most likely to be used would be Bel Aire Road to Ascension, then east to Polhemus Road. According to the traffic reports conducted for the project, the additional vehicle trips (while noticeable) do not result in an increase of greater than 0.1 on the TIRE Index, and are considered to be a less-than-significant impact. Truck operations will be required to adhere to the San Mateo County Ordinance Code listed in Condition No. 19.

The second phase is the construction of the individual residential dwellings, which will require less equipment than the first part, and is therefore considered less impactful than the first phase. It is anticipated that construction of the individual dwellings will occur over an 18-month period. If construction were to commence immediately after the first phase, the total construction time for the proposed project would be 27 months; however, construction may not be continuous. Approval of the proposed project under consideration by the Planning Commission is limited to only the subdivision of the site, as construction of the individual dwellings will require separate building permits that are not proposed at this time and subject to approval by the Planning and Building Department.

By comparison to the previous proposal denied in 2009, the overall amount of grading activity has been reduced by half. The previous project required 131,480 cubic yards of grading activity, mostly associated with the necessary emergency vehicle access route.

Staff has reviewed the proposal against the required findings for a grading permit and concluded that, as conditioned, the project conforms to the criteria for review contained in the Grading Ordinance (Section 8605). Specifically, the project must comply with the standards for erosion and sediment controls (Section 8605.1), and submittal of a geotechnical report (Section 8605.3). Geotechnical reports and supporting documents have been provided as part of the County and environmental review (located within the DEIR appendices). As listed in the conditions of approval, the applicant will be required to implement an erosion and sediment control plan that has been reviewed and approved by both the Current Planning Section and the Department of Public Works, in accordance with County standards. In order to approve this project, the Planning Commission must make the required findings contained in the grading regulations. The findings and supporting evidence are outlined below:

1. That the project will not have a significant adverse effect on the environment.

The project will have a less-than-significant impact on the environment with the implementation of the mitigation measures proposed by the FEIR on elements identified as having a potential significant impact.

2. That the project conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan.

The project, as conditioned, conforms to the criteria for review contained in the Grading Ordinance, which include implementation of an erosion and sediment control plan, submitted geotechnical reports, and dust control plans, grading time restrictions, and fire safety. Conditions relevant to the required criteria listed are included as Conditions No. 9 through No. 17. As outlined and discussed in Section B of this report, the project conforms to the relevant General Plan elements.

F. ENVIRONMENTAL REVIEW

An environmental review of the project is required in accordance with the California Environmental Quality Act (CEQA). Based on the nature of the project and the results of the Initial Study (identifying potential significant impacts), the proposed project necessitates an Environmental Impact Report to analyze the potential impacts of the project. A Draft Environmental Impact Report (DEIR), specifically written for the revised project, was circulated for public comment from April 25, 2014 through June 9, 2014. Following the close of the public review period, Analytical Environmental Services, in consultation with Planning staff, reviewed and prepared responses to comments received during the public commenting period, as well as those presented at the May 14, 2014 Planning Commission meeting. Those comments and responses are included in the Final Environmental Impact Report (FEIR) document, which was published December 12, 2014.

DRAFT EIR OVERVIEW

The DEIR discusses a number of topics and potential impacts generated by the proposed project for the purposes of informing the decision maker (Planning Commission) during consideration. Topics include aesthetics, air quality and greenhouse gas emissions, biological resources, geology and soils, overall land uses, hydrology and water quality, hazards and hazardous materials, noise and vibration, local and regional population and housing impacts, public services, utilities, recreation, and transportation and circulation.

As part of the DEIR, mitigation measures have been recommended to address the potentially significant environmental impacts in order to reduce them to a less-

than-significant level. These impacts and potential issues were identified during the public scoping session held October 10, 2013, and during a public outreach effort online the weeks leading up to the scoping session. Various agencies have reviewed the project to determine the project's feasibility. Recommendations and conditions were provided by these agencies to contribute to the proposed mitigation measures included in the environmental document.

The DEIR is prepared with a sufficient degree of analysis in these topics to be considered as part of the decision making process; the analysis does not always need to be exhaustive per CEQA Guidelines. Further, CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or requested from those who comment on the document.

As previously mentioned, the Draft EIR (DEIR) discusses a number of potential impacts generated by the proposed project. A total of 30 individual significant impacts have been identified in the following areas: aesthetics, air quality and greenhouse gas emissions, biology, resources, geology and soils, hydrology and water quality, hazards and hazardous materials, noise and vibration, pubic services, utilities and recreation, and transportation and circulation. A summary of those impacts, along with corresponding proposed mitigations measures, is listed within the Executive Summary (Chapter 2) of the DEIR, and discussed in detail within the main discussion in Chapter 4.

The DEIR, per CEQA Guidelines, identifies and provides a brief evaluation of alternatives which are designed to reduce impacts while attempting to reasonably meet the applicant's general project objectives in providing housing. Three alternatives were evaluated within the DEIR, which examine changes to numbers and/or size of the proposed parcels, impervious surface area, and quantity of cut and fill for grading.

The first alternative is "No Project/No Build" (Alternative "A"), which would yield no impacts leaving the subject site as existing. The second alternative (Alternative "B") examined creating 21 lots but only allowing ten to be developed, with the rest being retained as open space. Lots would range from 7,549 sq. ft. to 9,054 sq. ft., which would be consistent with the R-1/S-8 Zoning District. Conceptually, this alternative would lessen the construction impacts in areas of traffic, noise, and air quality. Aesthetics impacts would remain the same, as the proposed project, due to the exposed nature of the project site. Hydrological impacts would have the potential to be greater than the proposed due to the remaining undeveloped lots lacking drainage improvements. The third alternative (Alternative "C") would favor larger lots/lower density, which would result in six lots ranging from approximately 14,000 sq. ft. to 21,000 sq. ft. Homes would avoid the top of the hill and southern slopes which would reduce the aesthetics impacts over the proposed project and second alternative. As much of the housing has been eliminated and avoids the steeper slopes, the grading under this alternative is significantly reduced and

proportionally reduces associated impacts. However, the project site's existing drainage and erosion issues would not be improved under this alternative. In accordance with CEQA Guidelines, this would be considered the most environmentally superior alternative in that it reduces environmental impacts associated with the construction of the homes while achieving the project objectives of providing parcels to develop.

FINAL EIR OVERVIEW

During the public commenting period between April 25, 2014 and June 9, 2014, staff received a total of 24 comment letters. Responses to the comments were made as thorough as possible, but in instances where a commenter made the same or similar comment that was raised by another commenter, the response was a reference to an earlier response on the same item. The responses are written in accordance with CEQA Guidelines, which are limited to the environmental scope of the document. In cases where comments were raised that were considered unrelated to environmental concerns per CEQA, non-substantive or statements of opinion, the Final Environmental Impact Report (FEIR) indicated that the comment was noted for the administrative record. Minor corrections and additions to the DEIR are identified within the FEIR, and shall be included as part of the FEIR for the Planning Commission to consider for certification.

The Final EIR (FEIR) was released on December 12, 2014. The FEIR responds to 24 comments made during the DEIR's public commenting period. Written comments contained concerns and opinions relevant to the adequacy of the environmental review and thoroughness of the specific review topics. Some comments and questions were raised regarding specific review details and assurances of construction and grading practices that were out of the environmental scope. Other comments and opinions were made regarding the project's merits and discouraged development such as the proposed project.

Those comments received that were relevant to a general or specific environmental impact covered within the DEIR were provided a response with an answer that either clarified the issue in question, pointed to specific discussions contained within the DEIR, and/or pointed to a response already made to an earlier, relevant comment. This is common with an FEIR when repeated concerns are made by multiple commenters. As a result of the comments received, no new significant impacts were identified, and only minor corrections were made to the DEIR. As part of the FEIR, a Mitigation Monitoring and Reporting Plan is included, and must be considered and adopted by the Planning Commission (see Attachment H-1, *Resolution Exhibit A - Mitigation Monitoring and Reporting Plan*).

ATTACHMENT L

County of San Mateo
Planning and Building Department

In-Lieu Park Fee Worksheet

[This formula is excerpted from Section 7055 of the County's Subdivision Regulations]

This worksheet should be completed for any residential subdivision which contains 50 or fewer lots. For subdivisions with more than 50 lots, the County may require either an in-lieu fee or dedication of land.

1. **For the parcel proposed for subdivision, look up the value of the land on the most recent equalized assessment roll. (Remember you are interested in the land only.)**

   Value of Land = $43,884

2. **Determine the size of the subject parcel in acres.**

   Acres of Land = 0.355

3. **Determine the value of the property per acre.**

   a. **Set up a ratio to convert the value of the land given its current size to the value of the land if it were an acre in size.**

Formula:	
$\frac{\text{Parcel Size in Acres (From Item 2)}}{\text{1 Acre of Land}}$	$\frac{\text{Value of Subject Parcel (From Item 1)}}{\text{Value of Land/Acre}}$
Fill Out:	
$\frac{0.355}{\text{1 Acre}}$	$\frac{\$45.884}{\text{Value of Land/Acre}}$

   b. **Solve for X by cross multiplying.**

Formula:				
Value of Land	=	$\frac{\text{Value of the Subject Parcel (From Item 1)}}{\text{Size of the Subject Parcel in Acres (From Item 2)}}$	=	$\frac{\$43.884}{0.355}$
Fill Out:				
Value of Land	=	$\frac{\$45,884}{0.355}$	=	$129,250.70

4. **Determine the number of persons per subdivision.**

Formula:				
Number of New Lots Created*	X	2.75**	=	Number of Persons Per Subdivision
*Example = A 2-lot split would = 1 newly created lot.				
Fill Out:				
1	X	2.75**	=	2.75
**Average number of persons per dwelling unit according to the most recent federal census (2010).				

5. **Determine the parkland demand due to the subdivision.**

Formula:				
Number of Persons Per Subdivision (From Item 4)	X	0.003*** Acres/Person	=	Parkland Demand
Fill Out:				
2.75	X	0.003*** Acres/Person	=	0.00825
*** Section 7055.1 of the County's Subdivision Ordinance establishes the need for 0.003 acres of parkland property for each person residing in the County.				

6. **Determine the parkland in-lieu fee.**

Formula:				
Parkland Demand (From Item 5)	X	Value of the Land/Acre (From Item 3.b)	=	Parkland In-Lieu Fee
Fill Out:				
0.10725	X	$129,250.70	=	$1,034.01

RESOLUTION NO. .

PLANNING COMMISSION, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * * *

A RESOLUTION CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE ASCENSION HEIGHTS SUBDIVISION PROJECT AS COMPLETE, CORRECT AND ADEQUATE AND PREPARED IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the County CEQA Guidelines provide that the County must certify that a final environmental report prepared for a project that may have significant environmental effects has been completed in compliance with CEQA; and

WHEREAS, on April 25, 2014, the County prepared an Initial Study of the Ascension Heights Subdivision Project which determined that it was a project subject to CEQA and concluded that an Environmental Impact Report (EIR) should be prepared to address the potentially significant environmental impact of the project; and

WHEREAS, on April 25, 2014, the County prepared, published and circulated, pursuant to the requirements of CEQA and the State CEQA Guidelines, a Notice of Preparation in order to obtain comments from interested persons and agencies on the proposed scope of the EIR; and

WHEREAS, a scoping session was held on October 9, 2013, to solicit public comment on issues to be addressed in the Draft EIR (DEIR); and

WHEREAS, on April 25, 2014, the County completed the Draft EIR (DEIR) and the DEIR was published and distributed to the State Clearinghouse, State and local agencies and special districts, public libraries, other known interested parties, and was made available to the general public, thereby commencing a 45-day period for public review and comment on the adequacy and contents of the DEIR in accordance with the requirements of CEQA. A Notice of Completion of the DEIR specifying the public review and comment period and hearing date was posted and circulated in accordance with the requirements of CEQA; and

WHEREAS, on May 14, 2014, the San Mateo County Planning Commission, an appointed commission of the San Mateo County Board of Supervisors, held a public hearing on the Ascension Heights Subdivision Project and received written and verbal comments on the DEIR which were received by the County and were made a part of the record of comments on the DEIR; and

WHEREAS, other written comments on the DEIR were received by the County during the public review period and were made a part of the record of comments on the DEIR; and

WHEREAS, on June 9, 2014, the 45-day public comment period on the DEIR terminated; and

WHEREAS, on December 12, 2014, the County completed and published the Final EIR (FEIR) containing all comments received by the County on the DEIR, responses to those comments raising environmental issues and revisions to the DEIR

text made thereby, changes to mitigation measures in connection therewith, and additional environmental information with respect thereto; and

WHEREAS, the FEIR was made available to the public and distributed in accordance with the requirements of CEQA, and was made available to those public agencies that had submitted comments on the DEIR; and

WHEREAS, on May 14, 2014, the Planning Commission held public hearings on the Ascension Heights Subdivision Project, accepted public testimony concerning the DEIR, and a written transcript was made of the hearings as part of the record of proceedings concerning the DEIR; and

WHEREAS, the County received and the Planning Commission has heard, and has been presented with and is familiar with all of the information in the administrative record, has reviewed and considered the information in the DEIR and the FEIR for completeness and compliance with CEQA, the State CEQA Guidelines and the County's CEQA Guidelines, and has independently reviewed and analyzed the FEIR.

NOW, THEREFORE, BE IT RESOLVED by the San Mateo County Planning Commission that, based on the foregoing facts and circumstances, and the administrative record concerning the EIR, which includes the public written and oral testimony received on the DEIR and the FEIR, the Planning Commission finds and determines that:

1. The Ascension Heights Subdivision Project Final EIR (FEIR) is complete,

correct and adequate and prepared in accordance with the California Environmental Quality Act.

2. The FEIR consists of the following documents:

   a. The DEIR.

   b. The FEIR, which includes (1) revisions to the DEIR made in response to comments, (2) comments received from the public, written and oral, and written responses to public comments, and (3) the Mitigation Monitoring and Reporting Program.

   c. Supplemental responses to public comments.

3. All comments made on the DEIR that raised environmental issues were responded to adequately in the FEIR and in supplemental responses pursuant to the requirements of CEQA, and the FEIR does not contain significant new information requiring additional public review.

4. The FEIR reflects the independent judgment of the County.

5. The FEIR has been completed and processed in accordance with the requirements of CEQA, the State CEQA Guidelines, and the County's CEQA Guidelines.

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RESOLUTION NO. .

PLANNING COMMISSION, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

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A RESOLUTION (1) ADOPTING THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE ASCENSION HEIGHTS SUBDIVISION PROJECT, AND (2) ADOPTING THE STATEMENT OF FINDINGS AND FACTS IN SUPPORT OF FINDINGS REGARDING THE ASCENSION HEIGHTS SUBDIVISION PROJECT

RECITALS

Public Resources Code Section 21081.6 requires that when a public agency adopts findings, pursuant to Public Resources Code Section 21081 (concerning potential significant environmental impacts that will be generated by a project being approved), the public agency must adopt a monitoring or reporting program for the changes to the project that it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment.

The San Mateo County Planning Commission, by adoption of this resolution, makes findings pursuant to Public Resources Code Section 21801 for the Ascension Heights Subdivision Project, and for actions that may be undertaken to implement that project.

The Ascension Heights Subdivision Project incorporates, as changes to the project, and makes a condition of approval of actions that may be undertaken to implement the project, mitigation measures recommended to lessen or alleviate significant environmental effects. The Mitigation Monitoring and Reporting Program for

the Ascension Heights Subdivision Project is designed to ensure that mitigation measures are implemented in a timely and organized manner and in accordance with certain specifications.

The Planning Commission makes findings of fact concerning, and to set forth in a cogent and comprehensive manner, the process that has occurred relative to the Ascension Heights Subdivision Project.

NOW, THEREFORE, the San Mateo County Planning Commission finds, determines and orders as follows:

1. That the Mitigation Monitoring and Reporting Program for the Ascension Heights Subdivision Project, a copy of which is attached to this resolution as Exhibit A, is adopted.

2. That the Statement of Findings and Facts in Support of Findings regarding the Ascension Heights Subdivision Project, attached to this resolution as Exhibit B, is adopted.

3. That all mitigation measures identified in the Final Environmental Impact Report (FEIR) are adopted as conditions of project approval.

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RESOLUTION NO. .

PLANNING COMMISSION, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

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EXHIBIT A
MITIGATION MONITORING AND REPORTING PLAN PROCEDURES

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a "reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment" (Mitigation Monitoring Program, Section 15097 of the California Environmental Quality Act (CEQA) Guidelines provides additional direction on mitigation monitoring or reporting). The County of San Mateo (County) is the Lead Agency for the Ascension Heights Subdivision Project and is therefore responsible for enforcing and monitoring the mitigation measures in this Mitigation Monitoring and Reporting Plan (MMRP).

An Environmental Impact Report (EIR) has been prepared to address the potential environmental impacts of the project. Where appropriate, this environmental document identified project design features or recommended mitigation measures to avoid or to mitigate potential impacts identified to a level where no significant impact on the environment would occur. This MMRP is designed to monitor implementation of the required and recommended mitigation measures and conditions set forth for project approval for the Ascension Heights Subdivision Project as identified in the Draft Environmental Impact Report (DEIR) and the Final Environmental Impact Report (FEIR). The required and recommended mitigation measures as well as the conditions set forth for project approval are listed and categorized by either section and/or impact area, with an accompanying identification of the following:

Timing/Frequency of Action:	Phase of the project during which the mitigation measure shall be monitored.
Responsible for Implementing:	Party responsible for implementing the mitigation measure.
Responsible for Implementing:	Party to which reports involving feasibility, compliance, implementation and development are made.
Standards for Compliance:	Action to ensure implementation of mitigation measure.
Verification of Compliance:	To be completed by the party responsible of monitoring completion of the mitigation measure.

The MMRP for Ascension Heights Subdivision Project will be in place throughout all phases of the project. The project applicant shall be responsible for implementing all mitigation measures unless otherwise noted. The applicant shall also be obligated to provide certification, as identified below to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented. The County will be used as the basic foundation for the MMRP procedures and will also serve to provide the documentation for the reporting program.

Generally, each certification report will be submitted to the County in a timely manner following completion/implementation of the applicable mitigation measure, and shall include sufficient information to reasonably determine whether the intent of the measure has been satisfied. The County shall assure that project construction occurs in accordance with the Mitigation Monitoring and Reporting Plan.

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
4.1 AESTHETICS					
4.1-1a Prior to recordation of the Final Map, the project applicant shall submit a landscape plan for review and approval by the San Mateo County Planning Department (County Planning Department). The landscape plan shall include the location, size, and species of any proposed landscaping and shall include, but not be limited to, hedges or other appropriate vegetation that will provide opaque screening between the northeastern edge of the project site and the residences along the southern side of Parrott Drive. In addition, all proposed landscaping shall be of native, non-invasive species. Areas used for the storage of landscape maintenance or other equipment, supplies, or debris shall be shielded from view by fencing, landscaping or other means. Prior to final approval of the Final Map, a site inspection shall be required by the County Planning Department to verify that all approved landscaping has been implemented or bonds posted for performance and maintenance. All perimeter landscaping shall serve to screen and/or enhance views of the project site from surrounding roadways and neighborhoods.	Prior to the approval of each phase of the Final Map	Applicant	PBD	Site inspection to verify compliance with mitigation measure	
4.1-1b Prior to the issuance of a grading permit "hard card," the applicant is required to submit a tree replacement plan that shall not exceed the following specifications: • For each loss of a significant indigenous tree, there shall be a replacement with three or more trees, as determined by the Planning Director, of the same species using at least five gallon size stock. • For each loss of a significant exotic tree, there shall be a replacement with three or more trees, as determined by the Planning Director that the substitute tree can survive	Prior and during construction	Applicant	PBD/CDFW	Site inspection to verify compliance with mitigation measures during construction; and subsequent monitoring as stipulated in the measure	

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
and flourish in the regional climatic conditions. • Replacement trees shall require a surety deposit for both performance (installation of tree, staking, and providing an irrigation system) and maintenance. Maintenance shall be required for no less than two and no more than five years as determined by the Planning Director.					
4.2 AIR QUALITY AND GHG					
4.2-1a The applicant shall ensure through the enforcement of contractual obligations that construction contractors implement a fugitive dust abatement program during construction, which shall include the following elements consistent with the Basic Construction Mitigation Measures recommended by the Bay Area Air Quality Management District (BAAQMD): • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard. • Cover all exposed stockpiles. • Water all exposed roadway and construction areas two times a day. • Sweep paved streets three times daily (with water sweepers) if visible soil material is carried onto adjacent streets. • Limit traffic speeds on unpaved roads to 15 miles per hour (mph). • After grading is complete, construction of paved surfaces (e.g. roadways, driveways, sidewalks, building pads) should be completed as soon as possible unless protected by seeding, soil binders, or other similar measures.	During construction	Applicant	PBD/ Construction Contractors/ BAAQMD	Site inspection to verify compliance with mitigation measures during construction; applicable forms submitted to BAAQMD	

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
• Limit idling time to a maximum of five minutes and turn off equipment when not in use; clear signage indicating this shall be displayed at the project site access point. • All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications and shall be checked by a certified visible emissions evaluator. • Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph. • Any burning of cleared vegetation shall be conducted according to the rules and regulations of the BAAQMD's Regulation 5 (BAAQMD, 2008). Prior notification to BAAQMD shall be made by submitting an Open Burning Prior Notification Form to BAAQMD's office in San Francisco. • A publicly visible sign shall be posted with the telephone number and person to contact at the County regarding dust complaints. A response and corrective action shall occur within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.					
4.2-1b The applicant shall ensure through contractual obligations (to be contained within the Subdivision Improvement Agreement with the Department of Public Works per Condition No. 21) with construction contractors that the following Best Management Practices (BMPs) shall be implemented during all stages of construction:: • All heavy duty construction equipment be equipped with a diesel particulate matter filters.	During construction	Applicant	PBD/ Construction Contractors	Site inspection to verify compliance with mitigation measures during construction	

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
• Only low Reactive Organic Gas (ROG) coatings shall be utilized. • The applicant shall use only Tier 2 or better heavy duty construction equipment.					
4.4 BIOLOGICAL RESOURCES					
4.3-3a Prior to the commencement of construction activities on the project site during the nesting season, a qualified biologist shall conduct a minimum of two protocol level preconstruction surveys for listed bird species during the recommended survey periods for the nesting season that coincides with the commencement of construction activities: • Northern harrier: Present year-round, breeds March through August; • Burrowing owl: Present year-round, breeds primarily March through August, but can be February-December; and • White-tailed kite: Present year-round, breeding occurs in autumn. Nesting season begins in February and ends in August. These surveys will occur in accordance with the United States Fish and Wildlife Service (USFWS) Division of Migratory Bird Management *Guidelines for Raptor Conservation in the United States* (2008). The qualified biologist shall conduct surveys within 14 days of commencement for Northern harrier, burrowing owl, and white-tailed kite in the project site and within 0.25 miles of construction activities where legally permitted. The biologist will use binoculars to visually determine whether nests occur beyond the 0.25-mile survey area if access is denied on adjacent properties. If no active nests are identified on or within 0.25 miles of construction activities within the recommended survey periods, a report	Prior to issuance of grading building permits	PBD/CDFW	PBD/CDFW	Verify completion of surveys and submittal of letter reports	

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	Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
	summarizing the survey results shall be submitted to the County and the CDFW within 30 days following the survey, and no further mitigation for nesting habitat is required. Evidence, in the form of a report documenting the results of the survey, shall be submitted to the County prior to the issuance of any grading or building permits within the project site.					
4.3-3b	If active listed bird nests are found within 0.25 mile of construction activities, the biologist shall contact the County and CDFW within one day following the pre-construction survey to report the findings. For purposes of this mitigation requirement, construction activities are defined to include heavy equipment operation associated with construction (use of cranes or draglines, new rock crushing activities) or other project-related activities that could cause nest abandonment or forced fledging within 0.25 mile of a nest site during the identified nesting period. Should an active nest be present within 0.25 mile of construction areas, then CDFW shall be consulted to establish an appropriate noise buffer, develop take avoidance measures, and implement a monitoring and reporting program prior to any construction activities occurring within 0.25 mile of the nest/burrow. The monitoring program would require that a qualified biologist shall monitor all activities that occur within the established buffer zone to ensure that disruption of the nest/burrow or forced fledging does not occur. Should the biologist determine that the construction activities are disturbing the nest/burrow, the biologist shall halt construction activities until CDFW is consulted. The construction activities shall not commence until the CDFW determines that construction activities would not result in abandonment of the nest/burrow site. If the CDFW determines that take may occur, the	Prior to construction	PBD/CDFW	PBD/CDFW	Verify completion of surveys and additional stipulated mitigation if necessary	

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	Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
	applicant would be required to obtain a California Endangered Species Act (CESA) take permit. Should the biologist determine that the nest/burrow has not been disturbed during construction activities within the buffer zone, then a report summarizing the survey results will be submitted to the County and CDFW and no further mitigation for nesting habitat is required.					
4.3-4a	A qualified biologist shall conduct a pre-construction bird survey for nesting within 14 days prior to commencement of construction activities if anticipated to commence during the appropriate nesting season (between February 1 and August 31). The qualified biologist shall document and submit the results of the pre-construction survey in a letter to CDFW and the County within 30 days following the survey. The letter shall include: a description of the methodology including dates of field visits, the names of survey personnel, a list of references cited and persons contacted, and a map showing the location(s) of any bird nests observed on the project site. If no active nests are identified during the pre-construction survey, then no further mitigation is required. Evidence, in the form of a report documenting the results of the survey, shall be submitted to the County Planning Department prior to the issuance of any grading or building permits within the project site.	Prior to construction	PBD/CDFW	PBD/CDFW	Verify completion of surveys and submittal of letter reports	
4.3-4b	If any active nests are identified during the pre-construction survey within the project site, a buffer zone will be established around the nests. A qualified biologist will monitor nests weekly during construction to evaluate potential nesting disturbance by construction activities. The biologist will delimit the buffer zone with construction tape or pin flags within 250 feet of the active nest and maintain the buffer zone until the end of the breeding season or until the young have fledged. Guidance from CDFW will be	Prior and during construction	PBD/CDFW	PBD/CDFW	Verify completion of weekly surveys contingent on results of survey detailed in **Mitigation Measure 4.3-4a**	

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Mitigation Measure		Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
	requested if establishing a 250-foot buffer zone is impractical. Guidance from CDFW will be requested if the nestlings within the active nest appear disturbed.					
4.3-4c	Trees anticipated for removal should be removed outside of the nesting season (February 1 and August 31). If trees are anticipated to be removed during the nesting season, a pre-construction survey shall be conducted by a qualified biologist. If the survey shows that there is no evidence of active nests, then the tree shall be removed within ten days following the survey. If active nests are located within trees identified for removal, a 250-foot buffer shall be installed around the tree. Guidance from CDFW will be requested if the 250-foot buffer is infeasible.	Prior to construction	PBD/CDFW	PBD/CDFW	Verify completion of survey	
4.3-6	Prior to the issuance of grading permits and removal of any trees, a certified arborist or registered professional forester shall conduct an arborist survey documenting all trees with trunk circumferences of 38 inches or greater and their location, as well as any Tree Communities or Indigenous Trees regardless of size. The report shall be submitted to the County Planning Department. The applicant shall not remove any trees without prior approval from the County Planning Department. All recommendations of the arborist report shall be implemented prior to the issuance of building permits for development on the project site. The arborist report shall specify measures including, but not limited to the following: • To the extent feasible, trees anticipated for removal shall be removed outside of the nesting season for birds. Taking into account the nesting season for the white tailed kite, the nesting season shall be defined as February 1 to August 31.	Prior to issuance of grading permits	Applicant/PBD	PBD	Verify completion of surveys and submittal of letter reports	

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
• The project proponent shall plant replacement significant and/or indigenous tree species recommended by the County at a 3:1 ratio within the project site.					
4.4 GEOLOGY AND SOILS					
4.4-1a Implement **Mitigation Measure 4.6-1** (Section 4.6; Hydrology and Water Quality) to identify and implement erosion control BMPs within the Stormwater Pollution Prevention Plans (SWPPP) (as specified in Condition No. 9) prepared for construction activities in accordance with the State's Clean Water Act National Pollutant Discharge Elimination System (NPDES) general permit for construction activities. Implementation of these BMPs would ensure that temporary and short-term construction-related erosion impacts under the proposed project would be reduced to a less than significant level.	See **Mitigation Measure 4.6-1**				
4.4-1b The applicant shall submit an Erosion and Sediment Control Plan prior to the issuance of a grading permit "hard card" as required in Condition No. 9. This Erosion and Sediment Control Plan shall be prepared by a licensed civil engineer or certified professional soil erosion and sediment control specialist. The plan shall show the location of proposed vegetative erosion control measures, including landscaping and hydroseeding, and the location and details of all proposed drainage systems. The plan shall include sufficient engineering analysis to show that the proposed erosion and sediment control measures during pre-construction, construction, and post-construction are capable of controlling surface runoff and erosion, retaining sediment on the project site, and preventing pollution of runoff in compliance with the Clean Water Act.	Prior to issuance of a grading permit	Applicant/PBD	PBD	Verify that site-specific erosion control and sediment plans and post construction plans have been prepared and implemented	

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
4.4-2a Grading and building designs, including foundation requirements, shall be consistent with the findings of the geotechnical investigation, the California Code of Regulations, and the California Building Code.	Prior to issuance of grading and building permits	Applicant/PBD	PBD	Project design review/grading and building standards	
4.4-2b The project applicant shall comply with all recommendations contained within the site-specific Geotechnical Investigation conducted by Michelucci & Associates (2013) (FEIS; Appendix E).	Prior to issuance of grading and building permits	Applicant/PBD	PBD	Project design review/grading and building standards	
4.4-2c The applicant shall retain a qualified engineering geologist. All grading and installation of fill shall be performed under the observation of the qualified engineering geologist.	During grading/construction	Applicant/PBD	PBD	Verify site-specific grading standards	
4.4-3a Implement **Mitigation Measure 4.6-2** (Section 4.6; Hydrology and Water Quality) to ensure that the site storm water drainage system (including individual systems for each residence) shall not allow discharge of uncontrolled runoff onto the site slopes. Concentrated runoff shall not be allowed to flow over graded slopes or areas of thick soil, colluviums, or fill.	See **Mitigation Measure 4.6-2**				
4.4-3b Implement **Mitigation Measure 4.4-2c** to ensure the recommendations of the Geotechnical Investigation regarding subdrains and surface drainage are included in the project design.	See **Mitigation Measure 4.4-2c**				
4.6 WATER					
4.6-1 The applicant shall comply with the State Water Resources Control Board (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Stormwater Runoff Associated with Construction Activity (General Permit). The SWRCB requires that all construction sites have adequate control measures to reduce the discharge of sediment and other pollutants to streams to ensure compliance with Section 303 of the Clean Water	Prior to and during Construction	Applicant	Applicant/ SWRCB	Submit NOI to SWRCB. Verify that a SWPPP has been prepared and implemented	

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
Act. To comply with the NPDES permit, the applicant will file a Notice of Intent with the SWRCB and prepare a SWPPP prior to construction, which includes a detailed, site-specific listing of the potential sources of stormwater pollution; pollution prevention measures (erosion and sediment control measures and measures to control non-stormwater discharges and hazardous spills) to include a description of the type and location of erosion and sediment control BMPs to be implemented at the project site; and a BMPs monitoring and maintenance schedule to determine the amount of pollutants leaving the proposed project site. A copy of the SWPPP must be current and remain on the project site. Control measures are required prior to and throughout the rainy season. Water quality BMPs identified in the SWPPP shall include, but are not limited to, the following: • Temporary erosion control measures (such as silt fences, staked straw bales, and temporary revegetation) shall be employed for disturbed areas. No disturbed surfaces will be left without erosion control measures in place during the winter and spring months. • Sediment shall be retained onsite by detention basins, onsite sediment traps, or other appropriate measures. • A spill prevention and countermeasure plan shall be developed which would identify proper storage, collection, and disposal measures for potential pollutants (such as fuel, fertilizers, pesticides, etc.) used onsite. The plan would also require the proper storage, handling, use, and disposal of petroleum products.					

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
• Construction activities shall be scheduled to minimize land disturbance during peak runoff periods and to the immediate area required for construction. Soil conservation practices shall be completed during the fall or late winter to reduce erosion during spring runoff. Existing vegetation will be retained where possible. To the extent feasible, grading activities shall be limited to the immediate area required for construction. • Surface water runoff shall be controlled by directing flowing water away from critical areas and by reducing runoff velocity. Diversion structures such as terraces, dikes, and ditches shall collect and direct runoff water around vulnerable areas to prepared drainage outlets. Surface roughening, berms, check dams, hay bales, or similar devices shall be used to reduce runoff velocity and erosion. • Sediment shall be contained when conditions are too extreme for treatment by surface protection. Temporary sediment traps, filter fabric fences, inlet protectors, vegetative filters and buffers, or settling basins shall be used to detain runoff water long enough for sediment particles to settle out. • Construction materials, including topsoil and chemicals, shall be stored, covered, and isolated to prevent runoff losses and contamination of groundwater. • Topsoil removed during construction shall be carefully stored and treated as an important resource. Berms shall be placed around topsoil stockpiles to prevent runoff during storm events.					

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
• Establish fuel and vehicle maintenance areas away from all drainage courses and design these areas to control runoff. • Disturbed areas shall be revegetated after completion of construction activities. • All necessary permits and approvals shall be obtained. • Provide sanitary facilities for construction workers.					
4.6-2a Upon acceptance of the design concept, a maintenance agreement shall be developed between the County and the Homeowners Association (HOA) or equivalent entity requiring the HOA or equivalent entity to complete the following tasks and provide the following information on a routine basis. These requirements apply only to the bioretention treatment system area of the project site and are as follows: • Maintenance of soils and plantings, including routine pruning, mowing, irrigation, replenishment of mulch, weeding, and fertilizing with a slow-release fertilizer with trace elements; • Removal of obstructions and trash from bioretention areas; • Use of only pesticides and fertilizers that are accepted within the integrated pest management approach for use in the bioretention areas; • Repair of erosion at inflow points; • Monthly review and inspection of bioretention areas for the following: ○ Obstruction of trash,	During Project operations	PBD/HOA	PBD/HOA	Project design review /Project operations	

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
○ If ponded water is observed, the surface soils shall be removed and replaced and subdrain systems inspected, and ○ Condition of grasses; • Distribution of the following: ○ A copy of the storm water management plans shall be made available to personnel in charge of facility maintenance and shall be distributed to the subcontractor representative engaged in the maintenance or installation of the bioretention system, and ○ Material presented in the integrated pest management program will be made available to personnel in charge of facility maintenance and shall be distributed to the subcontractor representative engaged in the maintenance or installation of the bioretention system.					
4.6-2b Upon acceptance of the design concept, a maintenance agreement shall be developed between the County and the HOA or equivalent entity requiring the HOA or equivalent entity to complete the following tasks and provide the following information on a routine basis. These requirements apply to all common areas of the project site and are as follows: • Drainage inlets shall be inspected monthly and kept clean of any trash that may have accumulated. It is the responsibility of the property manager/owner to have those inspections performed, documented, and any repairs made. • Landscape areas shall be covered with plants or some type of ground cover to minimize erosion. No areas are to be left as bare dirt	During Project operations	PBD/HOA	PBD/HOA	Project design review /Project operations	

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
that could erode. Mounding slopes shall not exceed two horizontal to one vertical. • Pesticides and fertilizers shall be stored as hazardous materials and in appropriate packaging; over spraying onto paved areas shall be avoided when applying fertilizers and pesticides. Pesticides and fertilizers shall be prohibited from being stored outside. • Landscape areas shall be inspected and all trash picked up and obstruction to the drainage flow removed on a monthly basis minimum. The project site shall be designed with efficient irrigation and drainage to reduce pesticide use. Plants shall be selected based on size and situation to reduce maintenance and routine pruning. • Integrated pest management information shall be provided to the building management.					
4.6-2c Infiltration systems shall be designed in accordance with the following procedures outlined in the California Storm Water Best Management Practice Handbooks to reduce runoff and restore natural flows to groundwater: • Biofilters and/or vegetative swale drainage systems will be installed at roof downspouts for all buildings on the project site, allowing sediments and particulates to filter and degrade biologically. • Structural source controls, such as covers, impermeable surfaces, secondary containment facilities, runoff diversion berms, sediment, and grease traps in parking areas will be installed. • Designated trash storage areas will be covered to protect bins from rainfall.	During Project design phase and during construction activities	Applicant/PBD	PBD	Verify that infiltration systems are designed accordingly and that construction BMPs are implemented	

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
4.6-3a Upon acceptance of the design concept, a maintenance agreement shall be developed between the County and the HOA or equivalent entity requiring the HOA or equivalent entity to complete and provide the documentation of annual inspection and cleaning of each of the 19 individual lot storm drainage systems. The inspection shall be performed during the dry season and shall include removal of all trash and obstructions from area drains, cleanouts, and catch basins.	During Project operations	PBD/HOA	CDD/HOA	Project design review/Project operations	
4.6-3b The 15-inch diameter stormwater drain pipe flowing at 2 percent that crosses Ascension Drive at Enchanted Way shall be replaced with a 21-inch diameter pipe. The 30-inch diameter stormwater drain pipe flowing at 1.3 percent shall be replaced with a 36-inch diameter pipe sloped at 2 percent. Stormwater drain pipe infrastructure improvements shall adhere to all applicable regulations and ordinances.	During construction	Applicant/PBD	PBD	Site inspection to verify compliance	
4.7 HAZARDS AND HAZARDOUS MATERIALS					
4.7-1 The project applicant shall ensure through the enforcement of contractual obligations that all contractors transport, store, and handle construction-required hazardous materials in a manner consistent with relevant regulations and guidelines, including those recommended and enforced by the San Mateo County Planning and Building Department, Office of Environmental Health Services Division, and Office of Emergency Services. Recommendations may include, but are not limited to, transporting and storing materials in appropriate and approved containers, maintaining required clearances, and handling materials using approved protocols.	During construction	Applicant/PBD/ OEHSD/OES	Applicant/PBD/ OEHSD/OES	Site inspection to verify compliance with mitigation measures during construction	
4.7-3a The applicant shall ensure through the enforcement of contractual obligations that the	During construction	PBD	PBD	Site inspection to verify compliance	

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
following measures are implemented by contractors during project construction: • Staging areas, welding areas, or areas slated for development using spark-producing equipment shall be cleared of dried vegetation or other materials that could serve as fire fuel. To the extent feasible, the contractor shall keep these areas clear of combustible materials in order to maintain a fire break. • Any construction equipment that normally includes a spark arrester shall be equipped with an arrester in good working order. This includes, but is not limited to, vehicles, heavy equipment, and chainsaws.				with mitigation measure during construction	
4.7-3b The building plans of the Proposed Project shall be reviewed by a representative from County Fire/Cal-Fire to ensure that regulations in the County's Fire Ordinance are met and the project complies with County Fire/ Cal-Fire requirements. The development of the Proposed Project shall be in compliance with Chapter 15 of the County General Plan with respect to residential uses adjacent to open space areas where wildfire is a threat.	Prior to issuance of building permits	Applicant/PBD/ County Fire/ Cal-Fire	Applicant/PBD/ County Fire/ Cal-Fire	Project design review/Chapter 15 County General Plan	
4.8 NOISE					
4.8-1 The project applicant shall ensure through contractual agreements that the following measures are implemented during construction: • Construction activities shall be limited to occur between the hours of 7:00 A.M. to 6:00 P.M. Monday through Friday, and 9:00 A.M. to 5:00 P.M. on Saturdays. Construction activities shall not occur on Sundays, Thanksgiving, or Christmas. The intent of this measure is to prevent construction	During construction	Applicant	PBD	Site inspection to verify compliance with mitigation measures during construction	

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
activities during the more sensitive time period and minimize the potential for effects. • Stationary equipment and staging areas shall be located as far as practical from noise-sensitive receptors. • All construction vehicles or equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and acoustical shields or shrouds, in accordance with manufacturers' recommendations. • Construction activities shall conform to the following standards: (a) there shall be no start-up of machines or equipment, no delivery of materials or equipment, no cleaning of machines or equipment and no servicing of equipment except during the permitted hours of construction; (b) radios played at high volume, loud talking and other forms of communication constituting a nuisance shall not be permitted. • The general contractors for all construction activities shall provide a contact number for citizen complaints and a methodology for dealing with such complaints such as designating a noise disturbance coordinator. This noise disturbance coordinator shall receive all public complaints about construction-related noise and vibration, shall be responsible for determining the cause of the complaint, and shall implement any feasible measures to be taken to alleviate the problem. All complaints and resolution of complaints shall be reported to the County weekly.					

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Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
4.10 PUBLIC SERVICES, UTILITIES, AND RECREATION					
4.10-2a Residents of the Proposed Project shall comply with all requirements of Cal Water's Water Shortage Contingency Plan as mandated by Cal Water and BSD. These requirements may include, but are not limited to the following: • Voluntarily reduce water consumption at single-family residences; • Adhere to the minimum allocation given to single-family residential customers or pay penalty rate applied to service bill for use that is in excess of costumer's allocation; and/or • Comply with orders prohibiting the use of water for specific activities, such as a prohibition of potable water use for landscape irrigation.	Project operations	Cal Water BSD	Cal Water BSD	Cal Water Shortage Contingency Plan	
4.10-2b Pumping facilities shall be installed at the existing water tank owned by Cal Water to provide adequate water pressure for residential and fire protection uses. Cal Water shall be contacted to review pumping facilities design and ensure compliance with applicable standards. The project applicant shall be responsible for covering the cost of the development of these facilities prior to the recordation of the final subdivision map.	During construction	Applicant/Cal Water BSD	Cal Water BSD	Site inspection to verify compliance with mitigation measures during construction	

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4.10-2c Two existing water mains shall be relocated such that they are within the right-of-way of the proposed private street or at the property boundary so as to allow ease of maintenance of the water mains. New Cal Water easement shall be established on the project site to replace the existing Cal Water easements. The two water mains include an 8-inch diameter water main connecting the water tank to the water main located on Parrot Drive and a 10-inch diameter water main connecting the water tank to the water main located on Bel Aire Drive.	During construction	Applicant/Cal Water BSD	Cal Water BSD	Site inspection to verify compliance with mitigation measures during construction	
4.10-3 The applicant shall offset the increase in sewer flow generated by the Proposed Project by reducing the amount of existing Inflow & Infiltration (I&I) into the Crystal Springs County Sanitation District (CSCSD) sewer system. The offset amount shall achieve a zero net increase in flow during wet weather events with implementation of the Proposed Project. This shall be achieved through the construction of improvements to impacted areas of the sewer system, with construction plans subject to CSCSD approval and required to be in compliance with applicable regulatory requirements. Construction of improvements, as approved by the CSCSD, shall be completed prior to the start of the construction of the residences.	Prior to construction	Applicant/CSCSD	CSCSD	Approval of sewer system construction improvements	
4.10-5 The applicant shall ensure that fire sprinklers with appropriate flow rates are installed for all structures that would be developed as a part of the Proposed Project, per County Fire/Cal-Fire's alternate materials and methods request.	During construction	County Fire/ Cal-Fire	County Fire/ Cal-Fire	Site inspection to verify compliance with mitigation measures during construction	
4.11 TRANSPORTATION AND CIRCULATION					
4.11-3 Either provide street lighting on the private streets to a level of 0.4 minimum maintained average foot-candles with a uniformity ratio of 6:1, average to	During construction	Applicant/BALD	BALD	Site inspection to verify compliance with mitigation	

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	Mitigation Measure	Timing/Frequency of Action	Responsible for Implementing	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance
	minimum or ensure street lighting is consistent with safety standards of the County-governed Bel Aire Lighting District.				measures during construction	
4.11-4	Within the corner sight triangles at the new street intersection there should be no walls, fencing, or signs that would obstruct visibility. Trees should be planted so as to not create a "wall" effect when viewed at a shallow angle. The type of shrubbery planted within the triangles should be such that it will grow no higher than three feet above the adjacent roadway surface. Trees planted within the sight triangle areas should be large enough that the lowest limbs are at least seven feet above the surface of the adjacent roadway. Street parking should be prohibited within the bounds of the sight triangle.	During construction	Applicant	PBD	Project design review	

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RESOLUTION NO. .

PLANNING COMMISSION, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

*** * * * * ***

EXHIBIT B
STATEMENT OF FINDINGS AND FACTS

The findings and determinations contained herein are prepared in accordance with CEQA and the state CEQA Guidelines. The findings are based on the competent and substantial evidence, both oral and written, contained in the entire record of proceeding relating to the proposed project and EIR. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole. Any findings made herein must be deemed made, regardless of where it appears in this document. All of the language included in this document constitutes findings. If a finding fails to cross-reference or incorporate by reference any other part of these findings, it must be deemed to have been made if it appears in any portion of these findings or elsewhere in the record. These findings are only a summary of information in the record which supports the findings and all other information in support of the findings are incorporated herein by reference.

Pursuant to CEQA and the CEQA Guidelines, no findings are required for those impacts which are identified as less than significant in the Initial Study or EIR (Public Resources Code Section 21081; CEQA Guidelines Section 15091). So, these findings only address significant impacts of the proposed Project.

Under CEQA, lead agencies must adopt findings before approving a Project for which an EIR is required. (See Public Resources Code, Section 21081; CEQA Guidelines, Section 15091.) For each significant environmental effect identified in an EIR for a proposed Project, the approving agency must issue a written finding reaching one or more of three permissible conclusions: (1) that "[c]hanges or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the final EIR." (CEQA Guidelines, Section 15091, subd. (a)(1).); (2) that "[s]uch changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency." (CEQA Guidelines, Section 15091, subd. (a)(2).); or (3) that "[s]pecific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or Project alternatives identified in the final EIR." (CEQA Guidelines, Section 15091, subd. (a)(3).) Public Resources Code Section 21061.1 defines "feasible" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors." CEQA Guidelines Section 15364 adds another factor:

"legal" considerations." (See also Citizens of Goleta Valley v. Board of Supervisors (1990) 52 Cal.3d 553, 565.)

The concept of "feasibility" also encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a Project. (City of Del Mar v. City of San Diego (1982) 133 Cal. App. 3d 410, 417.) "[F]easibility" under CEQA encompasses desirability "to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, and technological factors." (Id.; see also Sequoyah Hills Homeowners Assn. v. City of Oakland (1993) 23 Cal.App.4th 704, 715.) CEQA requires that the lead agency adopt mitigation measures or alternatives, where feasible, to substantially lessen or avoid significant environmental impacts that would otherwise occur. Project modification or alternatives are not required, however, where such changes are infeasible or where the responsibility for modifying the Project lies with some other agency. (CEQA Guidelines, Section 15091, subd. (a), (b).)

With respect to a Project for which significant impacts are not avoided or substantially lessened, a public agency, after adopting proper findings, may nevertheless approve the Project if the agency adopts a Statement of Overriding Considerations setting forth the specific reasons why the agency found that the Project's "benefits" rendered "acceptable" its "unavoidable adverse environmental effects." (CEQA Guidelines, Sections 15093, 15043, subd. (b); see also Public Resources Code, Section 21081, subd. (b).) The California Supreme Court has stated, "[t]he wisdom of approving . . . any development Project, a delicate task which requires a balancing of interests, is necessarily left to the sound discretion of the local officials and their constituents who are responsible for such decisions. The law as we interpret and apply it simply requires that those decisions be informed, and therefore balanced." (Goleta II, 52 Cal. 3d at p. 576.)

The analysis and conclusions of the EIR, including but not limited to the responses to comments, are modified as set forth herein. As modified, the EIR and responses to comments are incorporated herein by this reference, and are hereby adopted as part of the findings. These findings constitute the best efforts to set forth the evidentiary and policy bases for the Planning Commission's decision to approve the Project in a manner consistent with the requirements of CEQA. Below are the required findings under CEQA for each significant environmental impact of the proposed Project.

SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE REDUCED TO LESS-THAN-SIGNIFICANT LEVELS

The analysis of the Proposed Project did not identify any significant and unavoidable impacts. All potential impacts would be either less than significant or would be reduced to a less-than-significant level with incorporation of proposed mitigation measures pursuant to the criteria contained in Appendix G of the CEQA Guidelines and relevant agency thresholds.

SIGNIFICANT IMPACTS REDUCED TO LESS THAN SIGNIFICANT THROUGH MITIGATION

AESTHETICS

Impact 4.1-1

The proposed project would result in a significant aesthetics impact if it would substantially damage scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a State Scenic Highway. The Proposed Project would result in a visual change to the project site by converting approximately 5.5 acres of a 13.3-acre area to a residential development. This includes 19 single-family residential units, a new street, and associated infrastructure. Approximately 7.8 acres would remain as dedicated open space and would include foot trails and approximately 0.45 acres of protected area in the west corner of the project site. Construction of the Proposed Project would result in the removal of approximately 43 of the 78 trees on the project site (approximately 55 percent). Tree removal could damage scenic resources and degrade a scenic vista. Further, tree removal constitutes degradation of a community of trees under Section 12,016 of the County Ordinance Code and could result in a thinning of the dense vegetation located along the northeastern edge of the project site between the project site and the existing residences along the southern side of Parrot Drive. Presently, some of the proposed residences are visible from portions of Parrot Drive, and reducing the vegetation located along the rear of existing residences may increase views of the proposed residences and therefore change the visual character and quality of the project site as viewed from Parrot Drive.

Findings:
Changes or alterations have been required in, or incorporated into, the Project which would avoid or substantially lessen the significant environmental effects identified in the EIR.

Mitigation Measure 4.1-1a:

Prior to recordation of the final map, the project applicant shall submit a landscape plan for review and approval by the San Mateo County Planning Department (County Planning Department). The landscape plan shall include the location, size, and species of any proposed landscaping and shall include, but not be limited to, hedges or other appropriate vegetation that will provide opaque screening between the northeastern edge of the project site and the residences along the southern side of Parrott Drive. In addition, all proposed landscaping shall be of native, non-invasive species. Areas used for the storage of landscape maintenance or other equipment, supplies, or debris shall be shielded from view by fencing, landscaping or other means. Prior to final approval of the final map, a site inspection shall be required by the County Planning Department to verify that all approved landscaping has been implemented or bonds posted for performance; a maintenance bond shall be required. All perimeter landscaping shall serve to screen and/or enhance views

of the project site from surrounding roadways and neighborhoods (see also Conditions 8.b and 8.l).

Mitigation Measure 4.1-1b:

Prior to the issuance of a grading permit "hard card," the applicant is required to submit a tree replacement plan that shall not exceed the following specifications:

- For each loss of a significant indigenous tree, there shall be a replacement with three or more trees, as determined by the Community Development Director, of the same species using at least 5-gallon size stock.
- For each loss of a significant exotic tree, there shall be a replacement with three or more trees, as determined by the Community Development Director that the substitute tree can survive and flourish in the regional climatic conditions.
- Replacement trees shall require a surety deposit for both performance (installation of tree, staking, and providing an irrigation system) and maintenance. Maintenance shall be required for no less than two and no more than five years as determined by the Community Development Director.

Facts in Supporting of the Findings:

The final project design would comply with all applicable General Plan policies, Subdivision Regulations and County Ordinance Codes and would be required to undergo County approval prior to issuance of building permits to ensure that the proposed homes and landscaping would be designed and constructed to be compatible with or contribute to the appearance and visual character of the surrounding area. Further, a majority (approximately 59 percent) of the project site would remain as dedicated open space and would include foot trails and approximately 0.45 acres of protected area in the west corner of the project site. While the Proposed Project would convert approximately 40 percent of an area that is currently valued as natural scenery in an urban setting to an urban development and thereby change the amount of open space and associated visual resources, the Proposed Project does not constitute a change in the visual character or quality of the area given that the surrounding area is primarily single-family residential neighborhoods. Through compliance with aforementioned regulations, the project would consistent of development similar if visual context to the surrounding neighborhoods. Thus, project impacts on scenic resources would be less than significant.

AIR QUALITY AND GREENHOUSE GAS EMISSIONS

Impact 4.2-1

Construction of the proposed project would result in a significant air quality impact if emissions are greater than 54 pounds per day for ozone precursors [reactive organic gasses (ROG) and nitrides of oxygen (NOx)] or $PM_{2.5}$ and/or 82 pounds per day for PM_{10}. Emissions generated from construction activities associated with grading and building resulting from implementation of the Proposed Project would be short-term, intermittent, and temporary in nature. However, these construction emissions have the potential to represent a significant air quality impact. The grading and construction of

the Proposed Project would result in the generation of ROG, NOx, PM_{10}, and $PM_{2.5}$ emissions. PM emissions are generally the direct result of site grading, excavation, road paving, and exhaust associated with construction equipment. PM emissions are largely dependent on the amount of ground disturbance associated with site preparation activities. Emissions of NOx and ROG are generally associated with employee vehicle trips, delivery of materials, and construction equipment exhaust. Mitigated and unmitigated emissions from construction activities were modeled using the California Emissions Estimator Model (CalEEMod) and were presented in Section 4.2.4 of the EIR. These emissions were then compared to the Bay Area Air Quality Management District's (BAAQMD's) thresholds to determine if the construction emissions of the Proposed Project would have a significant impact on regional air quality. As shown in Section 4.2.4 of the EIR, without mitigation the Proposed Project would exceed the BAAQMD threshold for NOx, resulting in a potentially-significant impact.

Findings:
The incorporation of BAAQMD Guidelines and CalEEMod mitigation measures would minimize the identified significant effect from NOx resulting from construction activities. The reduction in construction emissions resulting from implementation of specific mitigation measures was estimated using CalEEMod and the results indicated that project-related emissions during construction would be reduced below significance threshold for NOx. Therefore, emissions from construction would be a less-than-significant impact.

Mitigation Measure 4.2-1a:

The applicant shall ensure through the enforcement of contractual obligations that construction contractors implement a fugitive dust abatement program during construction, which shall include the following elements consistent with the Basic Construction Mitigation Measures recommended by the Bay Area Air Quality Management District (BAAQMD):

- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- Cover all exposed stockpiles.
- Water all exposed roadway and construction areas two times a day.
- Sweep paved streets three times daily (with water sweepers) if visible soil material is carried onto adjacent streets.
- Limit traffic speeds on unpaved roads to 15 miles per hour (mph).
- After grading is complete, construction of paved surfaces (e.g., roadways, driveways, sidewalks, building pads) should be completed as soon as possible unless protected by seeding, soil binders, or other similar measures.
- Limit idling time to a maximum of five minutes and turn off equipment when not in use; clear signage indicating this shall be displayed at the project site access point.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications and shall be checked by a certified visible emissions evaluator.

- Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.
- Any burning of cleared vegetation shall be conducted according to the rules and regulations of the BAAQMD's Regulation 5 (BAAQMD, 2008). Prior notification to BAAQMD shall be made by submitting an Open Burning Prior Notification Form to BAAQMD's office in San Francisco.
- A publicly visible sign shall be posted with the telephone number and person to contact at the County regarding dust complaints. A response and corrective action shall occur within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 4.2-1b:

The applicant shall ensure through contractual obligations (to be contained within the Subdivision Improvement Agreement with the Department of Public Works per Condition No. 21) with construction contractors that the following Best Management Practices (BMPs) shall be implemented during all stages of construction:

- All heavy-duty construction equipment shall be equipped with diesel particulate matter filters.
- Only low Reactive Organic Gas (ROG) coatings shall be utilized.
- The applicant shall use only Tier 2 or better heavy-duty construction equipment.

Impact 4.2-8

Construction and operation of the Proposed Project has the potential to result in cumulatively considerable emissions of greenhouse gasses (GHGs). CalEEMod was used to estimate project-related construction GHG emissions. As shown in Section 4.2.4 of the EIR, estimated direct construction emissions would be 957.68 MT of CO_2e over the construction period. Neither the California Air Resources Board (CARB) nor BAAQMD have a construction threshold for GHG emissions; therefore, a 26 percent or greater reduction in construction-related GHG emissions (the overall state reduction goal implemented by AB 32) would result in a less-than-significant impact to global climate change. With the implementation of Mitigation Measure 4.2-8, construction CO_2e emissions from the Proposed Project would be reduced by 26 percent and would comply with the significance criteria for GHG construction emissions. Therefore, construction of the Proposed Project would not generate GHG emissions, either directly or indirectly, that would have a significant impact on the environment or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Construction emissions associated with the Proposed Project would not be cumulatively considerable in relation to global climate change.

Findings:

Changes or alterations have been required in, or incorporated into, the Project which would avoid or substantially lessen the significant environmental effects identified in the EIR.

Mitigation Measure 4.2-8:

> The applicant shall purchase CO_2e emissions reduction credits in the amount of 249 MT prior to the start of construction. GHG CO_2e emissions reduction credits are generated by projects that reduce their GHG emissions by the use of technology or a reduction in business over business as usual. The CO_2e emission reduction credits must be permanently retired by the project applicant, thereby reducing annual emissions for the lifetime of the proposed project.

Facts in Supporting of the Findings:

The potentially significant effects would be reduced to less-than-significant levels through implementation of the Mitigation Measures 4.2-1a and b and 4.2-8. The rationale for the above finding is set forth in Section 4.2.4, Air Quality and Greenhouse Gas Emissions, of the EIR. In summary, implementation of these mitigation measures would ensure that construction-related emissions of ozone precursors and particulate matter are mitigated below the significant thresholds established by the responsible agency (BAAQMD) and emissions GHGs are consistent with applicable plans, policies, and regulations adopted for the purpose of reducing the emissions of GHGs. Accordingly, air quality impacts would be less than significant.

BIOLOGICAL RESOURCES

Impact 4.3-3

Construction activities have the potential to result in the disturbance of nesting or foraging habitat for northern harrier, burrowing owl, and white-tailed kite. Although unlikely, white-tailed kite have the potential to nest within the project site in the eucalyptus grove in the southeastern region of the property and in the Oak woodland in the north-central region of the property. Northern harrier has the potential to nest on the ground in non-native grassland habitat, as does the burrowing owl. Construction activities could result in disturbance of potential nest sites through the removal of the potential nest locations, and the temporary increases in ambient noise levels and increased human activity on the project site. This is a potentially-significant impact. The mitigation measures identified below would ensure that impacts to listed nesting birds are reduced to less-than-significant levels through identification and avoidance of active nests or burrows.

CDFW considers 5 or more vacant acres within 10 miles of an active nest to be significant foraging habitat for raptor foraging, and the conversion to urban uses is a significant impact. The project site occurs within four miles of documented burrowing owl habitat/occurrence. No occurrences of Northern harrier have been documented within five miles of the project site. One white-tailed kite was observed foraging over the project site during the July 25, 2013 survey, but no other occurrences have been documented within five miles of the project site. The project site contains 7.44 acres of non-native brome grassland, 1.26 acres of oak woodland, and 1.17 acres of Knobcone Pine Forest which provide potential habitat for these species.

Findings:
Changes or alterations have been required in, or incorporated into, the Project which would avoid or substantially lessen the significant environmental effects identified in the EIR.

Mitigation Measure 4.3-3a:

Prior to issuance of a grading permit "hard card," a qualified biologist shall conduct a minimum of two protocol level pre-construction surveys for listed bird species during the recommended survey periods for the nesting season that coincides with the commencement of construction activities:

- Northern harrier: Present year-round, breeds March through August;
- Burrowing owl: Present year-round, breeds primarily March through August, but can be February through December; and
- White-tailed kite: Present year-round, breeding occurs in autumn. Nesting season begins in February and ends in August.

These surveys will occur in accordance with the United States Fish and Wildlife Service (USFWS) Division of Migratory Bird Management *Guidelines for Raptor Conservation in the United States* (2008). The qualified biologist shall conduct surveys within 14 days of commencement for northern harrier, burrowing owl, and white-tailed kite in the project site and within 0.25 miles of construction activities where legally permitted. The biologist will use binoculars to visually determine whether nests occur beyond the 0.25-mile survey area if access is denied on adjacent properties. If no active nests are identified on or within 0.25 miles of construction activities within the recommended survey periods, a report summarizing the survey results shall be submitted to the County and the CDFW within 30 days following the survey, and no further mitigation for nesting habitat is required. Evidence, in the form of a letter documenting the results of the survey, shall be submitted to the Current Planning Section prior to the issuance of grading permit "hard card."

Mitigation Measure 4.3-3b:

If active listed bird nests are found within 0.25 miles of construction activities, the biologist shall contact the Current Planning Section and CDFW within one day following the pre-construction survey to report the findings. For purposes of this mitigation requirement, construction activities are defined to include heavy equipment operation associated with construction (use of cranes or draglines, new rock crushing activities) or other project-related activities that could cause nest abandonment or forced fledging within 0.25 miles of a nest site during the identified nesting period. Should an active nest be present within 0.25 miles of construction areas, then CDFW shall be consulted to establish an appropriate noise buffer, develop take avoidance measures, and implement a monitoring and reporting program prior to any construction activities occurring within 0.25 miles of the nest/burrow. The monitoring program would require that a qualified biologist shall monitor all activities that occur within the established buffer zone to ensure that disruption of the nest/burrow or forced fledging does not occur. Should the biologist

determine that the construction activities are disturbing the nest/burrow, the biologist shall halt construction activities until CDFW is consulted. The construction activities shall not commence until the CDFW determines that construction activities would not result in abandonment of the nest/burrow site. If the CDFW determines that take may occur, the applicant would be required to obtain a California Endangered Species Act (CESA) take permit. Should the biologist determine that the nest/burrow has not been disturbed during construction activities within the buffer zone, then a report summarizing the survey results will be submitted to the Current Planning Section and CDFW and no further mitigation for nesting habitat is required.

Impact 4.3-4

Grading and construction activities have the potential to result in the disturbance of nesting habitat for migratory birds and other birds of prey. Nesting habitat for migratory birds and other birds of prey protected under the MBTA may include eucalyptus woodland and annual grassland within the project site and vicinity. Potential disruption of nesting migratory birds and other birds of prey during construction could result in nest abandonment or mortality. Likewise, increased human activity and traffic, elevated noise levels, and operation of machinery could also impact the birds if their nests are located within the vicinity of development areas. These impacts are significant.

Findings:
Changes or alterations have been required in, or incorporated into, the Project which would avoid or substantially lessen the significant environmental effects identified in the EIR.

Mitigation Measure 4.3-4a:

A qualified biologist shall conduct a pre-construction bird survey for nesting within 14 days prior to commencement of construction activities and prior to the issuance of a grading permit "hard card" if anticipated to commence during the appropriate nesting season (between February 1 and August 31). The qualified biologist shall document and submit the results of the pre-construction survey in a letter to CDFW and the County within 30 days following the survey. The letter shall include: a description of the methodology including dates of field visits, the names of survey personnel, a list of references cited and persons contacted, and a map showing the location(s) of any bird nests observed on the project site. If no active nests are identified during the pre-construction survey, then no further mitigation is required. Evidence, in the form of a report documenting the results of the survey, shall be submitted to the Current Planning Section prior to the issuance of any grading or building permits within the project site.

Mitigation Measure 4.3-4b:

If any active nests are identified during the pre-construction survey within the project site, a buffer zone will be established around the nests. A qualified biologist will monitor nests weekly during construction to evaluate potential nesting disturbance by construction activities. The biologist will delimit the buffer zone with construction

tape or pin flags within 250 feet of the active nest and maintain the buffer zone until the end of the breeding season or until the young have fledged. Guidance from CDFW will be requested if establishing a 250-foot buffer zone is impractical. Guidance from CDFW will be requested if the nestlings within the active nest appear disturbed.

Mitigation Measure 4.3-4c:

Trees anticipated for removal should be removed outside of the nesting season (February 1 and August 31). If trees are anticipated to be removed during the nesting season, a pre-construction survey shall be conducted by a qualified biologist prior to the issuance of a grading "hard card." If the survey shows that there is no evidence of active nests, then the tree shall be removed within ten days following the survey. If active nests are located within trees identified for removal, a 250-foot buffer shall be installed around the tree. Guidance from CDFW will be requested if the 250-foot buffer is infeasible.

Impact 4.3-6

Construction of the Proposed Project has the potential to remove trees protected within the tree preservation ordinance specified in the San Mateo County Significant Tree Ordinance. The County Tree Ordinance protects "significant" trees, being identified as any live tree which has a circumference measuring at or greater than 38 inches at a height of 4.5 feet above the ground or immediately below the lowest branch, whichever is lower. "Community of Trees" refers to an aesthetic grouping of trees, the removal of which would cause a significant ecological, aesthetic, or environmental impact in the immediate area. An "Indigenous Tree" is one known to be native to the County including any native willow, box elder, buckeye, madrone, oak, or laurel tree. Construction of the Proposed Project would require the removal of approximately 43 of the 78 trees (approximately 55 percent) on-site. This impact is significant.

Findings:

Changes or alterations have been required in, or incorporated into, the Project which would avoid or substantially lessen the significant environmental effects identified in the EIR.

Mitigation Measure 4.3-6:

Prior to the issuance of a grading permit "hard card" and removal of any trees, a certified arborist or registered professional forester shall conduct an arborist survey documenting all trees with trunk circumferences of 38 inches or greater and their location, as well as any Tree Communities or Indigenous Trees regardless of size. The report shall be submitted to the Current Planning Section. The applicant shall not remove any trees without prior approval from the Community Development Director. All recommendations of the arborist report shall be implemented prior to the issuance of building permits for development on the project site. The arborist report shall specify measures including, but not limited to the following:

- To the extent feasible, trees anticipated for removal shall be removed outside of the nesting season for birds. Taking into account the nesting season for the white tailed kite, the nesting season shall be defined as February 1 to August 31.
- The project proponent shall plant replacement significant and/or indigenous tree species recommended by the County at a 3:1 ratio within the project site. See also Conditions No. 8.a and No. 8.b.

Facts in Support of the Findings:
The potentially significant effects would be reduced to less-than-significant levels through implementation of the Mitigation Measures 4.3-1; 4.3-2; 4.3-3a and b; 4.3-4a, b, and c; and 4.3-6. The rationale for the above finding is set forth in 4.3.4, Biological Resources, of the EIR. In summary, implementation of these mitigation measures would ensure that impacts to vegetation, wildlife, special-status species, and sensitive natural communities, as a result of development of the proposed Project, would be less than significant.

GEOLOGY AND SOILS

Impact 4.4-1

Earth-moving activities associated with construction of the Proposed Project have the potential to result in soil erosion or the loss of topsoil. Construction of the Proposed Project would involve grading, clearing, and landscaping activities associated with the development of residential units, roadways, and corresponding infrastructure (including potable water lines and storm water and sewage conveyance lines). Construction would result in the temporary disturbance of soil and would expose disturbed areas to potential storm events, which could generate accelerated runoff, localized erosion, and sedimentation of local waterways. Vegetation clearing associated with the Proposed Project could remove obstacles to sediment transport and expose new soils. In addition, construction activities could expose soil to wind erosion effects that could adversely affect both on-site and nearby soils and the re-vegetation potential of the area. Soils at the project site are characterized as having moderate erosion hazards. Without implementation of erosion control measures and BMPs, there could be substantial soil erosion and loss of topsoil from the project site.

Findings:
Changes or alterations have been required in, or incorporated into, the Project which would avoid or substantially lessen the significant environmental effects identified in the EIR.

Mitigation Measure 4.4-1a:
Implementation of Condition No. 8.t (Mitigation Measure 4.6-1 from Section 4.6; Hydrology and Water Quality) to identify and implement erosion control BMPs within the Stormwater Pollution Prevention Plans (SWPPP) (as specified in Condition No. 9) prepared for construction activities in accordance with the State's Clean Water Act National Pollutant Discharge Elimination System (NPDES) general permit for

construction activities. Implementation of these BMPs would ensure that temporary and short-term construction-related erosion impacts under the proposed project would be reduced to a less-than-significant level.

Mitigation Measure 4.4-1b:

The applicant shall submit an Erosion and Sediment Control Plan prior to the issuance of a grading permit "hard card" as required in Condition No. 9. This Erosion and Sediment Control Plan shall be prepared by a licensed civil engineer or certified professional soil erosion and sediment control specialist. The plan shall show the location of proposed vegetative erosion control measures, including landscaping and hydroseeding, and the location and details of all proposed drainage systems. The plan shall include sufficient engineering analysis to show that the proposed erosion and sediment control measures during pre-construction, construction, and post-construction are capable of controlling surface runoff and erosion, retaining sediment on the project site, and preventing pollution of runoff in compliance with the Clean Water Act.

Impact 4.4-2

The Proposed Project has the potential to result in structural damage and injury from seismic activity and related geologic hazards. Based on USGS mapping, there is a 90 percent probability that within the next 50 years, a magnitude of 6.0 or greater earthquake will affect the project site (USGS, 2009). Richter magnitude of 6.0 earthquakes correspond to MMI values of VII to VIII, which would result in slight damage to specially designed structures, and moderate damage to buildings not designed for seismically active areas. Although potential damage to people or structures from seismic ground shaking could be a concern, compliance with the CBC would require the site's seismic-design response spectrum to be established and incorporated into the design of all new structures. Structures and utilities would be designed to withstand seismic forces per CBC requirements. The CBC specifies that all proposed structures on the project site should be able to: resist minor earthquakes without damage; resist moderate earthquakes without structural damage but with some nonstructural damage; and resist major earthquakes without collapse but with some structural as well as nonstructural damage. These construction standards would minimize the seismic ground shaking effects on developed structures; therefore, impacts related to ground shaking are less than significant and no mitigation is required.

It is anticipated that approximately 46,500 cubic yards of soil and bedrock will be excavated within the site, and approximately 20,000 cubic yards may be used as engineered fill on-site. If this fill material is determined to be unsuitable for use on-site, soils from other sources in the project vicinity would be utilized. With the incorporation of mitigation, fill materials would be tested to ensure their stability for use on the project site and placement of fill would be monitored to ensure compliance with all State and local requirements. Before a building permit can be issued for any structure, the Project applicant must submit a detailed Geotechnical Investigation to the building department (County General Plan Policy 15.21). The recommendations of the qualified engineering geologist in the geotechnical investigation will be incorporated into the project design.

In addition, the applicant will comply with the San Mateo regulations for excavating, grading, filling, and clearing (San Mateo County Ordinance Code Section 8600 et seq.) by applying for a Grading Permit and implementing the BMPs therein.

Findings:
Changes or alterations have been required in, or incorporated into, the Project which would avoid or substantially lessen the significant environmental effects identified in the EIR.

Mitigation Measure 4.4-2a:

Grading and building designs, including foundation requirements, shall be consistent with the findings of the geotechnical investigation, the California Code of Regulations, and the California Building Code.

Mitigation Measure 4.4-2b:

The applicant shall comply with all recommendations contained within the site-specific geotechnical investigation conducted by Michelucci and Associates (2013) (FEIR; Appendix E).

Mitigation Measure 4.4-2c:

The applicant shall retain a qualified engineering geologist to ensure all grading and installation of fill is performed under the observation of the qualified engineering geologist.

Impact 4.4-3

The Proposed Project could potentially result in shallow landslides due to the depth of unconsolidated colluvium on the project site. The underlying sandstone bedrock of the Franciscan formation is very stable underneath the project site, meaning there is a low probability of deep-seated bedrock landslides. The unconsolidated colluvial material above the bedrock can be very deep in areas (at least a 5-foot depth on average and up to a maximum of 15 feet). Deep, unconsolidated material combined with the steep slopes on the flanks of the knoll can create a shallow landslide hazard. Shallow landslides are typically caused by improper grading and placement of structural fill, loading of the top of a slope, seismic activity, and changes in pore pressure of the soil caused by increased drainage in the slope.

Findings:
Changes or alterations have been required in, or incorporated into, the Project which would avoid or substantially lessen the significant environmental effects identified in the EIR.

Mitigation Measure 4.4-3a:

Implement Condition No. 8.u (Mitigation Measure 4.6-2 from Section 4.6; Hydrology and Water Quality) to ensure that the site stormwater drainage system (including individual systems for each residence) shall not allow discharge of uncontrolled runoff onto the site slopes. Concentrated runoff shall not be allowed to flow over

graded slopes or areas of thick soil, colluviums, or fill. See Condition No. 12 for additional requirements.

Mitigation Measure 4.4-3b:

Implement Condition No. 8.q (Mitigation Measure 4.4-2c) to ensure the recommendations of the geotechnical investigation regarding sub-drains and surface drainage are included in the project design.

Facts in Support of the Findings:

The potentially significant effects would be reduced to less-than-significant levels through implementation of the Mitigation Measures 4.4-1a and b; 4.4-2a, b, and c; and 4.4-3a and b. The rationale for the above finding is set forth in Section 4.4, Geology & Soils, of the EIR. In summary, implementation of these mitigation measures would ensure that geotechnical impacts, as a result of development of the proposed Project, would be less than significant.

HYDROLOGY & WATER QUALITY

Impact 4.6-1

Construction activities could substantially degrade surface water and/or groundwater quality, which could violate water quality standards. Construction of the Proposed Project would involve grading, clearing, and landscaping activities associated with the development of residential units, roadways, and corresponding infrastructure (including potable water lines and storm water and sewage conveyance lines). Construction would result in the temporary disturbance of soil and would expose disturbed areas to potential storm events, which could generate accelerated runoff, localized erosion, and sedimentation of local waterways. Disturbed areas and stockpiled soils exposed to winter rainfall could lead to sediment discharge into surface waters, resulting in a degradation of water quality. In addition, construction equipment and materials have the potential to leak, thereby discharging additional pollutants into local waterways. Pollutants potentially include particulate matter, sediment, oils, and greases and construction supplies such as concrete, paints and adhesives. Changes to drainage patterns resulting from construction activities could result in discharge of these pollutants into surface waterways causing an exceedance of water quality objectives, which could adversely impact beneficial uses of downstream water resources. The Proposed Project is required to comply with the most recent version of the California NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ), which mandates the development and implementation of a SWPPP. Additionally, implementation of the Proposed Project requires obtaining a San Mateo County Grading Permit, which includes the development of a site-specific Erosion and Sediment Control Plan.

Findings:

Changes or alterations have been required in, or incorporated into, the Project which would avoid or substantially lessen the significant environmental effects identified in the EIR.

Mitigation Measure 4.6-1:

The applicant shall comply with the State Water Resources Control Board (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Stormwater Runoff Associated with Construction Activity (General Permit). The SWRCB requires that all construction sites have adequate control measures to reduce the discharge of sediment and other pollutants to streams to ensure compliance with Section 303 of the Clean Water Act. To comply with the NPDES permit, the applicant will file a Notice of Intent with the SWRCB and prepare a SWPPP prior to construction, which includes a detailed, site-specific listing of the potential sources of stormwater pollution; pollution prevention measures (erosion and sediment control measures and measures to control non-stormwater discharges and hazardous spills) to include a description of the type and location of erosion and sediment control BMPs to be implemented at the project site; and a BMPs monitoring and maintenance schedule to determine the amount of pollutants leaving the proposed project site. A copy of the SWPPP must be current and remain on the project site. Control measures are required prior to and throughout the rainy season. Water quality BMPs identified in the SWPPP shall include, but are not limited to, the following:

- Temporary erosion control measures (such as silt fences, staked straw bales, and temporary revegetation) shall be employed for disturbed areas. No disturbed surfaces will be left without erosion control measures in place during the winter and spring months.
- Sediment shall be retained on-site by detention basins, on-site sediment traps, or other appropriate measures.
- A spill prevention and countermeasure plan shall be developed which would identify proper storage, collection, and disposal measures for potential pollutants (such as fuel, fertilizers, pesticides, etc.) used on-site. The plan shall also require the proper storage, handling, use, and disposal of petroleum products.
- Construction activities shall be scheduled to minimize land disturbance during peak runoff periods and to the immediate area required for construction. Soil conservation practices shall be completed during the fall or late winter to reduce erosion during spring runoff. Existing vegetation will be retained where possible. To the extent feasible, grading activities shall be limited to the immediate area required for construction.
- Surface water runoff shall be controlled by directing flowing water away from critical areas and by reducing runoff velocity. Diversion structures such as terraces, dikes, and ditches shall collect and direct runoff water around vulnerable areas to prepared drainage outlets. Surface roughening, berms, check dams, hay bales, or similar devices shall be used to reduce runoff velocity and erosion.
- Sediment shall be contained when conditions are too extreme for treatment by surface protection. Temporary sediment traps, filter fabric fences, inlet protectors, vegetative filters and buffers, or settling basins shall be used to detain runoff water long enough for sediment particles to settle out.

- Construction materials, including topsoil and chemicals, shall be stored, covered, and isolated to prevent runoff losses and contamination of groundwater.
- Topsoil removed during construction shall be carefully stored and treated as an important resource. Berms shall be placed around topsoil stockpiles to prevent runoff during storm events.
- Establish fuel and vehicle maintenance areas away from all drainage courses and design these areas to control runoff.
- Disturbed areas shall be revegetated after completion of construction activities.
- All necessary permits and approvals shall be obtained.
- Provide sanitary facilities for construction workers.

Impact 4.6-2

Urban runoff resulting from the development of impervious surfaces and urban land uses on the project site have the potential to degrade water quality and violate water quality standards or waste discharge requirements. The Proposed Project has the potential to violate water quality standards during operation. The conversion of land would increase the amount of impervious surfaces, which would alter the existing drainage pattern of the project site and could result in increased runoff flows that could lead to increased soil erosion or sedimentation to local surface waters. During storm events, rainwater collects atmospheric pollutants and, upon surface impact, gathers roadway contaminant deposits including oxygen-consuming constituents, suspended solids/particulates, nutrients, heavy metals, trace organics, and microorganisms. The increase in vehicular traffic and roadway surfaces on the project site would increase the level of contaminants in stormwater runoff. In addition, residential land uses typically result in the use of various household products that often are deposited into the drainage system both directly by pouring oil down a storm drain or indirectly by fertilizer and pesticide runoff into storm drains. Landscaped areas typically result in the use of pesticides, herbicides, and fertilizers. Urban runoff might include waste associated with typical residential uses including: motor oil; grease; paints; solvents; trace metals from pavement runoff; nutrients and bacteria from pet wastes; and landscape maintenance debris that may be mobilized in wet-season storm runoff from housing and roadway areas, parking areas, and in dry-season “nuisance flows” from landscape irrigation. Potential adverse impacts to local surface waters include an exceedance of surface water quality objectives resulting in sedimentation, eutrophication, and accumulation of pollutants in sediments and benthic organisms, and harm to native species.

In Order No. 99-059, adopted July 21, 2004, the SFBRWQCB amended the SMCWPPP NPDES Permit to incorporate specific new development and redevelopment requirements (SFBWQCB, 2004). The requirements apply to development projects that exceed certain thresholds of impervious surface area. Beginning in August 2006, any project that creates at least 10,000 square feet of impervious surface must comply with C.3 Provisions of the NPDES permit. In 2003, the San Mateo Countywide NPDES Municipal Stormwater Discharge Permit (NPDES Permit No. CAS0029921) was amended to include stricter requirements for post-construction stormwater control measures. New development projects, including the Proposed Project, are required by

the NPDES permit to incorporate site design, source control, and treatment measures to the "maximum extent practicable" and to use stormwater control measures that are technically feasible (likely to be effective) and not cost prohibitive, as described in C.3 Provisions of the NPDES permit. Since more than 10,000 square feet of impervious surface would be created by the Proposed Project, the project must comply with C.3 Provisions of the NPDES permit and incorporate various prescribed measures into the project design.

Findings:
Changes or alterations have been required in, or incorporated into, the Project which would avoid or substantially lessen the significant environmental effects identified in the EIR.

Mitigation Measure 4.6-2a:

Prior to the recordation of the final subdivision map, a maintenance agreement shall be developed between the County and the Homeowners Association (HOA) or equivalent entity requiring the HOA or equivalent entity to complete the following tasks and provide the following information on a routine basis. These requirements apply only to the bioretention treatment system area of the project site and are as follows:

- Maintenance of soils and plantings, including routine pruning, mowing, irrigation, replenishment of mulch, weeding, and fertilizing with a slow-release fertilizer with trace elements.
- Removal of obstructions and trash from bioretention areas.
- Use of only pesticides and fertilizers that are accepted within the integrated pest management approach for use in the bioretention areas.
- Repair of erosion at inflow points.
- Monthly review and inspection of bioretention areas for the following:
  - Obstruction of trash,
  - If ponded water is observed, the surface soils shall be removed and replaced and sub-drain systems inspected, and
  - Condition of grasses.
- Distribution of the following:
  - A copy of the stormwater management plans shall be made available to personnel in charge of facility maintenance and shall be distributed to the subcontractor representative engaged in the maintenance or installation of the bioretention system, and
  - Material presented in the integrated pest management program will be made available to personnel in charge of facility maintenance and shall be distributed to the subcontractor representative engaged in the maintenance or installation of the bioretention system.

Mitigation Measure 4.6-2b:

Prior to recordation of the final subdivision map, a maintenance agreement shall be developed between the County and the HOA or equivalent entity requiring the HOA or equivalent entity to complete the following tasks and provide the following

information on a routine basis. These requirements apply to all common areas of the project site and are as follows:

- Drainage inlets shall be inspected monthly and kept clean of any trash that may have accumulated. It is the responsibility of the property manager/owner to have those inspections performed, documented, and any repairs made.
- Landscape areas shall be covered with plants or some type of ground cover to minimize erosion. No areas are to be left as bare dirt that could erode. Mounding slopes shall not exceed two horizontal to one vertical.
- Pesticides and fertilizers shall be stored as hazardous materials and in appropriate packaging; over spraying onto paved areas shall be avoided when applying fertilizers and pesticides. Pesticides and fertilizers shall be prohibited from being stored outside.
- Landscape areas shall be inspected and all trash picked up and obstruction to the drainage flow removed on a monthly basis minimum. The project site shall be designed with efficient irrigation and drainage to reduce pesticide use. Plants shall be selected based on size and situation to reduce maintenance and routine pruning.
- Integrated pest management information shall be provided to the building management.

Mitigation Measure 4.6-2c:

Infiltration systems shall be designed in accordance with the following procedures outlined in the California Stormwater Best Management Practice Handbooks to reduce runoff and restore natural flows to groundwater:

- Biofilters and/or vegetative swale drainage systems will be installed at roof downspouts for all buildings on the project site, allowing sediments and particulates to filter and degrade biologically.
- Structural source controls, such as covers, impermeable surfaces, secondary containment facilities, runoff diversion berms, sediment, and grease traps in parking areas will be installed.
- Designated trash storage areas will be covered to protect bins from rainfall.

Impact 4.6-3

Development of the Proposed Project would substantially alter the existing drainage patterns and may cause flows to exceed the capacity of existing stormwater drainage systems, result in substantial pollution on- or off-site, or result in flooding on-or off-site. Assuming the maximum allowable development footprint would be developed, the Proposed Project will create approximately 2.1 acres of impervious surfaces through construction of residences, driveways, roads, and sidewalks. The existing drainage system on the project site is able to accommodate the current pre-development runoff, with two exceptions. During rainfall events, discharge exceeds the capacity of the stormwater drain pipe that cross Ascension Drive at Enchanted Way (15 inch diameter, 2 percent slope) and the outfall stormwater drain pipe that crosses Polhemus Road (30-inch, 1.3 percent slope). This conclusion was based on hydrological calculations

performed using the Rational Method (Q=C*I*A) for 10-year storm events, as required by the County's "Guidelines for Drainage Review." The Proposed Project would include an on-site stormwater drainage system designed and sized such that runoff from the Proposed Project will be released at pre-development rates. Each individual lot will have its own separate stormwater retention system that will be oversized to accommodate runoff from the on-site private street. The system will meter discharge from each individual lot to the collective on-site storm drainage system, which consists of underground pipes, inlets, drainage structures and retention systems, concrete valley gutters, and a bioretention treatment system. The bioretention treatment system is a CDS hydrodynamic separator runoff treatment device designed to remove as many pollutants as possible, including small sedimentation particles. Given the long retention time of the proposed stormwater retention systems per each individual lot, impacts to the existing system during peak flows will be minimized. However, the system requires regular maintenance to ensure proper performance.

Given the capacity of the proposed stormwater drainage system and ability to delay peak flows, the Proposed Project would have a minimal impact to the existing stormwater drain system. However, the systems are designed for a 10-year event. Should the rainfall exceed that of a 10-year event or should the system become intermittently clogged, the slope of the project site and surrounding areas is such that water will run as overland flow and will drain into the nearby creek and thereby would neither pond on the project site nor flood adjacent properties.

Findings:
Changes or alterations have been required in, or incorporated into, the Project which would avoid or substantially lessen the significant environmental effects identified in the EIR.

Mitigation Measure 4.6-3a:

Prior to the recordation of the final subdivision map, a maintenance agreement shall be developed between the County and the HOA or equivalent entity requiring the HOA or equivalent entity to complete and provide the documentation of annual inspection and cleaning of each of the 19 individual lot storm drainage systems. The inspection shall be performed during the dry season and shall include removal of all trash and obstructions from area drains, cleanouts, and catch basins.

Mitigation Measure 4.6-3b:

The 15-inch diameter stormwater drain pipe flowing at 2 percent that crosses Ascension Drive at Enchanted Way shall be replaced with a 21-inch diameter pipe. The 30-inch diameter stormwater drain pipe flowing at 1.3 percent shall be replaced with a 36-inch diameter pipe sloped at 2 percent. Stormwater drain pipe infrastructure improvements shall adhere to all applicable regulations and ordinances.

Impact 4.6-5

Implementation of the Proposed Project would neither degrade groundwater quality nor substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table. As stated in Section 4.6.2 of the Draft EIR, the project site does not contain a high groundwater table, as evidenced by project site surveys and test borings conducted on the project site. The soils on the project site are well-drained with a high runoff potential, which reduces the ability of the project site to contribute to groundwater recharge of the underlying basin. Increasing impervious surfaces on the project site as a result of implementation of the Proposed Project would not result in a significant decrease in groundwater infiltration. There are no aquifers below the site or in the vicinity of the project site. No pumping activities or drilling of groundwater wells are proposed with the Proposed Project. Potable water demands created by the project would be served by Cal Water, which is ultimately supplied by the Hetch Hetchy Reservoir.

Mitigation Measures 4.6-1, 4.6-2a, and 4.6-2b, which are protective of surface water quality, would also protect groundwater from potential contamination by pollutants. The Proposed Project would not impact groundwater quality.

Findings:
Changes or alterations have been required in, or incorporated into, the Project which would avoid or substantially lessen the significant environmental effects identified in the EIR.

Facts in Support of the Findings:
The potentially significant effects would be reduced to less-than-significant levels through implementation of the Mitigation Measures 4.6-1; 4.6-2a, b, and c; and 4.6-3a and b. The rationale for the above finding is set forth in Section 4.6, Hydrology & Water Quality, of the EIR. Best Management Practices and a Stormwater Pollution Prevention Plan would reduce the amount of pollution from stormwater runoff at Project sites throughout the project site, and impacts to hydrology and water quality would be less than significant.

HAZARDS AND HAZARDOUS MATERIALS

Impact 4.7-1

Construction of the Proposed Project would include the routine transport, storage, and handling of hazardous materials, which have the potential to result in a public health or safety hazard from the accidental release of hazardous materials into the environment. During grading and construction activities, it is anticipated that limited quantities of miscellaneous hazardous substances, such as gasoline, diesel fuel, hydraulic fluid, solvents, oils, paints, etc. would be brought onto the site. Temporary storage units (bulk above-ground storage tanks, 55-gallon drums, sheds/trailers, etc.) would likely be used by various contractors for fueling and maintenance purposes. As with any liquid and solid, the handling and transfer between one container to another has the potential for an accidental release. Construction contractors will be required to comply with

applicable federal and State environmental and workplace safety laws. Adherence to these regulatory requirements would ensure that this impact is less than significant.

Findings:
Changes or alterations have been required in, or incorporated into, the Project which would avoid or substantially lessen the significant environmental effects identified in the EIR.

Mitigation Measure 4.7-1:

The project applicant shall ensure through the enforcement of contractual obligations that all contractors transport, store, and handle construction-required hazardous materials in a manner consistent with relevant regulations and guidelines, including those recommended and enforced by the San Mateo County Planning and Building Department, Office of Environmental Health Services Division, and Office of Emergency Services. Recommendations may include, but are not limited to, transporting and storing materials in appropriate and approved containers, maintaining required clearances, and handling materials using approved protocols.

Impact 4.7-2

Construction of the Proposed Project has the potential to release hazardous materials into the environment through reasonably foreseeable upset or accident conditions, which may create a significant hazard. Underground utilities, such as water, sewer, electrical, and gas lines, may be located in the construction area of the project site. During the initial phases of construction of the Proposed Project, underground utilities could be encountered. Ground disturbance and excavation activities in areas with underground utilities could result in damage to those utilities, increasing the risk for explosion or release of hazardous materials into the environment. This is considered a potentially-significant impact.

Findings:
Changes or alterations have been required in, or incorporated into, the Project which would avoid or substantially lessen the significant environmental effects identified in the EIR.

Mitigation Measure 4.7-2:

The project applicant shall require through contractual obligations that the construction contractor(s) marks the areas planned to be disturbed in white paint and notify Underground Service Alert (USA) one week prior to the beginning of excavation activities. This will be completed so the entire construction area is properly surveyed in order to minimize the risk of exposing or damaging underground utilities. USA provides a free “Dig Alert” service to all excavators (contractors, homeowners and others), in northern California, and will automatically notify all USA Members (utility service providers) who may have underground facilities at their work site. In response, the USA Members will mark or stake the horizontal path of their underground facilities, provide information about, or give

clearance to dig. This service protects excavators from personal injury and underground facilities from being damaged. The utility companies will be responsible for the timely removal or protection of any existing utility facilities located within construction areas.

Impact 4.7-3

The Proposed Project has the potential to expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

Construction
Equipment used during grading and construction activities may create sparks, which could ignite dry grass on the project site. During construction, the use of power tools and acetylene torches may also increase the risk of fire hazard. This risk, similar to that found at other construction sites, is considered potentially significant.

Operation
The project site is located within the San Mateo County (County) Local Responsibility Area (LRA) produced by the California Department of Forestry and Fire Protection (Cal-Fire). The Cal-Fire map designates the project site in a Very High Fire Hazard Severity Zone (VHFHSZ). Any buildings and infrastructure associated with the Proposed Project would be required to meet all applicable fire standards relating to construction quality, equipment access, and fire flow requirements. The County, the Uniform Building Code, and current Cal-Fire regulations adequately address issues related to wildland fires.

Findings:
Changes or alterations have been required in, or incorporated into, the Project which would avoid or substantially lessen the significant environmental effects identified in the EIR.

Mitigation Measure 4.7-3a:
The applicant shall ensure through the enforcement of contractual obligations to be contained within the Subdivision Improvement Agreement (Condition No. 21) that the following measures are implemented by contractors during project construction:

- Staging areas, welding areas, or areas slated for development using spark-producing equipment shall be cleared of dried vegetation or other materials that could serve as fire fuel. To the extent feasible, the contractor shall keep these areas clear of combustible materials in order to maintain a firebreak.
- Any construction equipment that normally includes a spark arrester shall be equipped with an arrester in good working order. This includes, but is not limited to, vehicles, heavy equipment, and chainsaws.

Mitigation Measure 4.7-3b:
The building plans of the proposed project shall be reviewed by a representative from County Fire/Cal-Fire to ensure that regulations in the County's Fire Ordinance are met and the project complies with County Fire/Cal-Fire requirements. The

development of the proposed project shall be in compliance with Chapter 15 of the County General Plan with respect to residential uses adjacent to open space areas where wildfire is a threat, as well as Cal-Fire requirements (Condition No. 49).

Facts in Support of the Findings:
The potentially significant effects would be reduced to less-than-significant levels through implementation of the Mitigation Measures 4.7-1; 4.7-2; and 4.7-3a and b. The rationale for the above finding is set forth in Section 4.7, Hazards and Hazardous Materials, of the EIR. Best Management Practices would prevent the dispersion of hazardous materials on the project site during construction and would prevent wildfires, and impacts related to hazards and hazardous materials would be less than significant.

NOISE AND VIBRATION

Impact 4.8-1

Construction of the Proposed Project has the potential to generate a substantial temporary or periodic noise level greater than existing ambient levels in the project vicinity. Noise levels as a result of construction would cause an exceedance of the County's land use compatibility maximum level of 60 dBA for exterior residential land uses. Because of the nature of construction activities of the Proposed Project and the location of the project site, feasible noise mitigation for consistently reducing the noise levels below the 60-dBA threshold is unavailable. As a result, temporary substantial noise increases associated with project construction would be considered potentially significant. However, in accordance with the County Noise Ordinance 4.88.360, noise from construction activities occurring during the hours specified in Mitigation Measure 4.8-1 is exempt from the 60-dBA noise threshold.

Findings:
Changes or alterations have been required in, or incorporated into, the Project which would avoid or substantially lessen the significant environmental effects identified in the EIR.

Mitigation Measure 4.8-1:
The project applicant shall ensure through contractual agreements to be contained within the Subdivision Improvement Agreement (Condition No. 21) that the following measures are implemented during construction:

- Construction activities shall be limited to occur between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and 9:00 a.m. and 5:00 p.m. on Saturdays. Construction activities shall not occur on Sundays, Thanksgiving, or Christmas. The intent of this measure is to prevent construction activities during the more sensitive time period and minimize the potential for effects.
- Stationary equipment and staging areas shall be located as far as practical from noise-sensitive receptors.

- All construction vehicles or equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and acoustical shields or shrouds, in accordance with manufacturers' recommendations.
- Construction activities shall conform to the following standards: (a) there shall be no start-up of machines or equipment, no delivery of materials or equipment, no cleaning of machines or equipment and no servicing of equipment except during the permitted hours of construction; (b) radios played at high volume, loud talking and other forms of communication constituting a nuisance shall not be permitted.
- The general contractors for all construction activities shall provide a contact number for citizen complaints and a methodology for dealing with such complaints such as designating a noise disturbance coordinator. This noise disturbance coordinator shall receive all public complaints about construction-related noise and vibration, shall be responsible for determining the cause of the complaint, and shall implement any feasible measures to be taken to alleviate the problem. All complaints and resolution of complaints shall be reported to the County weekly.

Facts in Support of the Findings:
The potentially significant effects would be reduced to less-than-significant levels through implementation of the Mitigation Measure 4.8-1. The rationale for the above finding is set forth in Section 4.8, Noise and Vibration, of the EIR. Best Management Practices would reduce the exempt construction noise impact to the extent feasible and resonable.

PUBLIC SERVICES, UTILITIES, AND RECREATION

Impact 4.10-2

The Proposed Project would require the construction of new and the relocation of existing water supply facilities, the construction of which could cause significant environmental effects. The increase in population due to the Proposed Project is consistent with population projections contained in the 2010 Urban Water Management Plan. As discussed in Section 4.10.2 of the Draft EIR, water supply is projected to fall short of water demand in single and multiple dry years. The California Water Service Company (Cal Water) Bayshore District (BSD) (also known as Mid-Peninsula District) anticipates meeting water demands in dry years by implementing its Water Shortage Contingency Plan, which is a series of procedures and outreach strategies designed to reduce customer demand. Mitigation Measure 4.10-2a is included below to ensure that the Proposed Project would comply with the Water Shortage Contingency Plan.

Water from the existing storage tank would be used to supply the proposed development. However, the existing water system does not have adequate pressure to supply peak day and peak hour water demands of the Proposed Project. Additionally, the existing water mains and associated Cal Water easements are located in areas proposed for development of individual residential lots.

Findings:
Changes or alterations have been required in, or incorporated into, the Project which would avoid or substantially lessen the significant environmental effects identified in the EIR.

Mitigation Measure 4.10-2a:

Residents of the proposed project shall comply with all requirements of Cal Water's Water Shortage Contingency Plan as mandated by Cal Water and BSD. These requirements may include, but are not limited to the following that shall be contained within an HOA agreement:

- Voluntarily reduce water consumption at single-family residences;
- Adhere to the minimum allocation given to single-family residential customers or pay penalty rate applied to service bill for use that is in excess of costumer's allocation; and/or
- Comply with orders prohibiting the use of water for specific activities, such as a prohibition of potable water use for landscape irrigation.

Mitigation Measure 4.10-2b:

Pumping facilities shall be installed at the existing water tank owned by Cal Water to provide adequate water pressure for residential and fire protection uses. Cal Water shall be contacted to review pumping facilities design and ensure compliance with applicable standards. The project applicant shall be responsible for covering the cost of the development of these facilities prior to the recordation of the final subdivision map.

Mitigation Measure 4.10-2c:

Two existing water mains shall be relocated such that they are within the right-of-way of the proposed private street or at the property boundary so as to allow ease of maintenance of the water mains. Prior to the issuance of a grading permit "hard card," a new Cal Water easement shall be established that meets with the approval of Cal Water to the project site to replace the existing Cal Water easements. The two water mains include an 8-inch diameter water main connecting the water tank to the water main located on Parrot Drive and a 10-inch diameter water main connecting the water tank to the water main located on Bel Aire Drive.

Impact 4.10-3

The Proposed Project would exceed the wet weather capacity of the wastewater conveyance system and would require upgrades to existing wastewater treatment facilities, the construction of which could cause significant environmental effects. Sewer pipelines within the Town of Hillsborough and the City of San Mateo that would serve the Proposed Project have capacity issues during wet weather events. The additional wastewater generated by the Proposed Project would exacerbate these issues. Additionally, the Proposed Project cannot connect to the sewer system and associated wastewater treatment plant (WWTP) unless the project applicant commits to and completes construction of improvements to reduce inflow and infiltration to the sanitary

sewer system such that the new project would result in a zero net increase of inflow during wet weather events.

Findings:
Changes or alterations have been required in, or incorporated into, the Project which would avoid or substantially lessen the significant environmental effects identified in the EIR.

Mitigation Measure 4.10-3:

> The applicant shall offset the increase in sewer flow generated by the proposed project by reducing the amount of existing Inflow and Infiltration (I&I) into the CSCSD sewer system. The offset amount shall achieve a zero net increase in flow during wet weather events with implementation of the proposed project. This shall be achieved through the construction of improvements to impacted areas of the sewer system, with construction plans subject to CSCSD approval and required to be in compliance with applicable regulatory requirements. Construction of improvements, as approved by the CSCSD, shall be completed prior to the recordation of the final subdivision map.

Impact 4.10-4

The Proposed Project would require the expansion of existing stormwater drainage facilities, the construction of which would cause significant environmental effects. Development of the Proposed Project would substantially alter existing drainage patterns and may cause flows to exceed the capacity of existing stormwater culverts. The existing drainage system on the project site is able to handle the current pre-development runoff, with two exceptions. During rainfall events, discharge exceeds the capacity of the stormwater drain pipe that crosses Ascension Drive at Enchanted Way (15-inch diameter, 2 percent slope) and the outfall stormwater drain pipe that crosses Polhemus Road (30-inch diameter, 1.3 percent slope). Mitigation Measure 4.6-3b is included to increase the capacity of the existing stormwater drainage system and ensure that the construction of such infrastructure upgrades would not result in a significant environmental effect. Furthermore, as discussed in Section 4.6.4 of the Draft EIR, the Proposed Project would include an on-site stormwater drainage system designed and sized such that runoff from the Proposed Project will be released at pre-development rates. Each individual lot will have its own separate stormwater retention system that will meter discharge from each individual lot to the collective on-site storm drainage system. Mitigation Measure 4.6-3a is included to ensure proper maintenance of each lot's individual stormwater retention system. In the cumulative scenario, the amount of stormwater drainage from the Proposed Project would not increase, and other cumulative development projects would be subject to local, State, and federal regulations designed to minimize cumulative impacts, including those impacts related to stormwater drainage.

Findings:

Changes or alterations have been required in, or incorporated into, the Project which would avoid or substantially lessen the significant environmental effects identified in the EIR.

Impact 4.10-5

The Proposed Project would generate a demand for fire protection services, which could require the construction of new or expanded facilities that may cause significant environmental impacts.

Construction
Construction of the Proposed Project would introduce additional potential sources of fire to the project site that could result in the need for fire-fighting services. Construction activities would be temporary in nature and are anticipated to occur periodically over a 27-month period. Equipment used during grading and periodic construction activities may create sparks, which could ignite dry grass on the project site. During construction, the use of power tools and acetylene torches may also increase the risk of fire hazard. In addition, medical emergencies could result from construction-related accidents, which could result in a response from fire protection services. Strict fire and personnel safety requirements and standards, typical of the industry, would be included in the construction contractor's contract. Additionally, implementation of Mitigation Measure 4.7-3 would reduce the risk of wildland fires during construction to a less-than-significant level. Therefore, construction of the Proposed Project would not strain the San Mateo City Fire Department or County Fire/ Cal-Fire such that the construction of new or expanded facilities would be required and the potential impact would be less than significant with mitigation.

Operation
The Proposed Project includes a residential community that would be constructed on a project site that is currently uninhabited and undeveloped open space. Residential uses require a higher level of fire protection services compared to open space, due to the increased number of emergency calls and higher associated fire risk. Increased calls for service could decrease area response times as well as strain fire protection resources, which could result in the need to construct new or expanded facilities to meet demands. The Proposed Project would be designed to minimize service demands on the San Mateo City Fire Department and County Fire/Cal-Fire; these design features include the installation of fire hydrants, access roads without physical barriers, and water service to provide adequate fire flow. Mitigation Measure 4.10-2a, discussed above, would ensure adequate water pressure for fire protection services. All buildings would be built to the current California Building Code and California Fire Code. Additionally, per the alternate materials and methods request of County Fire/Cal-Fire, fire sprinklers for all structures within the proposed development would have a higher discharge thereby further alleviating impacts to fire protection services; Mitigation Measure 4.10-5 is included to ensure installation of this type of fire sprinkler.

Findings:

Changes or alterations have been required in, or incorporated into, the Project which would avoid or substantially lessen the significant environmental effects identified in the EIR.

Mitigation Measure 4.10-5:

The applicant shall ensure that fire sprinklers with appropriate flow rates are installed for all structures that would be developed as a part of the proposed project, per County Fire/Cal-Fire's alternate materials and methods request.

Facts in Support of Findings:

The potentially significant effects would be reduced to less-than-significant levels through implementation of the Mitigation Measures 4.10-2a, b, and c; 4.10-3; and 4.10-5. The rationale for the above finding is set forth in Section 4.10, Public Services, of the EIR. In summary, implementation of these mitigation measures would ensure that impacts of public services as a result of development of the proposed Project would be less than significant.

TRANSPORTATION AND CIRCULATION

Impact 4.11-3

Implementation of the Proposed Project would not conflict with adopted policies, plans, or programs, including those related to safety and performance, regarding public transit, bicycle, and pedestrian facilities but does have the potential develop unsafe pedestrian and bicycle facilities. The Proposed Project would result in an increase in bicycle and pedestrian trips in the vicinity of the project site by residents and visitors. The Proposed Project may also result in an increase in demand for mass transit service. However, the Proposed Project is not anticipated to hinder and would not eliminate any existing bikeways or pedestrian way or interfere with the implementation of the planned bicycle and pedestrian improvements in the project study area. Likewise, the Proposed Project would not interfere with mass transit systems, and the level of transit usage generated by the Proposed Project is not anticipated to exceed the capacity of the available and planned transit system in the project study area and the region. The Proposed Project would provide off-street sidewalks along all new roadways. Such provisions would result in enhanced pedestrian connectivity between the existing neighborhoods to the north and west of the project site. The project is not anticipated to result in unsafe condition for pedestrians and bicyclists; to ensure pedestrians' and bicyclists' safety at night on the project site, Mitigation Measure 4.11-3 is provided.

Findings:

Changes or alterations have been required in, or incorporated into, the Project which would avoid or substantially lessen the significant environmental effects identified in the EIR.

Mitigation Measure 4.11-3:

Either provide street lighting on the private streets to a level of 0.4 minimum maintained average foot-candles with a uniformity ratio of 6:1, average to minimum

or ensure street lighting is consistent with safety standards of the County-governed Bel Aire Lighting District.

Impact 4.11-4

Implementation of the Proposed Project has the potential to substantially increase hazards due to the design of the new private street and proposed intersection with Bel Aire Drive. The Proposed Project includes development of a new private street on the project site to provide access to all proposed residences. The private street would connect with Bel Aire Road at the northern corner of the project site via a new intersection. The paved area of the private street would be approximately 36 feet wide, providing 22 feet for two travel lanes (11 feet per lane) and 14 feet for parallel parking spaces (7 feet per side). Street grades would range from 11 to 19 percent; any street with a slope greater than 15 percent would be constructed of concrete whereas all other streets would be asphalt. Figure 3-6 of the Draft EIR (Private Street Cross Sections) provides a diagram. The private street and intersection would be developed in accordance with applicable County standards. Mitigation Measure 4.11-4 is included to ensure a safe sight distance at the proposed new intersection.

Findings:
Changes or alterations have been required in, or incorporated into, the Project which would avoid or substantially lessen the significant environmental effects identified in the EIR.

Mitigation Measure 4.11-4:

Within the corner sight triangles at the new street intersection, there should be no walls, fencing, or signs that would obstruct visibility. Trees should be planted so as to not create a "wall" effect when viewed at a shallow angle. The type of shrubbery planted within the triangles should be such that it will grow no higher than 3 feet above the adjacent roadway surface. Trees planted within the sight triangle areas should be large enough that the lowest limbs are at least 7 feet above the surface of the adjacent roadway. Street parking should be prohibited within the bounds of the sight triangle, as well as within the fire hammerhead turnarounds.

Facts in Support of Findings:
The potentially significant effects would be reduced to less-than-significant levels through implementation of the Mitigation Measures 4.11-3 and 4.11-4. The rationale for the above finding is set forth in Section 4.11, Transportation and Circulation, of the Draft EIR. In summary, implementation of these mitigation measures would ensure that traffic impacts as a result of development of the Proposed Project would be less than significant.

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