

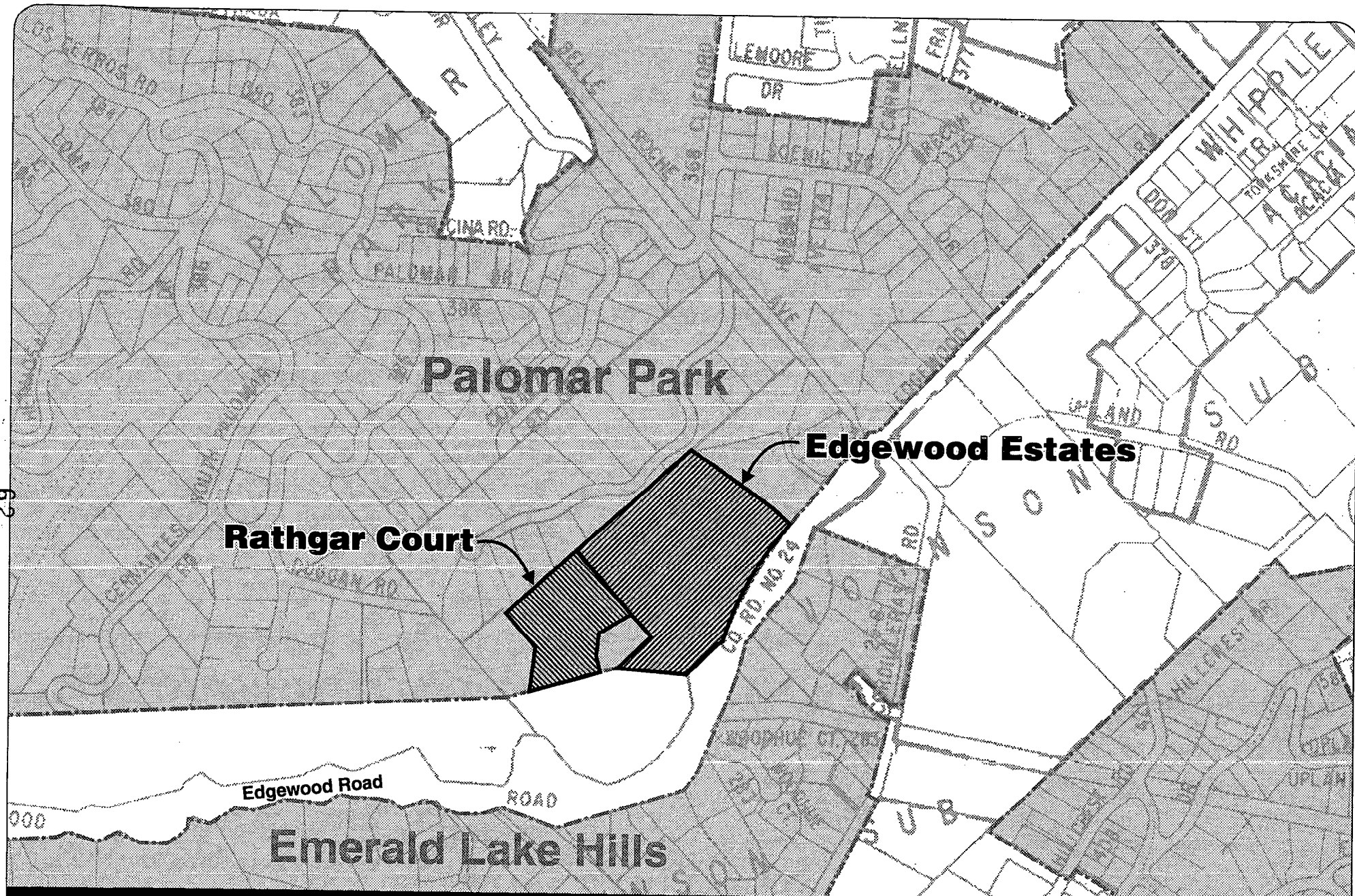
San Mateo County Board of Supervisors

Applicant: Keech, Fellowes

File Numbers: PLN 2000-00746 (Edgewood Estates), PLN 2000-00823 (Rathgar Court)

Attachment: B





San Mateo County Board of Supervisors

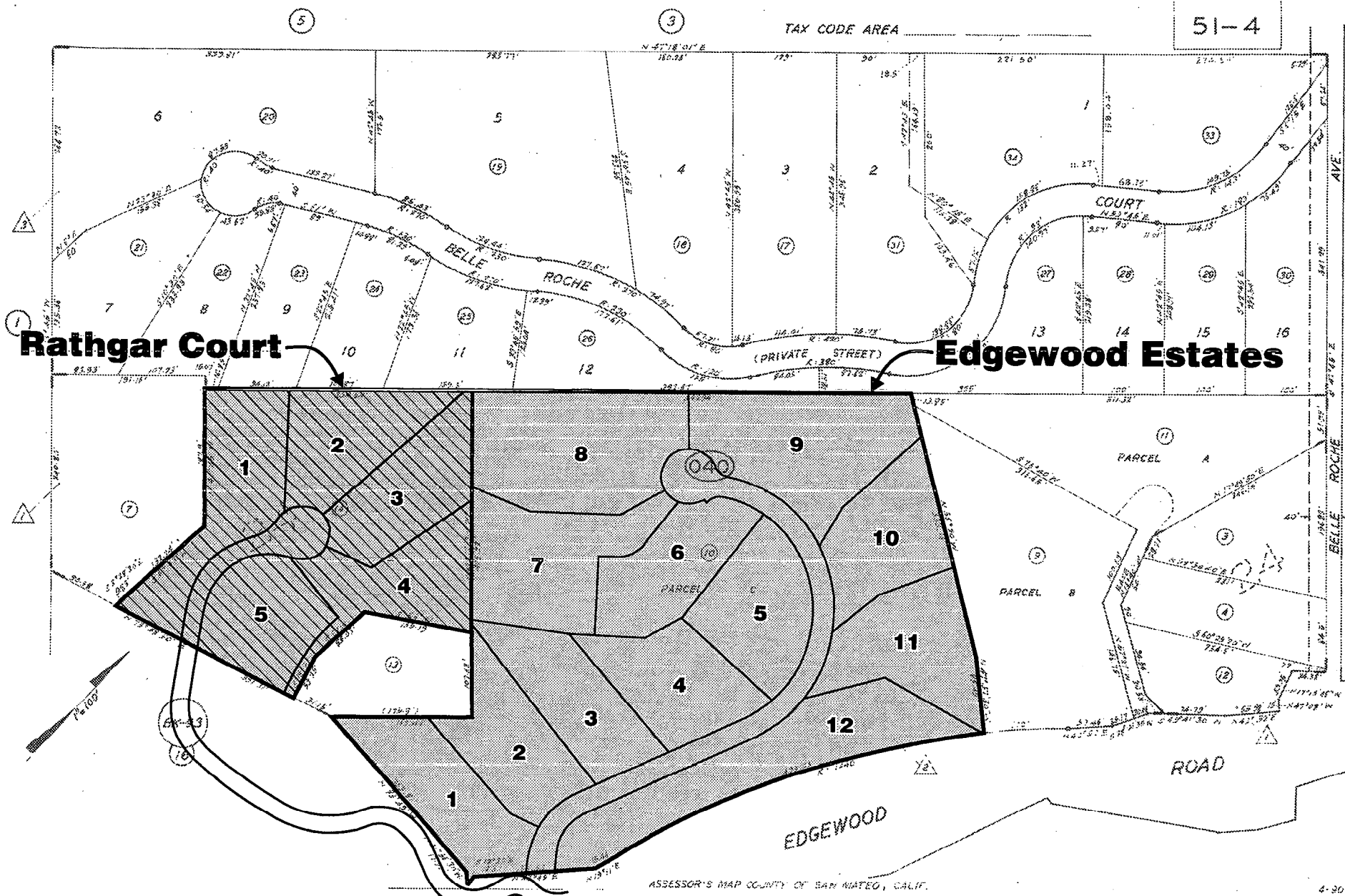
Applicant: Keech, Fellowes

Attachment: B

File Numbers: PLN 2000-00746 (Edgewood Estates), PLN 2000-00823 (Rathgar Court)



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San Mateo County Board of Supervisors

Applicant: Keech, Fellowes

Attachment: B

File Numbers: PLN 2000-00746 (Edgewood Estates), PLN 2000-00823 (Rathgar Court)



R-1/S-91/DR

R-1/S-101/DR

R-1/S-13

Edgewood Road

Existing Zoning
 **Edgewood Estates**

San Mateo County Board of Supervisors

Applicant: Keech

File Numbers: PLN 2000-00746 (Edgewood Estates)

Attachment: C




R-1/S-91/DR

R-1/S-101/DR

R-1/S-13

Edgewood Road

Proposed Zoning
 **Edgewood Estates**

San Mateo County Board of Supervisors

Applicant: Keech

File Numbers: PLN 2000-00746 (Edgewood Estates)

Attachment: D



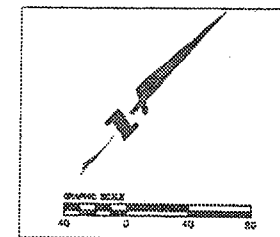
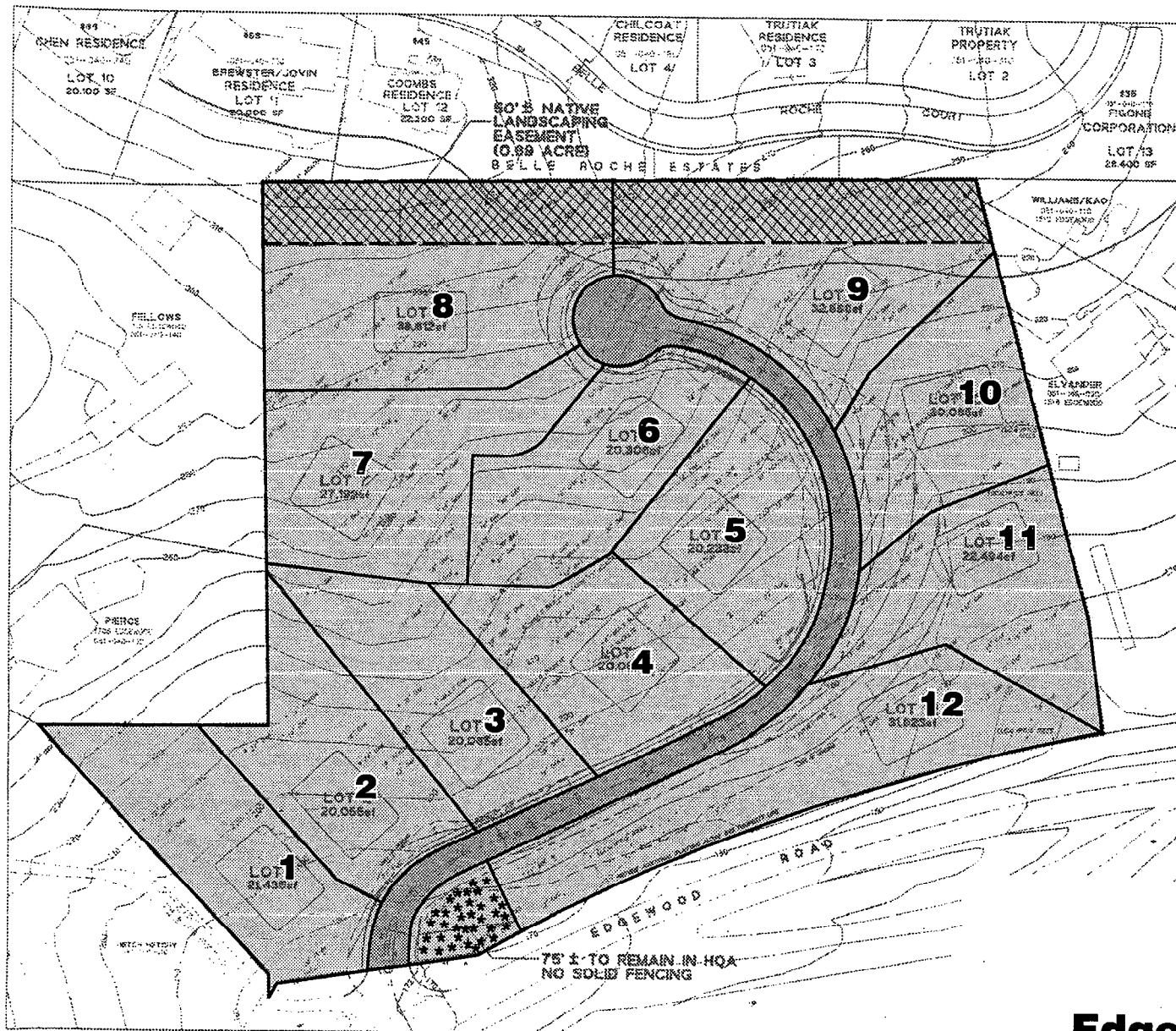


EXHIBIT 1
EDGEWOOD ESTATES
 AS MODIFIED BY
 PLANNING COMMISSION
 12/11/2002

REDUCED TO
 12 LOTS

Edgewood Estates

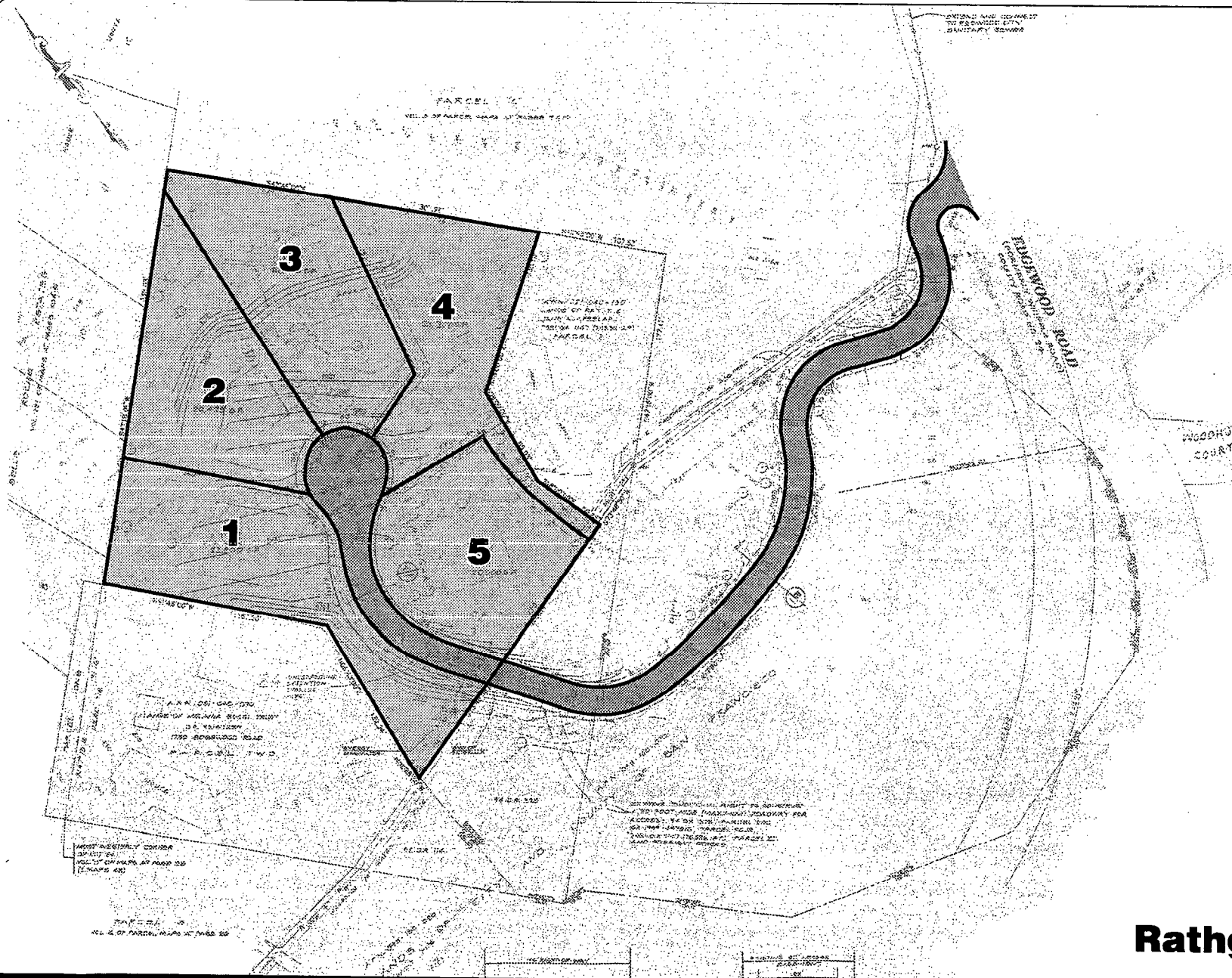
San Mateo County Board of Supervisors

Applicant: Keech

File Numbers: PLN 2000-00746 (Edgewood Estates)

Attachment: E





Rathgar Court

San Mateo County Board of Supervisors

Applicant: Fellowes

Attachment: F

File Numbers: PLN 2000-00823 (Rathgar Court)





The map displays a large area with diagonal hatching, labeled 'Low Density Residential'. Below this, a smaller area with a dot pattern is labeled 'Very Low Density Residential'. The map includes various survey lines, bearings, distances, and parcel numbers (e.g., 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100). A 'PRIVATE STREET' is shown at the top, and 'Edgewood Road' is shown at the bottom right. The map is titled 'Existing General Plan Designations' and 'Edgewood Estates'.

Low Density Residential

Very Low Density Residential

Existing General Plan Designations
Edgewood Estates

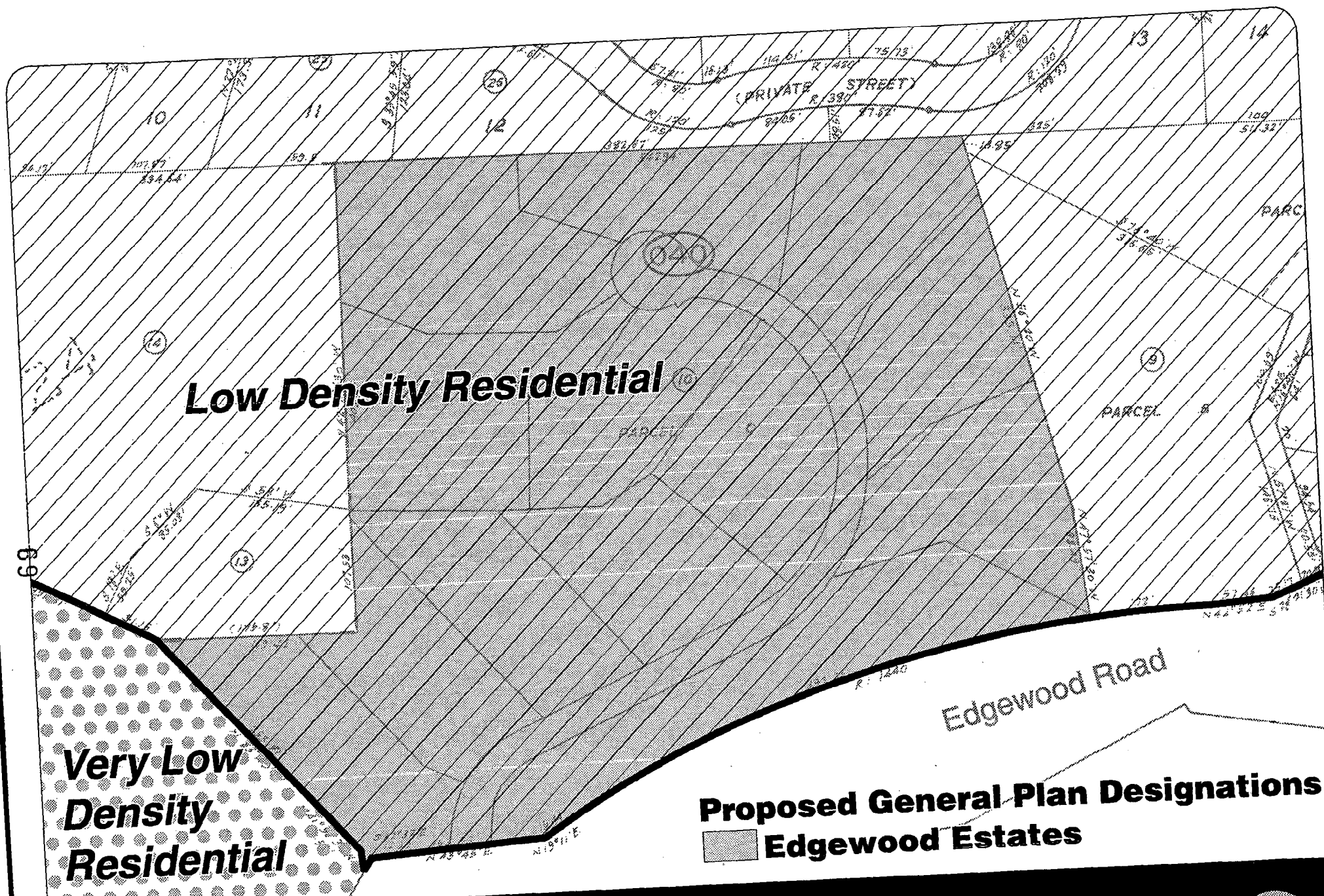
San Mateo County Board of Supervisors

Applicant: Keech

Attachment: G

File Numbers: PLN 2000-00746 (Edgewood Estates)





San Mateo County Board of Supervisors

Applicant: Keech

File Numbers: PLN 2000-00746 (Edgewood Estates)

Attachment: H



RESOLUTION NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

**RESOLUTION TO AMEND THE SAN MATEO COUNTY GENERAL PLAN
LAND USE MAP, AFFECTING A PORTION OF AN EXISTING PARCEL
ON EDGEWOOD ROAD WITHIN THE PALOMAR PARK COMMUNITY OF
UNINCORPORATED SAN MATEO COUNTY, FROM VERY LOW DENSITY
RESIDENTIAL TO LOW DENSITY RESIDENTIAL, MAKING FINDINGS WITH
RESPECT THERETO, AND APPROVING THE AMENDMENT**

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California, that:

WHEREAS, in 1986, the Board of Supervisors adopted the County General Plan, which included the two land use designations: "Very Low Density Residential", and "Low Density Residential"; and identified Palomar Park as an urban neighborhood; and

WHEREAS, an application has been submitted for approval of a subdivision of one legal parcel totaling 7.5 acres into twelve parcels located at 1520 Edgewood Road in the unincorporated Palomar Park on lands which have been designated both Very Low Density Residential and Low Density Residential; and

WHEREAS, in order to approve the subdivision as submitted, it is necessary to amend the General Plan Map to change the land use designation from Very Low Density Residential to Low Density Residential for the southern portion of the parcel; and

WHEREAS, in a public hearing held on December 11, 2002, the County Planning Commission reviewed the staff report and heard oral testimony on the issue of adoption of the subject General Plan Amendment; and

WHEREAS, in a public hearing held on December 11, 2002, the County Planning Commission found that the subject General Plan Amendment will not have a significant effect on the environment by certifying the Environmental Impact Report as complete, correct and adequate, and that it was prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines; and

WHEREAS, in a public hearing held on December 11, 2002, the County Planning Commission recommended to your Board that the County General Plan Land Use Map be amended from Very Low Density Residential to Low Density Residential for the southern portion of the subject parcel; and

WHEREAS, that the amendment of the subject property's General Plan designation from Very Low Density Residential to Low Density Residential is in accordance with the applicable density criteria and policies of the General Plan.

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the San Mateo County Board of Supervisors hereby approves the proposed General Plan Amendment based on its review and consideration of all evidence in the record and hereby amends the General Plan designation, as shown on the attached map.

* * * * *

SB:fc - SMBM1673_WFS.DOC
(1/13/03)

ORDINANCE NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING SECTION 6115 OF CHAPTER 2, PART ONE, DIVISION VI OF THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) TO REVISE A PORTION OF ZONING MAP 051, BLOCK 040, PARCEL 100, FROM R-1/S-13, SINGLE-FAMILY RESIDENTIAL/5-ACRE MINIMUM LOT SIZE, TO R-1/S-101/DR, SINGLE-FAMILY RESIDENTIAL/20,000 SQ. FT. MINIMUM LOT SIZE

The Board of Supervisors of the County of San Mateo, State of California, DO ORDAIN as follows:

SECTION 1. Section 6115 of Chapter 2, Part One, Division VI of the San Mateo County Ordinance Code is hereby amended to revise a portion of Zoning Map 051, Block 040, Parcel 100 from R-1/S-13 (Single-Family Residential/5-acre minimum lot size), to R-1/S-101/DR (Single-Family Residential/20,000 sq. ft. minimum lot size), as set forth in Exhibit A (attached hereto) and incorporated herein by reference.

SECTION 2. This ordinance shall be in full force and effect thirty (30) days after its passage.

SB:fc – SMBM1672_WFQ.DOC
(1/13/03)

San Mateo County Environmental Services Agency

Planning and Building Division

County Government Center • 590 Hamilton St. • Redwood City CA 94063
Mail Drop PLN 122 • 415 • 363 • 4161

Application for Appeal

☐ To the Planning Commission

☒ To the Board of Supervisors

1. Appellant Information

Name: COMMITTEE TO KEEP EDGEWOOD SAFE

& SCENIC

Phone, W: 367-8208 H: 367-6092

Address: 107 Montalvo Rd.

Redwood City, CA.

Zip: 94062

2. Appeal Information

Permit Numbers involved:

PLN 2000-00823 (Rathgar Court/Fellowes)

PLN 2000-00746 (Edgewood Estates/Keech)

EIR & MAJOR SUBDIVISION & GRADING
hereby appeal the decision of the:

☐ Staff or Planning Director

☐ Zoning Hearing Officer

☐ Design Review Committee

☒ Planning Commission

made on Dec. 11 2002
199 to approve/deny
the above-listed permit applications.

I have read and understood the attached information
regarding appeal process and alternatives.

☒ yes

☐ no

Appellant's Signature:

Phyllis J. Anderson

Date: Dec. 23, 2002

3. Basis for Appeal

Planning staff will prepare a report based on your appeal. In order to facilitate this, your precise objections are needed. For example: Do you wish the decision reversed? If so, why? Do you object to certain conditions of approval? If so, then which conditions and why?

Please refer to attached 3-page statement + 3 attachments.

We appeal Certification of the EIR and the Approval of the Major Subdivision and Grading Permit for County File Number PLN 2000-00823, Rathgar Court/Fellowes and the recommendation to Certify the EIR and Approve the Major Subdivision and Grading Permit for County File Number PLN 2000-00746, Edgewood Estates, Keech, and ask that additional conditions and opportunity for public comment be required, for the following reasons:

I. INADEQUATE FIRE SAFETY ACCESS ROAD, AND NO EMERGENCY EXIT:

The road access requirement in the EIR and staff report is incorrect. The proposed 900 foot Rathgar Court and 800 foot Edgewood Estates cul-de-sacs do not comply with San Mateo County Fire Ordinance, Section 3435.8(b) (attachment A): "In any hazardous fire area of San Mateo County no dead end or cul-de-sac roadway shall exceed 600 feet in length."

- Earlier subdivisions of this size have been required to provide an alternate emergency safety access at the closed end of the cul-de-sac (Belle Roche, Edgewood Canyon). Earlier plans for Edgewood Estates showed such an emergency exit into Belle Roche or a connection to Rathgar Court.
- Connecting the two cul-de-sacs would have the additional benefit of linking the two projects into one community, instead of creating two isolated areas requiring two more Home Owners Associations.

II. TOO UNDEFINED PLANS FOR STORM DRAINAGE:

Potential drainage problems on this sloped site are so significant that 27 of 131 mitigation measures required for Rathgar Court alone take a stab at solving the problems.

The Staff Answer to Neil Cullen's concerns (FEIR, page II-6 c),: "Home Owners Associations (plural) would be responsible" is not specific enough to assure mitigation; nor answer his query how often and who.

Residents on Scenic Drive have experienced mold and other problems from the flooding that commonly results when storm drain maintenance is forgotten by homeowners upslope.

We request drainage mitigation measures be defined more precisely, including but not limited to:

- A) property CC&R's require the Home Owners Association to provide professional maintenance, & to indicate how often or when those clean-outs must be;
- B) how possible overflows will be channeled be more clearly defined;
- C) mitigation measures must show how plans will comply with new regulations from the Regional Water Quality Control Board that take effect March 10, 2003.

III. COMPETING JURISDICTIONS FOR OVERSIGHT OF MITIGATION MEASURES

The proposed method of waste disposal, requiring an Outside Sewer Service Agreement with San Carlos, puts present and future owners of the development under the jurisdiction of the City of San Carlos and a fire department that is not the one serving the site for what may be five years or more prior to giving property owners any voting rights in San Carlos (attachment B, Section 43 and 43d)

The proposed plan for the subdivision sewers is to connect to the County's Scenic Heights Sanitation District.

The County General Plan appears to call for septic systems in Palomar Park.

If the County finds it necessary to require sewers instead, we request that

- the County negotiate for additional service capacity, as it has in the past for other properties. Surely this can and should be structured to keep residents clearly under one jurisdiction until annexation can occur legally, and to retain property owner's rights to vote without restrictions when annexation does become a legal option.

IV. PLANS TO MITIGATE TRAFFIC IMPACTS ON EDGEWOOD ROAD NOT SUFFICIENT:

Rathgar mitigation measure #13 requires that the eastbound left-turn pocket at the entry provide only 50 feet of vehicle storage capacity and an acceleration lane of no specific length in the opposite direction. The community understood it was to be 100 feet in both directions, and questions whether those lengths are safe.

The EIR does not appear to address the need for mitigation measures to deal with the inevitable traffic snarls at peak hours upon the addition of a fleet of large construction vehicles.

We request that traffic issues be addressed more fully before approving the EIR and grading plans, including but not limited to requiring the following for public review :

- A) maps showing the lengths, position, and relationships of all left and right turn lanes, existing and proposed, for Edgewood Road, from Scenic to Crestview;
- B) maps showing the entry to the project, and the position of proposed gates;
- C) mitigation plans prohibiting construction traffic to and from the site during peak hours

V. AESTHETIC IMPACT ON EDGEWOOD ROAD AND NEIGHBORS

NOT ADEQUATELY MITIGATED:

Providing a safe entrance and emergency access to Rathgar Court or Edgewood Estates requires substantial grading, and removal and damage to existing trees and vegetation.

Mitigation measures required for similar significant aesthetic impacts in Edgewood Canyon subdivision nearby, an area far less prominent to the public than this site, were far more numerous and detailed (attachment C).

To assure that Edgewood Road continues to provide "outstanding views of natural landscapes and attractive man-made development" as designated in the county's General Plan,

We request that the County require equally detailed and effective mitigation for Rathgar Estates and Edgewood Canyon, including but not limited to:

- A) a landscape professional a) acceptable to the community, and b) who has demonstrated successful experience with native plant restoration in similar settings of the greater bay area, to plan and oversee the finished appearance of all drainage and grading visible from Edgewood Road or neighboring properties.
- B) the attached conditions of approval for Edgewood Canyon, particularly numbers 39, 43-48, 50-51, 58, and others that are appropriate.

VI. POTENTIAL TAKING OF ASSETS FROM ENCIRCLED HOMEOWNER NOT ADDRESSED

Both together and separately, the proposed developments involve a substantial taking of assets from the family owning the encircled property. Required mitigation measures involve future CC&R's to maintain drainage, roads, grassland and entry easements. Staff recommends that the center property be included in the outside sewer agreement, requiring substantial construction and ongoing fees. Common sense says that a property surrounded by heavy construction for the foreseeable future will not sell easily or for full value.

The purpose of all these improvements is to benefit owners of the proposed developments; existing homeowners have already paid for septic systems and other facilities.

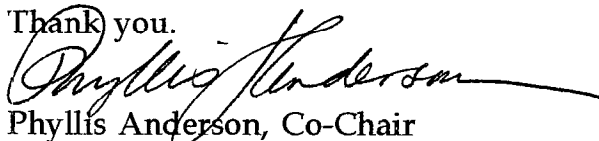
Neither the EIR nor the subdivision or other documents to date define the encircled homeowners financial responsibilities in regard to the CC&R's or sewer, nor is any mitigation of these economic impacts proposed in these documents.

- We request that the county require appropriate mitigation of the financial and aesthetic impacts for the surrounded property owner.

Additional information may be forwarded by early January.

Residents of Palomar Park and the Edgewood corridor are ready and willing to work with the developers and with County Staff to resolve these issues.

Thank you.



Phyllis Anderson, Co-Chair

Committee to Keep Edgewood Safe & Scenic

SAN MATEO COUNTY FIRE ORDINANCE

- (g) The provisions of this Section shall be required as part of the building permit, and the provisions of this Section shall be met and approved of by the County Fire Warden before a Certificate of Occupancy is issued by the Building Official.

Section 3435.6. REDUCING PROTECTION REQUIREMENT. Upon written request by the applicant the approving body, in reviewing a land division map, may reduce the fire protection requirements of Section 3435.1. or 3435.5. if it determines that:

- (a) The granting of the reduction will not be detrimental to the public safety or welfare or be injurious to the other property in the vicinity, and
- (b) The County Fire Warden has not objected to the request for the reduction. Application for exceptions shall be made in writing stating fully the reasons and justification for the requested exceptions and shall be filed with the map.

Section 3435.7. WATER TANKS FILLED. All water storage tanks and other approved storage facilities built or placed to meet the fire protection requirements of Section 3435.5. shall at all times have water completely filling the storage area designated for fire protection purposes only. Water will at all times be readily available from the fire department connection and tank.

Section 3435.8. ACCESS. No minor or major land division shall be approved or filed until the County Fire Warden certifies that it complies with the following traffic access and circulation patterns unless otherwise approved by the Planning Commission or the Board of Supervisors. For the purposes of this Section, roadway shall mean any highway or private street improved or designated or ordinarily used for vehicle traffic.

- (a) No dead-end or cul-de-sac roadway shall exceed 1000 feet in length.
- (b) In any hazardous fire area of San Mateo County no dead-end or cul-de-sac roadway shall exceed 600 feet in length.
- (c) All dead-end roadways shall be appropriately marked.
- (d) All dead-end roadways shall be terminated by a turn-around of not less than 75 feet in diameter. If ample off-roadway parking is provided the County Fire Warden may reduce the above figure appropriately.
- (e) Metal signs of a size approved by the County Fire Warden with the designation FIRE ESCAPE ROUTE shall be placed in all locations specified by the County Fire Warden.

- (f) When only one means of access exists to the land to be divided and the County Fire Warden has requested an alternate means of access, an alternate means of access or other fire safety measures approved by the County Fire Warden shall be provided by the land divider.

Section 3435.9. ADDRESSES. All buildings that have a street address shall have the number of that address on the building, curb, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily visible from the street.

Section 3435.10. PRIVATE STREET SIGNS. Private roads and streets shall be signed by land owners if the street or road name has been approved by the San Mateo County Zoning Hearing Officer.

Section 3435.11. PUBLIC STREET SIGNS. All public streets shall have street signs at each intersection.

Article 7. FIRE PROTECTION REQUIREMENTS FOR BUILDING REPAIR AND MAINTENANCE OF FIRE PROTECTION SYSTEMS AND APPLIANCES.

Section 3436.0. FIRE APPLIANCES. The County Fire Warden shall designate the type and number of fire appliances to be installed and maintained in and upon all buildings and premises in the unincorporated areas of the County of San Mateo in accordance with the provisions of this Ordinance.

Section 3436.1. EXTRA HAZARDOUS OCCUPANCIES. In extra hazardous occupancies or in occupancies where access for fire apparatus is unduly difficult additional safeguards may be required consisting of additional fire appliance units, more than one type of appliance, or special system suitable for the protection of the hazard involved. These appliances and systems may consist of, but shall not be limited to, automatic fire alarm systems, automatic sprinkler or water spray systems, standpipe and hose, fixed or portable fire extinguishers, suitable asbestos blankets, breathing apparatus, manual or automatic covers, or carbon dioxide, foam or other special fire-extinguishing systems.

Section 3436.2. FIRE FLOW.

- (a) The fire flow required before any building may be constructed within the unincorporated area of the County of San Mateo shall be set by the County Fire Warden. In setting the requirements for fire flow, the County Fire Warden shall use as a guide the standards published by the Insurance Services Office in the current publication of their pamphlet entitled "Guide for Determination of Required Fire Flow".
- (b) All required fire flows may be provided by any combination of on-site or off-site facilities.

Attachment
Exhibit "B"

8/13/01

ADOPTED RESIDENTIAL ANNEXATION POLICIES

POLICIES APPLICABLE TO ALL RESIDENTIAL ANNEXATION APPLICATIONS

GENERAL REQUIREMENTS AND POLICIES:

27. The City shall endeavor to retain the neighborhood character of the residential areas it annexes as defined by the existing neighborhood buildings and facilities and the residents desires.
28. Parcels proposed for annexation to the City shall be rezoned. Rezoning shall remain the same for two years after annexation. To retain the existing character of the area, rezoning shall not allow lot sizes smaller than that allowed under County zoning standards. Where County zoning restricts land uses to single family dwellings and second dwelling units, City rezoning shall also restrict land uses to single family dwellings and second dwelling units.
29. Prior to annexation of parcels, public services and facilities, including drainage facilities meeting City standards shall be installed or provisions for their installation shall have been made to the satisfaction of the City Engineer. Public services and utilities include:
 - a. Construction and acceptance of improvements shall be completed prior to issuance of Building Permits or sewer connections.
 - b. Construction of streets meeting City subdivision rural street standards from the terminus of City streets currently meeting City standards to and throughout the subdivision. Where possible and appropriate and subject to environmental, health and safety considerations, rural road standards shall apply. Reimbursement agreements may be used to reimburse the developer for installation of portions of the street which is the responsibility of the owner of abutting unimproved lands at the time of their development. Private streets and facilities satisfactory to the City Engineer with adequate provision for their maintenance may be acceptable in lieu of public streets and facilities.
 - c. All new development on land tributary to Cordilleras Creek shall include provision for management of storm drainage in a manner which maintains runoff quantities equal to or less than the runoff quantity in its predeveloped conditions.
 - d. Street lights shall not be required to be installed in areas where they do not currently exist unless requested and paid for by the petitioners.

30. Annexed residential development shall comply with all Residential Land Use and Public and Quasi-Public Land Use General Plan Policies.
31. The Environmental Impact Report for the Upper Pulgas Creek Drainage Basin Assessment District shall be a Master Environmental Impact Report for the drainage basin. Cost of the EIR is paid by developers on a prorata basis at the time of building permit issuance or subdivision map recordation, whichever occurs first. The City may require a Mitigated Negative Declaration or supplemental EIR to address site specific environmental impacts such as traffic, geology, vegetation, wildlife and grading impacts.
32. The parcels are contiguous to parcels located in the City of San Carlos and contiguous to public streets or to improved private streets where the maintenance, satisfactory to the Director of Public Works, is provided by a homeowners' association or other acceptable method.
33. The parcels are connected to the City's sanitary sewer system or can be connected to the City's sewer to the satisfaction of the City Engineer. All costs of installation of new sewer systems and laterals shall be at the homeowner's expense including inspection, plan check fees, other city fees and annual sewer service charges. Policy 37 shall apply to such parcels.
34. The property is within the LAFCO adopted Sphere of Influence of San Carlos.
35. The City may impose such reasonable conditions or restrictions as it deems necessary to secure the purpose of the City's General Plan and Municipal Code and to assure operation of the use in a manner compatible with existing and potential uses of adjoining properties and in the general vicinity, and may require guarantees and evidence that such conditions are being, or will be, complied with.

ANNEXATION POLICIES APPLICABLE TO DEVELOPED PROPERTIES

36. The City shall not support annexation of developed parcels unless they meet the following criteria:
 - a. The structures on the parcels shall comply with the Building Codes in effect at the time the structures were constructed. A Code compliance evaluation prepared by a licensed Civil Engineer or Architect shall be submitted to the San Carlos Building Department for review and approval prior to annexation.
 - b. Where a few infill vacant lots (hereinafter "Infill Lots") exist in areas that are substantially developed, and such Infill Lots are not immediately adjacent to the City boundaries, annexation may be supported where the following criteria are met:

- i. The Infill lots are in an area that is substantially developed as determined by the Director of Planning and the Director of Public Works.
- ii. The Infill Lots are not in common ownership with adjacent developed or undeveloped parcels on August 13, 2001 or are greater than 20,000 square feet in area.
- iii. The Infill Lots were created legally.
- iv. Development proposed on the Infill Lots will meet minimum standards for the zoning district to which the Infill Lots are rezoned.
- v. Development on the Infill Lots will meet the maximum floor area standards for hillside development as set forth in the Table immediately below.

Table for Hillside Development*

Average Cross slope of Project Site (%)	Floor Area as a Percent of Total Lot Area
0 - 4.9	40
5 - 19.9	30
20 - 29.9	25
30 +	20

* Regardless of average cross slope, a minimum of 2500 square feet of floor area (including garages) may be developed.

37. Developed properties with existing, properly functioning septic tank-drain field systems shall not be required to connect to a newly installed sewer line until one of the following events occurs and at that time shall be required to connect:
- a. Upon sale of the property that triggers an assessment of the County Tax Assessor, or
 - b. Upon determination by the San Mateo County Environmental Health Division that the existing septic system cannot function properly or cannot be expanded to accommodate the use.
 - c. Failed septic systems shall not be replaced with another septic system.

ANNEXATION POLICIES APPLICABLE TO UNDEVELOPED AREAS

38. The City shall not support annexation of undeveloped areas containing several parcels unless the proposals are in substantial compliance with the following criteria:
- a. All existing or proposed lots within the territory proposed for annexation shall substantially comply with the lot size standards of the City's Subdivision Ordinance and slope density standards of Policy 11 above or provisions have been made to achieve compliance. In order to retain the existing character of the area, lot sizes shall be no smaller than that allowed under former County zoning standards on the date of annexation.
 - b. An exception to the lot size requirements of Policy 11 above may be permitted by clustering of single family detached homes when properties are zoned P-C. In such cases, the density may not exceed the density permitted by the lot size standards of the San Carlos Subdivision Ordinance. Further, the provisions related to portions of the development that must remain upgraded shall apply. Only the lot size requirements may vary. In such case, the minimum lot size shall be 10,000 square feet.

OUTSIDE SEWER SERVICE AGREEMENT POLICIES

39. The City shall endeavor to retain the neighborhood character of the residential areas where outside sewer service agreements are approved as defined by the existing neighborhood buildings and facilities and the residents desires.
40. Residential development shall comply with all Residential Land Use and Public and Quasi-Public Land Use General Plan Policies.
41. Priority will be given to properties with failing septic tanks upon submittal of certification from the County Department of Environmental Health that a dangerous public health problem exists, no other on-site disposal system is feasible, and that the only available remedy is connection to an existing public sewer system.
42. The City of San Carlos may permit developed properties with only one primary single family residence on each property, located in the unincorporated areas within the City of San Carlos Sphere of Influence, to connect to the appropriate sewer system upon submittal of the documentation listed below.
- a. All existing or proposed undeveloped lots within the parcels or subdivision shall substantially comply with the lot size standards of the City's Subdivision Ordinances and slope density standard of Policy 11 above or provisions have been made to achieve compliance. In addition, to retain the existing character of the area, lot sizes shall be no smaller than that allowed under County zoning standards on the date of annexation.

- b. An exception to the lot size requirements of Policy 11 above may be permitted by clustering of single family detached homes when properties are zoned P-C. In such cases, the density may not exceed the density permitted by the lot size standards of the San Carlos Subdivision Ordinance. Further, the provisions related to portions of the development that must remain upgraded shall apply. Only the lot size requirements may vary. In such case, the minimum lot size shall be 10,000 square feet.
- c. Where a few infill vacant lots (hereinafter "Infill Lots") exist in areas that are substantially developed, such Infill Lots may be included in areas covered by outside Sewer Service Agreements where the criteria below are met. In such cases Policy 42.a. shall not apply.
- i. The Infill Lots are in an area that is substantially developed as determined by the Director of Planning and the Director of Public Works.
 - ii. The area is rezoned.
 - iii. The Infill Lots are not in common ownership with adjacent developed or undeveloped parcels on August 13, 2001 or are greater than 20,000 square feet in area.
 - iv. The Infill Lots were created legally.
 - v. Development proposed on the Infill Lots will meet minimum standards for the zoning district to which the Infill Lots are rezoned.
 - vi. Development on the Infill Lots will meet the maximum floor area standards for hillside development as set forth in the Table immediately below."

Table for Hillside Development*

Average Cross slope of Project Site (%)	Floor Area as a Percent of Total Lot Area
0 - 4.9	40
5 - 19.9	30
20 - 29.9	25
30 +	20

* Regardless of average cross slope, a minimum of 2500 square feet of floor area (including garages) may be developed.

43. Prior to the execution of the outside sewer services agreement, public services and facilities, including drainage facilities meeting City standards shall be installed or provisions for their installation shall have been made to the satisfaction of the City Engineer. Public services and utilities include:

- a. Construction and acceptance of improvements shall be completed prior to issuance of Building Permits or sewer connections.
 - b. Construction of streets meeting City subdivision rural street standards from the terminus of City streets currently meeting City standards to and throughout the subdivision. Where possible and appropriate and subject to environmental, health and safety considerations, rural road standards shall apply. Reimbursement agreements may be used to reimburse the developer for installation of portions of the street which is the responsibility of the owner of abutting unimproved lands at the time of their development. Private streets and facilities satisfactory to the City Engineer with adequate provision for their maintenance may be acceptable in lieu of public streets and facilities.
 - c. All new development on land tributary to Cordilleras Creek shall include provision for management of storm drainage in a manner which maintains runoff quantities equal to or less than the runoff quantity in its predeveloped conditions.
 - d. All new buildings and structures constructed on the parcels shall be constructed in accordance with the provisions of the San Carlos Municipal Code and the ordinances of the South County Fire Authority. The City shall request San Mateo County to grant plan check and building inspection authority to the City of San Carlos for all such buildings and structures. Provision has been made for the payment of all planning and building permit fees, including the Below Market Rate In-lieu housing fees, to the City of San Carlos as a condition of Building Permit issuance.
44. Submittal of certification from the Local Agency Formation Commission staff that annexation of the parcel would not be possible due to non-compliance with City, County or LAFCO policies.
45. The City and all parties with a right, title, or interest in the property have entered into and Irrevocable Agreement to Annex to San Carlos at such time as the property becomes contiguous or otherwise capable of annexing to San Carlos. The form of such Irrevocable Agreement to Annex shall be satisfactory to the City Attorney and shall be binding on all future owners and parties of interest.
46. The property owner has recorded a deed restriction with City notification procedures, on the property specifying that the property can only be re-subdivided in accordance with the San Carlos Subdivision Ordinance standards, and no additional sewer connection can be requested without annexation to the City of San Carlos.
47. Payment of all sewer connection fees and other fees associated with the connection. The County shall agree to collect the annual sewer service charges, and reimburse the City.

48. The subject parcel shall annex into any available sanitation district at the time of the sewer connection request, and all appropriate fees shall be paid. Such annexation shall only be applicable to those parcels in the vicinity of such a district and annexation is feasible as determined by the Director of Public Works.
49. The applicant shall be responsible for all fees involved in the preparation of the all agreements, including reimbursement agreements and outside sewer service agreements.
50. The City shall reserve the right to deny the request for a sewer hook-up if it is found that the need for the connection (s) was caused by an illegal subdivision.
51. The property is within the LAFCO adopted Sphere of Influence of San Carlos but is not currently contiguous to the San Carlos city limits or otherwise capable of annexing to San Carlos.
52. The Planning Director and Public Works Director have made a written determination that annexation of the property is likely to occur within five years of the date of the outside service agreement.
53. The City and all parties with a right, title or interest in the property have entered into an Irrevocable Agreement to Annex to San Carlos at such time as the property becomes contiguous or otherwise capable of annexing to San Carlos. The form of such Irrevocable Agreement to Annex shall be satisfactory to the City Attorney and shall be binding on all future owners and parties of interest.
54. The Director of Public Works has determined there is sufficient capacity in the trunk lines and at the treatment plant to adequately provide sewer service to the property.
55. Provision has been made for the property owner to pay all costs and fees associated with the sewer connection including but not limited to installation of all necessary pipes and appurtenances, payment of all connection and services fees. Policy 33 shall apply to such parcels
56. The parcels or subdivisions shall be rezoned. Rezoning shall remain the same for two years after annexation.
57. The City may impose such reasonable conditions or restrictions as it deems necessary to secure the purpose of the City's General Plan and Municipal Code and to assure operation of the use in a manner compatible with existing and potential uses of adjoining properties and in the general vicinity, and may require guarantees and evidence that such conditions are being, or will be, complied with.

CONDITIONS OF APPROVAL
Submitted by Planning Div.
FOR EDGEWOOD CANYON SUBDIVISION
11/24/92 Supervisors
File Nos: SMJ 90-1 and GPD 91-0001 (Mayo Properties)

31. The private road/secondary ingress-egress road serving Lots Nos. 1, 5 and 6 shall similarly named and signed at the intersection with the main access road.
32. Any gate installed on the secondary ingress-egress road shall be to the satisfaction of the Fire Marshal.
33. The main and secondary access roads shall be constructed and approved prior to issuance of building permits for new structures, unless otherwise approved by the Fire Marshal.
34. The applicant shall submit final grading plans reflecting the approved conditions to the County Fire Marshal for review and approval.
35. The applicant shall record deed restrictions, to the satisfaction of County Counsel, requiring that all future structures be equipped with automatic fire sprinkler systems.

Planning Division

36. The applicant shall submit improvement plans to the California Department of Fish and Game to determine whether a stream alteration permit is needed as part of the project. The applicant shall comply with all requirements of the California Department of Fish and Game if it is determined that a permit is required.
37. The applicant shall submit improvement plans to the U.S. Army Corps of Engineers to determine if a permit is required. The applicant shall comply with all requirements of the Army Corps of Engineers if it is determined that a permit is required.
38. The final tree removal plan shall be submitted which indicates which trees are to be removed for grading or construction purposes. The location of roads and related grading shall be designed to minimize the loss of native trees, i.e. blue oaks (*Quercus douglasii*) and valley oaks (*Quercus lobata*).
39. A tree planting plan prepared by a licensed landscape architect, shall be submitted showing the location, size and type of trees to be planted on site. A minimum of three trees shall be planted for each tree removed and shall be located adjacent to roads in non-wooded areas of the property for the purpose of providing adequate screening of the roads. Where native oaks must be removed, they shall be replaced in a 5:1 ratio by individuals of the same species in the closest approximate location to the site of the tree removed. The plan shall be to the satisfaction of the Planning Director. A bond shall be posted to guarantee planting and two years of maintenance for the trees shown in the plan to the satisfaction of the Planning Director.

40. Removal of willows and other riparian vegetation shall be avoided wherever possible. If removal of willows is necessary, they should be replaced in a 3:1 ratio by individuals of the same species, in the closest appropriate location to the site of the tree removed.
41. The large oak tree on Hermosa Road (No. 351 on the tree plan) shall be protected from road improvements by constructing the road around the tree.
42. A scenic easement shall be established along the east side of the proposed cul-de-sac as shown on the tentative map. Within the easement, only structures for storm drainage or erosion control measures shall be allowed. No living trees shall be removed from the easement except where they are a threat to life or property. No grazing of domestic animals shall be allowed. These restrictions shall be recorded for each parcel which includes land within the scenic easement.
43. Where the vegetation surrounding natural drainage channels has been disturbed or destroyed, native replacement plants shall be planted and maintained for two (2) years in order to restore the vegetation around the channel to its pre-existing state.
44. All trees shall be spaced in natural groupings, along streets and in disturbed areas currently devoid of trees.
45. The Landscape Architect shall blend land forms and landscaping with the surrounding natural land forms. Revegetation should be carried out with native species.
46. Significant trees (six inches or greater in diameter, 4 1/2-feet above grade) not designated for removal for grading or construction purposes shall be protected by the following methods:
 - a. Prior to initiation of construction activity, temporary barricades shall be installed around all trees in the construction area. These barricades shall be placed around individual trees or groups of trees as the existing environment dictates and prevent soil compaction. The barricades shall be removed upon the completion of all public improvements.
 - b. During and upon completion of any trenching/grading operation within a tree's "dripline," should any roots greater than two inches (2") in diameter be damaged, broken or severed, timely root pruning to include flush cutting and sealing of exposed roots shall be accomplished by a qualified arborist to minimize root deterioration beyond the soil line.

Should trenching be accomplished within eight feet (8') of the trunk of any tree, hand-digging is mandatory and root severing shall be accomplished only after inspection by an arborist.

- c. Prior to construction activity, a program of fertilization by means of deep root soil injection with applications in spring and summer shall be implemented. Such fertilization will serve to stimulate feeder root development, offset any shock/stress related to construction and/or environmental factors, encourage vigor, alleviate soil compaction and compensate for any encroachment on natural feeding root areas.
 - d. Prior to construction operations, the foliar canopies shall be pruned to include removal of dead wood. Pruning will be done in such a manner as to preserve low lying limbs to the greatest degree possible. Any bracing or guying of such limbs shall be done under the direction of a licensed arborist or landscape architect. The additional intent of the pruning will be to provide any necessary construction clearances, lessen the likelihood or potential of limb breakage, reduce the effect of "windsail" and provide an environment suitable for healthy growth.
 - e. Inspections by a qualified arborist at four-week intervals shall be conducted during construction activities. These inspections shall assess and monitor the effectiveness of the Tree Preservation Plan and provide recommendations for any additional care or treatment. Reports on the progress of the mitigation measures shall be provided to the County at four-week intervals until completion of all grading and installation of public improvements.
 - f. Any other measures recommended by the landscape architect.
47. All retaining walls in excess of four feet (4') shall be a crib wall design and planted with drought tolerant plants and appropriately irrigated. The landscape architect shall consult with the engineers to ensure that any backfill materials used for the crib wall are suitable for the growing of plants. The list of plants to be used in the crib walls shall be to the satisfaction of the Planning Director. A bond shall be posted to guarantee plant growth in the crib walls through two years following the issuance of the last Certificate of Occupancy.
48. The landscaping plan for the crib walls and slope areas shall include the method by which plant materials will be watered during the period of establishment and identify the source of water. This shall be submitted and approved by the Planning Director prior to any grading.
49. Benching or "stair-stepping" shall be used in conjunction with rockbolting above and below the emergency road when it meets the approval of the geotechnical consultant and County Geologist, in order to establish a more aesthetically pleasing site. Vegetation shall be planted after construction of the area and shall be maintained until it becomes established.
50. The drainage plan shall be reviewed by the landscape architect in order to establish design guidelines and standards for constructing

native
vegetation

the drainage facilities in a natural style which blend with the physical features of the site. As a guideline, existing natural drainage features shall be retained, where safe and feasible; materials used for protecting drainage channel walls shall be natural products, i.e., stone, wood, etc. Gunite shall be prohibited. The plan shall be prepared to the satisfaction of the Planning Director.

51. As part of the erosion control plan, the applicant shall specify the types of ground cover used for hydroseeding and planting on cut and fill slopes. The ground cover materials proposed by the landscape architect, including hydroseeding mix, shall be to the satisfaction of the Planning Director and shall be shown on the grading plans.
52. During construction the following measures shall be implemented to minimize noise impacts:
 - a. Construction shall be limited to between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. No construction, including grading, shall take place on weekends and holidays.
 - b. All internal combustion engine driven equipment shall be equipped with mufflers.
53. All construction, site grading, retaining walls and site drainage shall be constructed as per the specifications set forth in the Geotechnical Reports by Jo Crosby & Associates, dated January 16, 1990, May 30, 1990, October 19, 1990 and January 7, 1991, et seq., as approved by the County Geotechnical Section. All site preparation and fill construction shall be observed and tested by an engineer from Jo Crosby & Associates, or another geotechnical consultant and soils engineering consultant, to the satisfaction of the County geologist.
- 54. Prior to any grading or any earth work being done, the access easement on ^{specify which adjacent} the Lands of Hanning shall be clearly staked in the field..
55. Hauling of earth onto or out of the site in conjunction with the grading operation shall be only during off-peak traffic periods on Edgewood Road as defined by the Director of Public Works. All ingress-egress of hauling trucks shall be conducted by a flag person posted at the entrance to the subdivision.
56. The applicant shall establish access rights over the existing roadbed of Hermosa Road. If such rights are not obtainable, the applicant shall propose and obtain a grading permit to construct an alternate alignment that is within the existing easement with such environmental review as is necessary.
57. In recognition that certain improvements to the existing water system serving the Palomar Park area may be necessary for the benefit of all of Palomar Park, the owner(s) of the property being subdivided, or their successors in interest, shall participate in any assessments, or similar fair and appropriate mechanism, for the purpose of making

Good idea
with these
2 developments

County of San Mateo
Planning and Building Division

MITIGATION MONITORING AND REPORTING PLAN

Edgewood Canyon Estates: Subdivision and Grading Permit

The following mitigation measures are adopted as part of the Environmental Impact Report process. These measures are adopted specifically to reduce the environmental impacts to a level of insignificance. Each mitigation measure must be complied with, and the program for such compliance is described immediately following the individual measure or portion thereof.

1. A final tree plan shall be submitted that indicates which trees are to be removed for grading or road construction purposes. Removal of willows and other riparian vegetation should be avoided wherever possible. If removal of willows is necessary, they should be replaced in a 3:1 ratio by individuals of the same species, in the closest appropriate location to the site of the tree removed.

The location of roads and related grading shall be designed to minimize the loss of willows and native trees, i.e. blue oaks and valley oaks. The plan shall be submitted to the Planning Division for review, subject to approval of the Planning Director, prior to the issuance of a Grading Permit.

2. A tree planting plan prepared by a licensed landscape architect, shall be submitted showing the location, size and type of trees to be planted on site. A minimum of three trees shall be planted for each tree removed for road construction and grading and shall be located adjacent to roads in non-wooded areas of the property. Where blue oaks or valley oaks must be removed, they shall be replaced in a 5:1 ratio by individuals of the same species in close approximate location to the site of the tree removed. The plan shall be to the satisfaction of the Planning Director. A bond shall be posted to guarantee planting and establishment of the trees shown in the plan.
 - a. The tree planting plan in accordance with the above mitigation measure shall be approved by the Planning Director prior to the issuance of a Grading Permit. Such a tree planting plan shall be prepared in accordance with the County's Landscape Plan Guidelines.
 - b. Trees shall be spaced in natural groupings along streets and in disturbed areas currently devoid of trees.
 - c. A bond, or similar surety deposit, shall be posted, to the satisfaction of the Planning Director, intended to ensure the planting and establishment of the intended plantings. Such a bond shall include all aspects of landscaping necessary, including but not limited to the plant materials, labor, and irrigation system. The amount of the

bond intended to cover the initial installation shall be estimated by the landscape architect and submitted with the plan. The Planning Director, shall set the bond amounts, and the applicant shall deposit the performance bond prior to the issuance of any building permit.

- d. Prior to the release of the performance bond County staff, or its duly authorized representative, shall inspect the plantings to ensure that the landscape plan has been followed as approved. Release of the performance bond shall only take place upon the deposit of a maintenance bond.
 - e. Maintenance on the proposed plantings required in this measure shall be for a period of no less than two (2) years following the inspection and approval required in c, above.
 - f. The maintenance bond shall be in an amount set by the Planning Director to cover the cost of replacement of any trees not established within the two (2) year maintenance period. Such maintenance bond shall be provided immediately upon the approval to release the performance bond, and is to replace the performance bond. In the event any tree should be lost and require replacement within the two (2) year maintenance period, the maintenance bond and period shall be extended an additional time period not to exceed a total of five (5) years.
3. A scenic easement shall be established along the east side of the proposed cul-de-sac as shown on the tentative map. Within the easement, only structures for storm drainage or erosion control measures shall be allowed. No living trees shall be removed from the easement except where they are a threat to life or property. No grazing of domestic animals shall be allowed

These restrictions shall be recorded for each parcel which includes land within the scenic easement.

4. Significant trees (6-inches or greater in diameter, 4-1/2-feet above grade) not designated for removal for grading or construction purposes shall be protected by the following methods:
- a. Prior to initiation of construction activity, temporary barricades shall be installed around all trees in the construction area. These barricades shall be placed around individual trees or groups of trees as the existing environment dictates and shall be removed upon the completion of all public improvements.
- Barricades shall be in place as recommended by a licensed arborist or landscape architect. Inspection in advance of any construction or grading shall be done by the County shall be required to ensure proper protective measures for any adjacent trees.
- b. During and upon completion of any trenching/grading operation within a tree's "dripline," should any roots greater than two-inches (2") in diameter be damaged, broken or severed, timely root pruning to

- r. Retaining walls shall be constructed at the top of the steep cut slope above Lots 2 and 3 to prevent rock or debris falls caused by soil creep. Walls will be constructed from below the contact of soil and bedrock, approximately two to four feet high, to just above the soil surface.

County Fire Marshal

19. All internal combustion engine powered equipment utilized in the grading operations shall be provided with approved spark arrester or exhaust systems, in accordance with the Vehicle Code.

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Fill shall be placed in lifts, not to exceed eight inches in uncompacted thickness.

- j. Organically contaminated soil, resulting from the site grading, may be stockpiled for use in landscape areas. Resulting excavations may be backfilled to a minimum of 90% relative compaction.
- k. Site preparation, fill construction, location of keys, benches and foundation exaction must be approved in the field by a qualified geotechnical engineer.
- l. Loose slide material shall be excavated from existing landslides down to stable, weathered rock. At this point, the area may be further excavated to an inclination of less than 2:1 (H:V) or regraded to a stable configuration of keys and benches, recompact the excavated material and placement of subdrain and surface drain systems.
- m. When fill is to be placed on slopes steeper than 5:1 (H:V), the area receiving the fill shall be prepared by excavating a key at the toe of the fill. The key should be a minimum of 10 feet wide and three feet deep. The bottom of the key should be scarified and compacted to a depth of six inches, moisture conditioned and compacted to a minimum of 90% relative compaction. Fill shall be placed in lifts, not to exceed eight inches in uncompacted thickness. Fill shall be placed by continually benching into the hillside, to provide a homogeneous interface between the native and fill soils. An effort should be made to compact lifts so that the lifts slope into the hillside at a minimum of 2% fall to increase slope stability.
- n. In areas where the existing slope is to be maintained above a roadcut, the soil above the road contact shall be sloped back to a 2:1 configuration. Where the constraints of local topography or property lines do not allow this slope, a retaining wall should be used to support the soil.
- o. Retaining walls shall be built to the criteria for level backfill and sloping backfill recommended by the geotechnical consultant.
- p. All retaining walls shall be completely drained. Wall drains should be constructed of four-inch perforated PVC pipe sloping to discharge at no less than 2% fall. The pipe should be covered by Class II permeable drain rock to within one-foot of the wall top. A cap of compacted impermeable native soil is placed on top of the rock to prevent infiltration of surface water.
- q. Manufactured geofabric wall drains may be used if approved by the County.

17. The provisions of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to the site.

Geotechnical Section

18. The recommendations and conditions contained in the Geotechnical Report prepared by Jo Crosby and Associates for the subdivision and any requirements of the County Geotechnical Section shall be implemented to the satisfaction of the County Geologist. These shall include, but not be limited, to the following items identified in the EIR:
- a. The cul-de-sac ending of the access road should be over-excavated and replaced as engineered fill. The degree of over-excavation will be determined in the field by a qualified engineer at the time of site grading.
 - b. The fill material beneath the driveway to Lot 4 and the three point turnaround shall be excavated to a depth of three to four feet and recompacted.
 - c. The driveway to Lot 4 and three point turnaround shall be constructed to greater than normal crown slope (minimum of 3%) to prevent ponding.
 - d. Benching or "stair-stepping" shall be employed in conjunction with rockbolting to establish a more aesthetically pleasing site.
 - e. The fill slopes below existing road alignments within the project site shall be analyzed for stability and concurrence with grading standards. Excavation into the downslope fills will help to determine the quality of site preparation of the existing roadbed and its degree of compaction. If found to be below standards, the fills should be re-engineered to project specifications.
 - f. Care must be exercised during the construction and grading process not to destabilize overlying slopes.
 - g. Foundation excavation shall be approved in the field by a qualified geotechnical consultant.
 - h. All soil on-site may be used as fill provided that it is free of organic materials and free of rocks or lumps greater than six inches in longest dimension. If imported fill is used, it must have a plasticity index less than 10 and an R-value greater than 25.
 - i. Prior to site grading, all areas to receive fill should be stripped of organically laden topsoil and other deleterious debris. Upon completion of site stripping, areas to receive fill shall be scarified to a depth of six inches, moisture conditioned and compacted to a minimum of 90% relative compaction (ASTM D1557).

applicant shall submit monthly updates of the schedule to the Department of Public Works and the Planning Division. All submitted schedules shall represent the work in detail and shall project the grading operations through completion.

10. The applicant shall submit a letter to the Planning Division, at least two (2) weeks prior to commencement of grading, stating the date when grading will begin.

Prior to any grading or earth work being done, the access easement on the Lands of Hannig shall be clearly staked in the field.

11. No grading shall commence until the applicant has applied for and been issued a grading permit by the Planning Division of the County of San Mateo. The grading operation shall be conducted during one season between April 15 and November 15, or as approved by the County Geologist.
12. 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 including watering schedule to control dust 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.
13. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 8606.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to noncompliance detailed in Section 8606.5 of the Grading Ordinance.
14. 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.
15. At the completion of work, the engineer who prepared the approved grading plan shall submit a signed "as-graded" grading plan conforming to the requirements of Section 8606.6 of the Grading Ordinance.
16. Pursuant to Section 8604.11 of the Grading Ordinance, a security in the amount of \$10,000.00 shall be deposited in a Department of Public Works Road Escrow Account. This deposit will be used to offset costs incurred by the County resulting from the grading operations. The unused balance of the security will be released only upon the satisfactory completion of the work including construction of permanent erosion and sediment control devices, and acceptance of the work by the County of San Mateo.

2. The applicant shall confirm grading rights for access so that applicable roadway standards can be met through and across APN 051-450-150 (Lands of Hannig).
3. All grading shall be according to revised plans for Edgewood Estates Subdivision, prepared by Hawk Engineers, Inc., signed by Donald Miller, R.C.E. No. 18114, dated April, 1990. The revisions to this plan, and revisions to the eventual approved grading plan, shall be prepared and signed by the engineer, and shall be submitted to the Department of Public Works and the Planning Division for concurrence prior to the commencing of any work pursuant to the proposed revision.
4. The applicant shall provide a final grading plan for review by the Department of Public Works that includes all improvements required under "Conditions of Approval" for SMJ 90-1. This grading plan should include provisions for constructing or widening the existing access, including roadway profiles and grades showing conformance to County standards; provisions for drainage and drainage facilities; compliance with all Fire Marshal requirements, including turnouts and turnarounds, if necessary; location of trees; and plans for appropriate sediment and dust control measures.
5. The applicant shall provide a final drainage analysis that demonstrates how he will insure that peak runoffs (both in terms of peak flows and velocities) are not increased by the grading and that no downstream drainage impacts shall occur due to development of upstream property. Any required drainage improvements, as a result of this condition, shall be shown on the grading plan.
6. Erosion and sediment control during the course of this grading work shall be according to a plan prepared and signed by the engineer of record, and approved by the Department of Public Works and the Planning Division. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer.
7. A valley gutter should be placed above the cut bank below Lot 5 in order to reduce erosion on the cut bank face as approved by the Department of Public Works and the County Geologist.
8. During the construction stage, 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.
9. No grading shall commence until a schedule of all grading operations has been submitted to, and reviewed and approved by, the Department of Public Works and the Planning Division. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. The

formula or other method of determining cost contribution, and
(4) a procedure for resolving disputes between property owners;
and

- b. A statement that, in the event that one or more of the required conditions of approval are not complied with, the County shall have the right, at its option, to either: (1) enforce such conditions through an action at law or in equity, or (2) enter onto the property to perform the condition at the expense of the owners of the property. Prior to taking either action outlined above, the County shall provide owners of the property the opportunity to present evidence to the Planning Commission of compliance with the condition or conditions. In the event that the County elects to enter onto the property to perform the work necessary to comply with the condition or conditions at issue, any expense incurred by the County, including but not limited to staff time expended in an effort to achieve compliance, shall become a lien against the parcels created by the subdivision.

- 60. The subdivider shall defend, identify and hold harmless the County or its agents officers, and employees from any claim, action, or proceeding against the local agency or its agents, officers or employees to attach, set aside, void or annul, on approval of the County, Planning Commission or Board of Supervisors concerning a subdivision for which an action is brought within the time period specified in Government Code Section 66499.37.
- 61. During the construction phase of the project, to the extent allowed by law, the developer shall pay prevailing wages at a level which would be required if the proposed project was a Public Works project.
- 62. The applicant shall provide funding for implementation of the Mitigation Monitoring and Reporting Plan for the EIR. The fee to implement the program shall be dependent upon an estimate provided by the County's consultant after approval of the MMRP.

Building Inspection Section

- 63. The applicant shall apply for building permits for the proposed retaining walls.

B. For Grading Permit GPD 91-0001

Department of Public Works

- 1. The applicant shall provide documentation (copy of permit) to the Department of Public Works from the San Francisco Water Department that the applicant has a right to grade on and through property owned by the City and County of San Francisco.

- f. All structures in the subdivision should be designed for high seismic loading to withstand expected ground acceleration from seismic events.
 - g. Concrete garage slabs for structures should rest on a bed of 12 inches of compacted, Class II, aggregate bedrock. If a moisture barrier is desired under the garage slab, the top six inches of aggregate base may be replaced by four inches of 3/4 inch open-graded, crushed rock, covered by polyethylene sheeting and two inches of sand. The sand should be thoroughly moistened, prior to placing the concrete, to aid in curing.
 - h. All slabs for structures should be structurally independent from adjacent foundations. Exterior concrete slabs and steps should not be structurally tied to the foundation of the house. A higher than normal number of weakened planes and expansion joints should be placed in exterior concrete work to allow for potential movement in the surface soil.
 - i. Ground adjacent to building foundations should be sloped away from the structure for a minimum of 10 feet on a slope no less than 2%.
 - j. Individual lots owners should be restricted from landscaping with invasive exotic species, including those listed in Table III-6. Those already invading the site, such as broom (*Cytisus* sp., *Spartium* sp.) and pampas grass (*Cortaderia* sp.) should be removed wherever possible.
 - k. Replacement trees shall be selected from species native to the area.
 - l. Deed restrictions shall be placed on each parcel stating that any retaining wall constructed by the homeowner over four feet in height must also be a crib wall suitable for planting vegetation in.
 - m. At the building permit stage, a secondary ingress-egress path shall be provided from the cul-de-sac turnaround to the Lot 4 house pad via stairs, steps, or landscaping materials to place the house pad within 95 feet of the turnaround.
59. The CC&Rs shall expressly note those requirements that are conditions of approval of the tentative subdivision map, grading permit, and the Mitigation Monitoring and Reporting Plan (MMRP), and shall further provide the following:
- a. A mechanism by which future inspection and maintenance activities included as conditions of approval of the subdivision, grading permit, and MMRP shall be carried out, including: (1) designation of a person or entity responsible for coordinating and carrying out the required inspection and maintenance activities, (2) a schedule of inspections and maintenance activities, (3) a

such improvements to existing water system facilities as are determined to be appropriate by a study carried out on behalf of the County. This obligation shall be included in the CC&Rs for the subdivision, or in a similar recordable document.

58. The applicant shall submit a copy of the covenants, conditions and restrictions (CC&R's) for the subdivision to the County for review and approval by the District Attorney's Office, the Planning Department and the Department of Public Works. The CC&R's shall include, but not be limited to, the following items:
- a. A mechanism for the inspection and any required maintenance of the private road system, retaining walls, graded slopes, slope planting, etc., shall be provided by the homeowners association as recorded in documents required by the Department of Public works.
 - b. A mechanism for the inspection and any required maintenance of the drainage system shall be provided by the homeowners association as recorded in documents required by the Department of Public Works. The system should be inspected on a monthly basis for the first winter of operation. After major storms, the check dam, trash rack and retention basis should be inspected and evaluated for effectiveness.
 - c. Within the scenic easement, only structures for storm drainage or erosion control measures shall be allowed. No living trees shall be removed from the scenic easement except where they are a threat to life or property. No grazing of domestic animals shall be allowed. These restrictions shall be recorded for each parcel which includes land within the scenic easement.
 - d. Provide clear language regarding the alignment and rights of passage within the pedestrian/equestrian easement.
 - e. All structures built in the subdivision should be placed on pier and grade beam foundations. Piers should be a minimum of 18 inches in diameter and be embedded a minimum of six feet into firm, weathered sandstone or competent bedrock.
 - 1) In fill soils, piers may be designed for an allowable end bearing capacity of 11,000 psf, for dead loads plus live loads. This value may be increased by 1/3 for transient loads such as wind or seismic. The end bearing capacity can be increased by 500 psf for every foot of total embedment (soil + rock depth) beyond six feet to a maximum of 15,000 psf.
 - 2) Piers for sloped lots in the subdivision should be designed to resist the lateral pressures induced by adjacent materials and any surfaces.

All inspection reports shall be reviewed by the County and approved to the satisfaction of the Planning Director. Any recommendations made by the arborist in such reports are to be evaluated and, depending upon the advisability and feasibility, required of the applicant to the satisfaction of the Planning Director. Upon the completion of all grading and installation of public improvements, the County shall inspect all activities of the arborist, or those carried out by others at the recommendation of the arborist. Prior to the determination of completion of all grading and installation of public improvements, the County shall determine that all recommendations of the arborist have been completed or bonded.

- f. Any other measures recommended by the landscape architect.

Any recommendations made by the landscape architect to protect significant trees not otherwise made by the arborist shall be specifically shown on plans or described in a report prepared by the landscape architect. All such recommendations shall be followed and determined to be met by the County prior to the determination of completion of all construction activities. No building permit shall be issued until such recommendation has been either completed or bonded.

5. The large oak tree on Hermosa Road (No. 351 on the tree plan) shall be protected from road improvements by constructing the road around the tree.
6. All retaining walls in excess of four feet (4') shall be a crib wall design and planted with drought tolerant plants and appropriately irrigated. The list of plants to be used in the crib walls shall be to the satisfaction of the Planning Director. A bond shall be posted to guarantee plant growth in the crib walls through full buildout of the dwellings plus two years following the issuance of the last Certificate of Occupancy.

Any installed crib walls shall be landscaped in accordance with plans prepared by a landscape architect and approved to the satisfaction of the Planning Director. All plantings are to be made as soon as practicable following the completion of any and all crib walls. A bond, or other suitable surety deposit, shall be posted for the installation (performance) of the landscaping and irrigation system. Such a bond amount shall be determined based upon an estimate for installation submitted by the landscape architect. A maintenance bond shall replace the performance bond upon the determination by the County that the plans have been followed appropriately. The maintenance bond shall continue for the duration of all construction to be released two (2) years following the issuance of the last certificate of occupancy for a dwelling being constructed within Edgewood Estates subdivision.

7. A plan for designing drainage facilities shall be prepared by a civil engineer and reviewed by a registered landscape architect. The plan shall establish design guidelines and standards for constructing drainage facilities in a natural style which blend with the physical features of the site. Retaining existing natural drainage features, where safe and

include flush cutting and sealing of exposed roots shall be accomplished by a qualified arborist to minimize root deterioration beyond the soil line. Should trenching be accomplished within eight feet (8') of the trunk of any tree, hand-digging is mandatory and root severing shall be accomplished only after inspection by an arborist.

A licensed arborist shall inspect all proposed grading, trenching, or other potential root disturbing activities prior to initiation of any ground work. A report from the arborist prepared daily and submitted monthly to the County during all grading and trenching activities shall show which trees, if any, have had inspections made and upon which the arborist did any remediation or root pruning work.

- c. Prior to construction activity, a program of fertilization by means of deep root soil injection with applications in spring and summer shall be implemented. Such fertilization will serve to stimulate feeder root development, offset any shock/stress related to construction and/or environmental factors, encourage vigor, alleviate soil compaction and compensate for any encroachment on natural feeding root areas.

Upon approval of final grading plans, a licensed arborist or landscape architect shall indicate on a plan which trees are to receive fertilization and where, in relation to any given tree, such deep root soil injection is to be done. The arborist shall inspect during this activity to ensure the activity has been done in accordance with recommendations. The arborist shall inform the County of such fertilization activity both prior to and following completion in the spring and summer after the issuance of a grading permit. Such activity shall be completed prior to the issuance of any building permit.

- d. Prior to construction operations, the foliar canopies shall be pruned to include removal of dead wood within 20 feet of new road construction. Such pruning will provide any necessary construction clearances, will lessen the likelihood or potential for limb breakage, reduce "windsail" effect and provide an environment suitable for healthy growth.

All trees which are determined by the arborist to be at risk or within 20 feet of any construction shall be appropriately pruned. These trees are to be shown on the grading plans by the arborist prior to the issuance of a grading permit. The pruning of such trees shall be included in the monthly inspection reports prepared by the arborist.

- e. Inspections by a qualified arborist at four-week intervals shall be conducted during construction activities. These inspections shall assess and monitor the effectiveness of the Tree Preservation Plan and provide recommendations for any additional care or treatment. Reports on the progress of the mitigation measures shall be provided to the County at four-week intervals until completion of all grading and installation of public improvements.