



**COUNTY OF SAN MATEO  
ENVIRONMENTAL SERVICES AGENCY**

**Date:** January 13, 2003

**Set Time:** 9:15 a.m.

**Hearing Date:** February 4, 2003

**To:** Honorable Board of Supervisors

**From:** Marcia Raines, Director of Environmental Services *MR*

**Subject:** Consideration of an appeal of the Planning Commissioner's decision to certify the Final Environmental Impact Report, approve the Major Subdivision, exceptions to the County Subdivision Ordinance regarding road width and length, and Grading Permit, regarding the Rathgar Court Residential Development, County File Number PLN 200-00823 (Rathgar Court/Fellowes) to subdivide a 2.72-acre parcel into five residential lots; and consideration of the Edgewood Estates Residential Development including certification of the Final Environmental Impact Report, adoption by resolution the General Plan Amendment to the County General Plan Land Use Map, adoption by ordinance the Zoning Map Amendment, and approve the Major Subdivision, exceptions to the County Subdivision Ordinance regarding road width and length, and Grading Permit, County File Number PLN 2000-00746 (Edgewood Estates/Keech) to subdivide a 7.5-acre parcel into 12 residential lots.

County File Numbers: PLN 2000-00746 (Edgewood Estates/Keech) and  
PLN 2000-00823 (Rathgar Court/Fellowes)

**RECOMMENDATION**

That the Board of Supervisors regarding Rathgar Court, County File Number PLN 2000-00823, deny the appeal, and:

1. Certify the Environmental Impact Report by making the required findings listed in Attachment A.

2. Approve the Major Subdivision, exceptions to the County Subdivision Ordinance regarding road width and length, and Grading Permit, County File Number PLN 2000-00823 (Rathgar Court/Fellowes), by making the required findings and adopting the conditions of approval listed in Attachment A.

That the Board of Supervisors regarding the Edgewood Estates project, County File Number PLN 2000-00746:

1. Certify the Environmental Impact Report by making the required findings listed in Attachment A.
2. Adopt by resolution the General Plan Amendment to the County General Plan Land Use Map indicated on Attachment I.
3. Adopt by ordinance the Zoning Map Amendment indicated on Attachment J.
4. Approve the Major Subdivision, exceptions to the County Subdivision Ordinance regarding road width and length, and Grading Permit, County File Number PLN 2000-00746 (Edgewood Estates/Keech), by making the required findings and adopting the conditions of approval listed in Attachment A.

## **PROPOSAL**

### **Edgewood Estates**

The applicant for the Edgewood Estates project is proposing to subdivide the 7.5-acre site into 12 separate single-family residential lots. Access to the site will be taken from Edgewood Road via a gated private street. To support the development, a number of infrastructure improvements are proposed including a paved access road culminating in a cul-de-sac, storm drainage facilities, water and sewer extensions and underground utility connections. The project will also require a Rezoning and General Plan Amendment for the lower portion of the property since the property currently has a mixed zoning and General Plan designation.

### **Rathgar Court**

The applicant for the Rathgar Court project is proposing to subdivide the 2.72-acre site into five separate single-family residential lots. Access to the site will also be taken from Edgewood Road via a gated private street. To support the development, a number of infrastructure improvements are proposed including a paved access road culminating in a cul-de-sac, storm drainage facilities, water and sewer extensions and underground utility connections.

## **BACKGROUND**

Report Prepared By: Sara Bortolussi, Project Planner, Telephone 650/363-1839

Owners/Applicants: Edgewood Estates: Max Keech  
Rathgar Court: Patrick Fellowes

Location: Edgewood Estates: 1520 Edgewood Road  
Rathgar Court: 1718 Edgewood Road

APN: Edgewood Estates: 051-040-100  
Rathgar Court: 051-040-140

Size: Edgewood Estates: 7.5 acres  
Rathgar Court: 2.72 acres

Existing Zoning: Edgewood Estates: 051-040-100 (R-1/S-101/DR & R-1/S-13)  
Rathgar Court: 051-040-140 (R-1/S-101/DR)

General Plan Designation: Edgewood Estates: Low Density Residential and Very Low  
Density Residential  
Rathgar Court: Low Density Residential

Sphere of Influence: City of San Carlos

Existing Land Use: Residential

Water Supply: The applicants propose to obtain water connections from the California Water Service Company.

Sewage Disposal: The applicants propose to obtain sewer connections from the City of San Carlos.

Flood Zone: Flood Zone C, area of minimal flooding for each project site. Community Panel Number 060311-0250B, July 5, 1984.

Environmental-Evaluation: A Draft Environmental Impact Report was prepared for this project. The 45-day public review and comment period was between July 8, 2002 and August 22, 2002. Comments were received which were addressed by the environmental consultant and incorporated into a Final Environmental Impact Report (FEIR), which was published on October 7, 2002.

Setting: Both project sites are located within the unincorporated Palomar Park area of San Mateo County between the City of San Carlos and Redwood City incorporated areas. Both sites are located on the northern side of Edgewood Road approximately 2 miles east of I-280 and 2 miles west of Highway 101. The Edgewood Estates site is bounded by existing residential uses, including the Rathgar Court site which is located southwest of the Edgewood Estates site. The Rathgar Court site is also bounded by residential uses including the Edgewood Estates site located northeast and the San Francisco Water District lands which are located to the south.

Chronology:

<u>Date</u>	<u>Action</u>
March 29, 2000	- Pre-Application Workshop application, County File Number PLN 2000-00236, submitted for a 5-lot subdivision at 1718 Edgewood Road.
July 21, 2000	- Pre-Application Workshop application, County File Number PLN 2000-00517, submitted for a 13-lot subdivision at 1520 Edgewood Road.
August 29, 2000	- Pre-Application Workshop held at St. Matthias Church to review issues and take comments on the two proposed subdivisions. Reviewing agencies, decision makers and property owners within 500 feet were invited to attend the meeting.
September 25, 2000	- Summary of issues raised at the Pre-Application Workshop sent to the Board of Supervisors, Planning Commission, applicants and all interested parties.
October 18, 2000	- Application submitted for the proposed 13-lot subdivision at 1520 Edgewood Road.
November 21, 2000	- Application submitted for the proposed 5-lot subdivision at 1718 Edgewood Road.
May 15, 2001	- Scoping meeting held to determine scope of the Environmental Impact Report. All property owners within 500 feet were invited to attend.
July 8, 2002	- Beginning of the 45-day public review and comment period for the Draft Environmental Impact Report (DEIR).
July 24, 2002	- Evening meeting with the Planning Commission to take comments on the DEIR. Comments were received at this meeting, which were incorporated into the Final Environmental Impact Report (FEIR).
August 22, 2002	- Comment period ends for the DEIR. All comments received were forwarded to the environmental consultant for inclusion in the FEIR.
October 7, 2002	- Received copies of the FEIR from the environmental consultant for distribution to the commenters.
November 7, 2002	- Copies of FEIR distributed.

- December 11, 2002 - Planning Commission public hearing. Planning Commission approves the Rathgar Court residential subdivision and recommends that the Board of Supervisors approve the modified Edgewood Estates residential subdivision of 12 lots.
- December 23, 2002 - Appeal submitted.
- February 4, 2003 - Board of Supervisors public hearing.

## **DISCUSSION**

### **A. PREVIOUS ACTION**

The Planning Commission voted 4-1 (Commissioner Silver abstaining) to approve the Rathgar Court residential development and recommend to the Board of Supervisors to approve the Edgewood Estates residential development. In doing so, the Commission modified the approval to require the Edgewood Estates project, as introduced by the applicant, to reduce the number of lots to 12 from the proposed 13 and establish a conservation easement across the rear portions of the new Lots 8 and 9; as well as create a dedication of 75 feet along Edgewood Road, within Proposed Lot 12, to remain in the homeowners association ownership with restrictions on fencing. Key factors in the Commission's decision were the willingness of the applicants to work with the community on modifications to the proposals. The Commission also directed staff to clarify all exceptions to the Subdivision Ordinance being sought by the applicants.

### **B. KEY ISSUES OF THE APPEAL**

The key issues of the appeal are listed below in bold followed by staff's response. A copy of the submitted appeal is attached to this staff report as Attachment M:

#### **1. Inadequate fire safety access road and no emergency exit.**

The appellant claims the proposed access roads, 900 feet for Rathgar Court and 800 feet for Edgewood Estates, do not comply with the San Mateo County Fire Ordinance which says that a cul-de-sac roadway shall not exceed 600 feet in length. The appellant also claims that the projects should be required to provide an alternative emergency access such as connecting the two cul-de-sacs or creating outlets into the Belle Roche subdivision. With regard to the access road length and alternative emergency access, the San Mateo County Fire Ordinance will allow cul-de-sac roads to be longer than the 600 feet in length as well as satisfy the alternative emergency access requirement, provided the land divider provides other fire safety measures approved by the County Fire Marshal. Both projects have been conditioned to add fire hydrants to the project sites to meet this requirement.

#### **2. Too undefined plans for storm drainage.**

The appellant claims that the handling of stormwater should be better defined and that the mitigation measures should be clear to indicate how the plans will comply with the new regulations from the Regional Water Quality Control Board. With respect to stormwater, plans for handling stormwater runoff will have to be designed by an engineer and approved by the County and are conditions of the approval of the projects. Regarding the new regulations from the Regional Board, the regulations are not new; the applicability of the regulations is new. As of March 2003, any site, which disturbs 1 acre or more of land, is required to obtain a permit from the Regional Water Quality Control Board prior to grading activities on site. Both projects have been conditioned to obtain such a permit from the Regional Water Quality Control Board.

**3. Use of sewer versus septic for sewage disposal.**

The appellant has concerns about the proposed sewer service via an outside Sewer Service Agreement with the City of San Carlos and the County's General Plan policies regarding use of septic systems in Palomar Park. The applicants have put forth applications for subdivisions and propose to sewer the properties with a sewer connection, provided by the City of San Carlos, as opposed to an on-site sewage disposal system, i.e., septic system. The only way for this to be accomplished at this time is with an Outside Sewer Service Agreement since the properties are not located within the city limits of San Carlos. The City of San Carlos has developed policies regarding Outside Sewer Service Agreements, which must be approved by LAFCo, which require a number of findings to be made including that the property is located within the sphere of influence of the City of San Carlos and that annexation will likely occur within five years. Regarding the County's General Plan, General Plan Policy 11.5, *Wastewater Management in Urban Areas*, identifies sewerage systems as the appropriate method of wastewater management in urban areas as well as provides the ability to continue using individual sewage disposal systems in urban areas where lot sizes, site conditions, and planned densities are appropriate for these systems and have functioned satisfactorily in the past. The County Subdivision Regulations, however, require subdivisions in urban areas to connect to an existing sanitary sewer system and that the use of individual sewage systems requires an exception to the Subdivision Ordinance.

**4. Plans to mitigate traffic impacts on Edgewood Road not sufficient.**

The appellant feels the traffic mitigation along Edgewood Road is insufficient and they are requesting the ability to review the plans prior to approving the projects. The appellant is also concerned about the amount and timing of construction traffic and the impacts along Edgewood during peak hours. Regarding the mitigation along Edgewood Road, both projects have been conditioned to provide safe and adequate access including the modifications to Edgewood Road. This plan must be engineered and designed to meet the minimum requirements established by the San Mateo County Department of Public Works. Regarding the construction traffic, prior to issuing the grading permits, staff will be requiring details regarding construction traffic, including timing of hauling, haul routes, traffic direction and generalized hours of operation.

5. **Aesthetic impact on Edgewood Road and neighbors not adequately mitigated.**

The appellant feels that additional mitigation measures and conditions shall be added to these projects which more adequately address the visual impacts of the proposed developments in order to provide "outstanding views of natural landscapes and attractive manmade development." Both projects submitted reports from certified arborists regarding the existing trees on the sites. Both projects, as a result, have a list of mitigation measures, which they must comply with including the replacement of any trees lost at a 3:1 ratio. Additional conditions have been added which require the use of native plantings in any and all replanting and landscaping completed on the sites.

6. **Potential taking of assets from encircled homeowner not addressed.**

The appellant is concerned about the implications and financial obligations of the encircled property owner if the projects are approved and subsequently granted sewer connections. In reviewing the City of San Carlos' current Residential Annexation Policies, it clearly states that if a developed property with an existing functioning septic system is annexed into the city, that property owner shall not be required to connect to the existing sewer system until the sale of the property or determination by Environmental Health that the system is not functioning properly and cannot be replaced with another septic system. As far as staff understands, there is no obligation, financial or otherwise, for the encircled property to connect to an existing sewer system provided the existing septic system is functioning properly.

C. ENVIRONMENTAL REVIEW

1. Draft EIR Overview

At the County's request, the EIR consultant, Christopher A. Joseph and Associates, prepared an Initial Study of the proposed projects in May 2001 and determined that an EIR was necessary. The Draft EIR was published on July 8, 2002, with a CEQA-mandated 45-day minimum review period formally ending on August 22, 2002. The Draft EIR was distributed to local, State and Federal responsible and trustee agencies and the general public was advised of the availability of the Draft EIR through public notice in the Independent Newspaper Group publications and by direct mail to interested parties. During the required 45-day review period, the Planning Commission held a public meeting on the evening of July 24, 2002 to take testimony on the DEIR.

The Draft EIR focused the environmental analysis of the project, including discussion of impacts and mitigation measures, on the following issues: Traffic, Air Quality, Noise, Geology and Soils, Biological Resources, Hydrology and Water Quality, Visual Resources, Land Use, Populations, Housing and Employment, Public Services, and Utilities.

The Draft EIR discusses and evaluates the above issues relative to the projects' consistency with applicable General Plan and Palomar Park Community Plan policies, as well as the projects' compliance with applicable Federal, State and regional agency regulations. The Draft EIR identifies significance criteria and evaluates the proposed projects in terms of each of these issues. Potential impacts are identified and measures that would reduce or eliminate potential adverse effects are recommended, where possible.

As required by CEQA, the Draft EIR also discusses the Significant Unavoidable Impacts, the Growth-Inducing Impacts, the Irreversible and Irrecoverable Commitment of Resources, Impacts Found to be Less Than Significant, and Cumulative Impacts. The Draft EIR also analyzes four alternatives to the project:

- a. No Project (sites remain developed as they are currently).
- b. Existing County Zoning and General Plan (Edgewood Estates would have 11 residential lots and Rathgar Court would remain at five residential lots).
- c. City of San Carlos Zoning and General Plan (Edgewood Estates would have 22 residential lots and Rathgar Court would have seven residential lots).
- d. Reduced Density (Edgewood Estates would have five residential lots and Rathgar Court would have three residential lots).

The Draft EIR identifies the Reduced Density Alternative as the Environmentally Superior Alternative for both projects since it would result in reduced or less than significant impacts related to traffic, air quality, noise, geology and soils, biological resources, hydrology and water quality, visual resources, land use, population, housing and employment, public services, and utilities. However, in comparison with the proposed project, the Reduced Density Alternative would provide less opportunity for housing.

## 2. Key Issues/Significant Impacts Identified in the Draft EIR

The Draft EIR provides a table summarizing both projects' environmental impacts and recommended mitigation measures on pages I-6 to I-59. The table identifies each significant impact, recommended mitigation measures, and its level of significance after mitigation. The recommended mitigation measures have been included as conditions of approval in Attachment A.

Key issues discussed in the Draft EIR included impacts to traffic and biological resources such as trees and native grasslands.

In the traffic analysis, the consultants analyzed some unsignalized intersections to determine what the Levels of Service were at each and what the impacts would be at those intersections post-project development. It was determined that the projects



would result in a significant cumulative impact at four of the five study intersections. Mitigation measures were recommended to reduce the impacts to a level of insignificance including the contribution of a fair share amount of the cost of installation of a traffic signal that has already been approved and redesigning the access road's intersection with Edgewood Road to provide better sight distance. Based on the consultant's analysis, if the recommended mitigation measures are adhered to, the traffic impacts would be reduced to less than significant.

The biological resources analysis looked at the number of trees which are proposed for removal due to the proposed developments as well as any loss of native grasslands. Both subdivisions intend on removing trees in order to accommodate the proposed development. Both subdivisions' loss of trees is due primarily to the construction of the access roads, as the roads will need to be upgraded and in some cases enlarged to meet County private road standards. Edgewood Estates will be losing an isolated native grassland area. Proposed mitigation for both projects include the replacement of any trees lost at a 3:1 ratio as required in all Design Review Districts. As for the loss of native grasslands, Edgewood Estates is proposing to establish a conservation easement across the rear portion of the site, approximately .69 acres, and planting native grasslands to replace those lost due to development. Based on the consultant's analysis, if the recommended mitigation measures are adhered to, the biological resource impacts would be reduced to less than significant.

### 3. Overview of the Final EIR

The environmental consultant, Christopher Joseph and Associates, prepared the Final EIR as an addendum to the Draft EIR. The Draft EIR identifies the likely environmental consequences associated with implementation of the project, and recommends mitigation measures to reduce potentially significant impacts. The Final EIR responds to comments on the Draft EIR and proposes revisions to the Draft EIR as necessary in response to these comments or to clarify any previous errors or omissions. The Final EIR, together with the Draft EIR, will constitute the Final EIR for both the Edgewood Estates residential development project and the Rathgar Court residential development project if certified by the Board of Supervisors as complete and adequate under CEQA.

The Final EIR contains the following components:

- a. An introduction describing the location of the projects, a summary of the proposed projects, a summary of the alternatives considered and noticing and availability of the Draft EIR.
- b. A list of commenting agencies, organizations and persons.
- c. Copies of comment letters, summaries of oral comments received, and responses to each.
- d. Draft EIR text revisions to clarify any errors, omissions or misinterpretations.

- e. A Mitigation Monitoring and Reporting Program, a legal requirement under CEQA, which is intended to ensure compliance with mitigation measures during implementation of the projects.

#### 4. Key Components of the Final EIR

As mentioned above, the 45-day CEQA-mandated comment period ran from July 8, 2002 to August 22, 2002. Fifteen letters and five oral comments containing approximately 64 comments were received. The majority of the comments were related to the traffic generated along Edgewood Road as well as access to and from the sites from Edgewood Road, impacts on existing utilities and proposed utilities such as water line extensions and sewer line extensions, density of development including a concern about some of the alternatives discussed and drainage concerns. Other issues raised included biological concerns about the loss of trees and grassland areas, impacts of hazardous materials, and overall compatibility with surrounding development.

In order for the Board of Supervisors to certify the Final EIR, the following findings must be made:

- a. The Final EIR has been completed in compliance with CEQA;
- b. The Final EIR was presented to the decision-making body of the lead agency and that the decision-making body reviewed and considered the information contained in the Final EIR prior to approving the projects; and
- c. The Final EIR reflects the lead agency's independent judgment and analysis.

Staff believes that the Final EIR is a complete document, which adequately analyzes the impacts of the proposed subdivision projects. Staff is recommending that the Board of Supervisors make the required findings listed above and certify the Environmental Impact Report.

#### D. COMPLIANCE WITH COUNTY GENERAL PLAN

##### Edgewood Estates

The Edgewood Estates subdivision proposal conforms to the policies of the San Mateo County General Plan including the policies regarding objectives for urban areas, water supply, wastewater, vegetative resources and housing. The applicant is requesting a General Plan Amendment to redesignate a portion of the property to a higher General Plan density from Very Low Density Residential to Low Density Residential, which would allow the proposed 12 units. Under the existing General Plan designation, as discussed in Alternative 2, the existing General Plan density would allow for 11 units as opposed to the proposed 12. As discussed in the DEIR, in 1962 the San Mateo County Board of Supervisors passed and adopted an ordinance, Ordinance No. 1541, which amended the County's

Land Use Plan Ordinance to downzone the upper Palomar Park area to 20,000 sq. ft. minimum parcel size with a Low Density Residential designation and downzone Hetch-Hetchy lands to 5-acre minimum parcel size with a Very Low Density Residential designation. During this process, the lower portion of the Edgewood Estates property and a portion of the Elvander property, which was never a part of the Hetch-Hetchy lands, were placed in this lower density category and have remained that way until today. The applicant is requesting to redesignate the lower portion of the property such that the entire parcel has a consistent General Plan designation of Low Density Residential.

Table 8.1P of the San Mateo County General Plan lists locational criteria for the land use designation of Low Density Residential. A Low Density Residential designation is generally given to properties located within a designated Urban Neighborhood. The other locational criteria are: (1) existing low density areas; (2) hillside areas with steep slopes; (3) adjacent to sensitive habitats; (4) hazardous areas; and (5) not within areas of high perceived noise levels. The property is located within Palomar Park, which is a designated Urban Neighborhood. The upper portion of the Edgewood Estates site is already designated Low Density Residential and surrounding residential properties in Palomar Park have a Low Density Residential designation. In addition, the parcel does slope from Edgewood Road and is located in a hillside area where lots do have steep slopes. Staff reviewed the San Mateo County Sensitive Habitats Maps and the project site is not located near any sensitive habitats. Staff also reviewed the Hazard Maps and determined that the project site is not located near any hazard areas. In addition, staff reviewed the Noise Impact Maps, and Edgewood Road is considered a noise impact area, but the property is located within an acceptable noise level. Staff believes this request, for a General Plan Amendment, is in conformance with the goals and objectives regarding density of development in the upper Palomar Park area.

#### Rathgar Court

The Rathgar Court subdivision proposal conforms to the policies of the San Mateo County General Plan including the policies regarding objectives for urban areas, water supply, wastewater, vegetative resources and housing. The proposal also conforms to the existing General Plan density requirements, which can accommodate the proposed five residential lots.

### E. COMPLIANCE WITH COUNTY ZONING REGULATIONS

#### Edgewood Estates

The Edgewood Estates property is zoned for residential development. The applicant is requesting a rezoning of the southern portion of the property from R-1/S-13, 5-acre minimum lot size to R-1/S-101/DR, a 20,000 sq. ft. minimum parcel size with a design review overlay to be consistent with the zoning of the northern portion of the parcel and the proposed General Plan Amendment. The proposed 12-lot subdivision, if granted the change in zoning, would conform to the zoning standards for minimum lot sizes and widths of the R-1/S-101/DR zoning district. The lots in the proposed subdivision vary from 20,040

sq. ft. to 38,812 sq. ft. No residential development is proposed at this time. If approved and at such time as development is proposed, the residential development would be subject to the development standards of the R-1/S-101/DR zoning district as well as all the relevant design review standards for Palomar Park. Residential development would be reviewed by the Palomar Park Design Review Committee. Staff believes this request, for a rezoning of the lower portion of the project site, is in conformance with the goals and objectives regarding zoning in the upper Palomar Park area.

### Rathgar Court

The Rathgar Court property is zoned for residential development and is zoned R-1/S-101/DR with a 20,000 sq. ft. minimum parcel size. The proposed 5-lot subdivision conforms to the minimum lot sizes and widths of the R-1/S-101/DR zoning district. The lots in the proposed subdivision vary from 20,000 sq. ft. to 23,800 sq. ft. No residential development is proposed at this time. If approved and at such time as development is proposed, the residential development would be subject to the development standards of the R-1/S-101/DR zoning district as well as all the relevant design review standards for Palomar Park. Residential development would be reviewed by the Palomar Park Design Review Committee.

## F. COMPLIANCE WITH COUNTY SUBDIVISION REGULATIONS

### Edgewood Estates

The project has been processed in accordance with the County Subdivision Regulations and the State Subdivision Map Act and reviewed by various agencies for compliance with the provisions of the County Subdivision Regulations. The applicant has requested exceptions to the Subdivision Regulations regarding road width and length. These exceptions are discussed in detail in Section F.2 of this report.

#### 1. Required Findings for Subdivision

In order to approve this application for a subdivision, the Planning Commission must make the following findings:

- a. **In accordance with Section 66473.5 of the Subdivision Map Act, this tentative map, together with the provisions for design or improvement, is consistent with the San Mateo County General Plan.**

Assuming the requested General Plan Amendment is approved, staff believes the overall project is consistent with the County's General Plan as described in Section D of this report.

- b. **The site is physically suitable for the type of development and for the proposed density of development.**

The site is planned for and physically suited for single-family residential development for the following reasons: (1) the proposed parcels conform to the minimum parcel size requirements of the R-1/S-101/DR zone provided the lower portion is rezoned from R-1/S-13 to R-1/S-101/DR (see Section E); (2) the existing structures will be demolished prior to recordation of the final map; (3) access will be provided to the proposed parcels via construction of a private cul-de-sac road that connects to Edgewood Road; and (4) the site will be served by underground public utilities and will be connected to sewer and water services.

- c. **The design of the subdivision and proposed improvements are not likely to cause serious public health problems, substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitats.**

A grading permit application has been processed in conjunction with this application for a major subdivision for the proposed private road and found to be in compliance with the County's Grading Ordinance (see Section G of this report). An Environmental Impact Report was prepared for this project. The EIR identified potential impacts associated with increased development on the site. Mitigation measures proposed in the EIR to diminish the significance of these impacts have been incorporated as recommended conditions of approval.

- d. **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 access or use easements across this property. All 12 proposed parcels would take access from a proposed private road that connects to a public road, Edgewood Road. The proposed private road is required to be designed to the Department of Public Works and California Department of Forestry (CDF) standards for private roads.

- e. **The discharge waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements by State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 1300) of the State Water Code.**

The Department of Public Works has reviewed the proposed subdivision and the project, as conditioned, would not violate the State Water Code. The applicant is also required to obtain a permit from the Regional Water Quality Control Board.

## 2. Exceptions to Subdivision Ordinance

Section 7094 of the County Subdivision Ordinance allows the Board of Supervisors to approve exceptions to any of the design, improvement or exaction requirements of the Subdivision Ordinance provided certain findings can be made.

The applicant is requesting an exception to road width and length. Section 7022(3.a) of the Subdivision Ordinance states that “in general, public roads will be required for major subdivisions, while private roads will be allowed for minor subdivisions.” The applicant has requested construction of a private road instead of the required public road to provide access to the proposed parcels. The proposed private road is a 22-foot paved surface within a 40-foot right-of-way and is approximately 800 feet in length and meets the County standards for private roads. However, the proposed private road does not meet the County standards for public roads that require a public road to be 32 feet wide within a 50-foot wide public right-of-way.

Section 7023(4) of the County Subdivision Regulations states that cul-de-sac streets shall not exceed six hundred (600) feet in length. A cul-de-sac of greater length may be permitted if it is the only feasible method for developing the property for the use for which it is zoned and an exception is granted. If an exception is granted, alternative ingress/egress routes approved by the appropriate fire authority will be required unless waived. The applicant is requesting an exception to allow a cul-de-sac of approximately 800 feet and the alternative ingress/egress route was waived by the fire authority in lieu of additional fire hydrants installed.

In order to approve this exception, the Board of Supervisors must make the following two findings:

- a. **That there are special circumstances or conditions affecting the property, or that the exception is necessary for the preservation and enjoyment of substantial property rights of the owner/subdivider; and that the exception is appropriate for the proper design and/or function of the subdivision.**

Staff believes there are special conditions affecting the property that make this exception appropriate for proper design of the subdivision. There is an existing gravel road that traverses the property. The proposed parcels are aligned off this existing access road. The applicant intends on using this road access as the primary access by replacing and extending it with a road, which meets the County standards for private roads. Following the existing road as the primary access would result in less site disturbance in the form of reduced grading. Staff believes this is a reasonable request as it would involve less grading and site disturbance while still providing safe and adequate access to the proposed parcels. County Department of Public Works and CDF have reviewed the application and have no objections to the reduced road width or increased road length.

- b. **That the granting of the exception will not be detrimental to the public health, safety or welfare or injurious to other property or uses in the area in which the property is situated.**

Staff believes and the Department of Public Works concurs that the proposed reduced road width and increased road length will provide a safe and adequate access to the proposed parcels and will not be detrimental to the public health,

safety or welfare nor be injurious to other property or uses in the area in which the property is situated.

### Rathgar Court

The project has been processed in accordance with the County Subdivision Regulations and the State Subdivision Map Act and reviewed by various agencies for compliance with the provisions of the County Subdivision Regulations. The applicant has requested exceptions to the Subdivision Regulations regarding road width and length. These exceptions are discussed in detail in Section F.2 of this report.

#### 1. Required Findings for Subdivision

In order to approve this application for a subdivision, the Board of Supervisors must make the following findings:

- a. **In accordance with Section 66473.5 of the Subdivision Map Act, this tentative map, together with the provisions for design or improvement, is consistent with the San Mateo County General Plan.**

The overall project is consistent with the County's General Plan as described in Section D of this report.

- b. **The site is physically suitable for the type of development and for the proposed density of development.**

The site is physically suited for single-family residential development for the following reasons: (1) the proposed parcels conform to the minimum parcel size requirements of the R-1/S-101/DR zone; (2) the existing structures will be demolished prior to recordation of the final map; (3) access will be provided to the proposed parcels via construction of a private cul-de-sac road that connects to Edgewood Road; and (4) the site will be served by underground public utilities and will be connected to sewer and water services.

- c. **The design of the subdivision and proposed improvements are not likely to cause serious public health problems, substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitats.**

A grading permit application has been processed in conjunction with this application for a major subdivision for the proposed private road and found to be in compliance with the County's Grading Ordinance (see Section G of this report). An Environmental Impact Report was prepared for this project. The EIR identified potential impacts associated with increased development on the site. Mitigation measures proposed in the EIR to diminish the significance of these impacts have been incorporated as recommended conditions of approval.

- d. **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 access or use easements across this property. All five proposed parcels would take access from a proposed private road that connects to a public road, Edgewood Road. The proposed private road is required to be designed to the Department of Public Works and California Department of Forestry (CDF) standards for private roads.

- e. **The discharge waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements by State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 1300) of the State Water Code.**

The Department of Public Works has reviewed the proposed subdivision and the project, as conditioned, would not violate the State Water Code. The applicant is also required to obtain a permit from the Regional Water Quality Control Board.

2. Exceptions to Subdivision Ordinance

Section 7094 of the County Subdivision Ordinance allows the Board of Supervisors to approve exceptions to any of the design, improvement or exaction requirements of the Subdivision Ordinance provided certain findings can be made.

The applicant is requesting an exception to road width and length. Section 7022(3a) of the Subdivision Ordinance states that “in general, public roads will be required for major subdivisions, while private roads will be allowed for minor subdivisions.” The applicant has requested construction of a private road instead of the required public road to provide access to the proposed parcels. The proposed private road is a 22-foot paved surface within a 40-foot right-of-way and is approximately 900 feet in length and meets the County standards for private roads. However, the proposed private road does not meet the County standards for public roads that require a public road to be 32 feet wide within a 50-foot wide public right-of-way.

Section 7023(4) of the County Subdivision Regulations states that cul-de-sac streets shall not exceed six hundred (600) feet in length. A cul-de-sac of greater length may be permitted if it is the only feasible method for developing the property for the use for which it is zoned and an exception is granted. If an exception is granted, alternative ingress/egress routes approved by the appropriate fire authority will be required unless waived. The applicant is requesting an exception to allow a cul-de-sac of approximately 900 feet and the alternative ingress/egress route was waived by the fire authority in lieu of additional fire hydrants installed.

In order to approve this exception, the Board of Supervisors must make the following two findings:



- a. **That there are special circumstances or conditions affecting the property, or that the exception is necessary for the preservation and enjoyment of substantial property rights of the owner/subdivider; and that the exception is appropriate for the proper design and/or function of the subdivision.**

Staff believes there are special conditions affecting the property that make this exception appropriate for proper design of the subdivision. There is an existing gravel road that traverses the property. The proposed parcels are aligned off this existing access road. The applicant intends on using this road access as the primary access by replacing and extending it with a road, which meets the County standards for private roads. Following the existing road as the primary access would result in less site disturbance in the form of reduced grading. Staff believes this is a reasonable request as it would involve less grading and site disturbance while still providing safe and adequate access to the proposed parcels. County Department of Public Works and CDF have reviewed the application and have no objections to the reduced road width or increased road length.

- b. **That the granting of the exception will not be detrimental to the public health, safety or welfare or injurious to other property or uses in the area in which the property is situated.**

Staff believes and the Department of Public Works concurs that the proposed reduced road width and increased road length will provide a safe and adequate access to the proposed parcels and will not be detrimental to the public health, safety or welfare nor be injurious to other property or uses in the area in which the property is situated.

## G. COMPLIANCE WITH COUNTY GRADING REGULATIONS

### Edgewood Estates

An application for a grading permit has been submitted in order to construct the private access road and regrade portions of the project site upon removal of extensive foundation remains from structures that will be demolished. Under Section 8600 of the County Ordinance, the Planning Division reviews grading plans to “promote conservation of natural resources, including topography and vegetation, as well as to protect health and safety, which includes the reduction or elimination of the hazards of earth slides, mud flows, rock falls, undue settlement, erosion, siltation and flooding.”

Staff believes this project will work toward all these ends and is in compliance with the provisions of the Grading Ordinance. The applicant has submitted all necessary documents including soils and geotechnical reports which were reviewed in the Environmental Impact Report as well as by relevant County agencies. Mitigation measures within the EIR have been included as conditions of approval and are listed in Attachment A of this report.

The County's Grading Ordinance requires that the following findings must be made for approval and issuance of a grading permit:

1. **That the granting of the grading permit, as conditioned, will not have a significant adverse effect on the environment.**

Based on mitigation measures outlined in the EIR regarding any proposed grading activities on-site, these mitigation measures shall become conditions of approval. These mitigation measures and conditions of approval will regulate grading activities so grading work is correctly performed and monitored by the applicant's civil engineer. In addition, the recommended conditions of approval also ensure that soil erosion, during and after grading activity, will be controlled, and no additional grading, other than that shown on the approved plans, will occur.

2. **That the project conforms to the criteria of the Grading Ordinance, Section 8602.1.**

The project has been reviewed by both the Planning Division and the Department of Public Works staff and, as conditioned, will conform to the criteria of the Grading Ordinance.

3. **That the project, as conditioned, is in conformance with the General Plan.**

Staff has reviewed the General Plan and believes the project conforms with the applicable policies of the General Plan, as discussed earlier.

#### Rathgar Court

An application for a grading permit has been submitted in order to construct the private access road and regrade portions of the project site upon removal of extensive foundation remains from structures that will be demolished. Under Section 8600 of the County Ordinance, the Planning Division reviews grading plans to "promote conservation of natural resources, including topography and vegetation, as well as to protect health and safety, which includes the reduction or elimination of the hazards of earth slides, mud flows, rock falls, undue settlement, erosion, siltation and flooding."

Staff believes this project will work toward all these ends and is in compliance with the provisions of the Grading Ordinance. The applicant has submitted all necessary documents including soils and geotechnical reports, which were reviewed in the Environmental Impact Report as well as by relevant County agencies. Mitigation measures within the EIR have been included as conditions of approval and are listed in Attachment A of this report.

The County's Grading Ordinance requires that the following findings must be made for approval and issuance of a grading permit:

1. **That the granting of the grading permit, as conditioned, will not have a significant adverse effect on the environment.**

Based on mitigation measures outlined in the EIR regarding any proposed grading activities on-site, these mitigation measures shall become conditions of approval. These mitigation measures and conditions of approval will regulate grading activities so grading work is correctly performed and monitored by the applicant's civil engineer. In addition, the recommended conditions of approval also ensure that soil erosion, during and after grading activity, will be controlled, and no additional grading, other than that shown on the approved plans, will occur.

2. **That the project conforms to the criteria of the Grading Ordinance, Section 8602.1.**

The project has been reviewed by both the Planning Division and Department of Public Works staff and, as conditioned, will conform to the criteria of the Grading Ordinance.

3. **That the project, as conditioned, is in conformance with the General Plan.**

Staff has reviewed the General Plan and believes the project conforms with the applicable policies of the General Plan, as discussed earlier.

#### H. REVIEWING AGENCIES

Department of Public Works  
Building Inspection Section  
County Fire (California Department of Forestry)  
City of San Carlos  
LAFCo  
Palomar Park Property Owners Association

#### VISION ALIGNMENT

The Rathgar Court and Edgewood Estates residential developments keep the commitment of offering a full range of housing choices and goal number 9, housing exists for people at all income levels and for all generations of families. The Rathgar Court and Edgewood Estates residential developments contribute to this commitment and goal by providing additional housing in an already urban developed area that not only helps to reduce the jobs housing imbalance but also helps to reduce sprawling development in areas where services are not readily available.

#### ATTACHMENTS

- A. Required Findings and Recommended Conditions of Approval
- B. Location Map
- C. Existing Zoning Map

- D. Proposed Zoning Map
- E. "Revised" Tentative Map (Edgewood Estates)
- F. Tentative Map (Rathgar Court)
- G. General Plan Map: Existing
- H. General Plan Map: Proposed
- I. Draft Resolution (Edgewood Estates)
- J. Draft Ordinance (Edgewood Estates)
- K. Draft EIR (distributed earlier)
- L. Final EIR (separate publication, available upon request)
- M. Submitted Appeal

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County of San Mateo  
Environmental Services Agency  
Planning and Building Division

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Numbers: PLN 2000-00746 and  
PLN 2000-00823

Hearing Date: February 4, 2003

Prepared By: Sara Bortolussi, Project Planner

For Adoption By: Board of Supervisors

**RECOMMENDED FINDINGS**

**Edgewood Estates/PLN 2000-00746**

**Regarding the Final EIR:**

1. Recommend that the Board of Supervisors:
  - a. Find that the Final EIR has been completed in compliance with CEQA.
  - b. Find that the Final EIR was presented to the decision-making body of the lead agency and that the decision-making body reviewed and considered the information contained in the Final EIR prior to approving the projects.
  - c. Find that the Final EIR reflects the lead agency's independent judgment and analysis.
  - d. Certify the Environmental Impact Report.

**Regarding the General Plan Amendment:**

2. Find that the General Plan amendment is compatible, will create a harmonious arrangement of land uses and will not be in conflict with the General Plan.
3. Amend the County General Plan Map to change the Land Use Map for a portion of the Edgewood Estates site from Very Low Density Residential to Low Density Residential use.
4. Adopt a resolution certifying the County General Plan be amended changing the lower portion of the Edgewood Estates site from Very Low Density Residential to Low Density Residential.

Regarding the Rezoning:

5. Find that the rezoning is in harmony with the surrounding area and will not be in conflict with the amended General Plan Map.
6. Approve the rezoning and adopt an ordinance revising the zoning of the lower portion of the Edgewood Estates site from R-1/S-13 to R-1/S-101/DR.

Regarding the Subdivision and Exceptions:

7. Recommend that the Board of Supervisors:
  - a. Find that, in accordance with Section 66473.5 of the Subdivision Map Act, this tentative map, together with the provisions for design or improvement, is consistent with the San Mateo County General Plan.
  - b. Find that the site is physically suitable for the type of development and for the proposed density of development.
  - c. Find that the design of the subdivision and proposed improvements are not likely to cause serious public health problems, substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitats.
  - d. Find 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.
  - e. Find that the discharge waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements by State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 1300) of the State Water Code.
  - f. Find that there are special circumstances or conditions affecting the property, or that the exception is necessary for the preservation and enjoyment of substantial property rights of the owner/subdivider; and that the exception is appropriate for the proper design and/or function of the subdivision.
  - g. Find that the granting of the exception will not be detrimental to the public health, safety or welfare or injurious to other property or uses in the area in which the property is situated.

Regarding the Grading Permit:

8. Recommend that the Board of Supervisors:

- a. Find that the granting of the grading permit, as conditioned, will not have a significant adverse effect on the environment.
- b. Find that the project conforms to the criteria of the Grading Ordinance, Section 8602.1.
- c. Find that the project, as conditioned, is in conformance with the General Plan.

**Rathgar Court/PLN 2000-00823**

**Regarding the Final EIR:**

1. Find that the Final EIR has been completed in compliance with CEQA.
2. Find that the Final EIR was presented to the decision-making body of the lead agency and that the decision-making body reviewed and considered the information contained in the Final EIR prior to approving the projects.
3. Find that the Final EIR reflects the lead agency's independent judgment and analysis.
4. Certify the Environmental Impact Report.

**Regarding the Subdivision and Exceptions, Find:**

5. That, in accordance with Section 66473.5 of the Subdivision Map Act, this tentative map, together with the provisions for design or improvement, is consistent with the San Mateo County General Plan.
6. That the site is physically suitable for the type of development and for the proposed density of development.
7. That the design of the subdivision and proposed improvements are not likely to cause serious public health problems, substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitats.
8. 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.
9. That the discharge waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements by State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 1300) of the State Water Code.
10. That there are special circumstances or conditions affecting the property, or that the exception is necessary for the preservation and enjoyment of substantial property rights of

the owner/subdivider; and that the exception is appropriate for the proper design and/or function of the subdivision.

11. That the granting of the exception will not be detrimental to the public health, safety or welfare or injurious to other property or uses in the area in which the property is situated.

Regarding the Grading Permit, Find:

12. That the granting of the grading permit, as conditioned, will not have a significant adverse effect on the environment.
13. That the project conforms to the criteria of the Grading Ordinance, Section 8602.1.
14. That the project, as conditioned, is in conformance with the General Plan.

**RECOMMENDED CONDITIONS OF APPROVAL**

**Edgewood Estates**

Planning Division

1. This approval applies only to the proposal, documents, and plans described in this report and submitted to and approved by the Board of Supervisors.
2. This subdivision approval is valid for two years, during which time a final map shall be filed. An extension to this time period may be issued by the Planning Division upon written request and payment of applicable extension fees if required.
3. Building permits shall be applied for and obtained from the Building Inspection Section for any future construction on any of the 12 parcels created after filing the final map.
4. The applicant shall pay to the San Mateo County Planning and Building Division an amount of \$8,419.75 for in-lieu park fees prior to recordation of the final map.
5. Prior to any grading activities occurring on site, the applicant shall submit an erosion and sediment control plan that shall demonstrate how erosion of soils will be addressed during the grading phases of the subdivision. The goal of the erosion control plan is to reduce the loss of soils during grading on site as well as avoid runoff to neighboring parcels and to Edgewood Road.
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 12 parcels. Pervious materials include, but are not limited to, pervious pavers on sand, turf block, pervious pavement, porous asphalt or gravel.



7. The applicant is required to name the access way and any future development will be assigned addresses accordingly. The applicant shall apply for a street naming permit and pay all applicable fees. A public hearing for this type of permit will be required.
8. Prior to any grading activities on site, the applicant shall submit to the Planning Division, for review and approval, a stormwater control plan, which shows how transport and discharge from pollutants from the project site will be minimized. The goal is to prevent sediment and other pollutants from entering local drainage systems and water bodies, and to protect all exposed earth surfaces from erosive forces. The plan shall include, at a minimum, drain inlet protection, erosion control devices and use of pervious materials. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
  - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15.
  - b. Removing spoils promptly, and avoiding stockpiling of fill materials when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
  - c. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to a local storm drain system or water body.
  - d. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

The approved stormwater control plan shall be implemented prior to any grading or construction on site and must be inspected by the Planning and Building Division.

9. In addition to the normal traffic mitigation fees established by the County, the project applicant shall contribute a fair share towards the installation of a signal at the western intersection of Edgewood Road and Cordilleras Road. A precise fair share amount for the installation of a signal at this intersection is not possible to calculate at this time because the intersection was not analyzed in the EIR traffic report and thus no post-project turning movements are available for the intersection. However, post-project turning movement data are available for the intersections located immediately east and west of the western intersection of Edgewood Road and Cordilleras Road (i.e., Edgewood Road/Cervantes Road and Edgewood Road/Crestview Drive). The County of San Mateo Department of Public Works estimates that a new traffic signal would cost a total of \$150,000. During worst-case AM peak hour traffic conditions, project traffic would represent 0.19% of the future traffic at the intersection of Edgewood Road and Crestview Drive (i.e., five vehicle trips from the project and 2,686 total AM peak hour trips at the intersection). Therefore, the project's fair share for a new traffic signal at the intersection of Edgewood Road and Crestview Drive would be \$285. At the intersection of Edgewood Road and Cervantes Road, project traffic would represent 0.31% of the future AM peak hour traffic (i.e., five vehicle trips from the project and 1,608 total AM peak hour trips at the intersection), or a

fair share of \$465. As such, the project's fair share for a traffic signal at the western intersection of Edgewood Road and Cordilleras Road would be between 0.19% - 0.31% of the total future AM peak hour trips at that intersection, or between \$285 - \$465.

10. The entrance on Edgewood Road and the curb radii shall be designed to the satisfaction of the County of San Mateo Department of Public Works.
11. The steep slope located along the north side of Edgewood Road shall be cut back, or the proposed entrance shall be relocated approximately 150 feet to the east to provide the required sight distance. Any disturbance to the slope along Edgewood Road shall be planted with low growing, native groundcover.
12. The eastbound left-turn pocket at the entrance shall be designed to provide a minimum of 50 feet of vehicle storage capacity and extended to the east of the proposed entrance to provide an acceleration lane.
13. The applicant's contractor shall water all active construction areas at least twice daily.
14. The applicant's contractor shall cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
15. The applicant's contractor shall pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
16. The applicant's contractor shall sweep daily all paved access roads, parking areas, and staging areas at construction sites.
17. The applicant's contractor shall sweep streets daily if visible soil material is carried onto adjacent public streets.
18. The applicant's contractor shall hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas.
19. The applicant's contractor shall enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
20. The applicant's contractor shall limit traffic speeds on unpaved roads to 15 miles per hour.
21. The applicant's contractor shall install sandbags or other erosion control measures to prevent silt runoff to public roadways.
22. The applicant's contractor shall replant vegetation in disturbed areas as quickly as possible.

23. The applicant's contractor shall install wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site.
24. The applicant's contractor shall suspend excavation and grading activities when winds exceed 25 miles per hour.
25. The applicant's contractor shall limit the area subject to excavation, grading and other construction activity at any one time.
26. All haul trucks shall have a capacity of no less than twelve and three-quarter (12.75) cubic yards.
27. Operations on any unpaved surfaces shall be suspended during first and second stage smog alerts.
28. Consistent with the County of San Mateo Noise Ordinance (Section 4.88.360), construction shall be limited to the hours between 7:00 a.m. and 6:00 p.m. on weekdays, and between 9:00 a.m. and 5:00 p.m. on Saturdays. Construction shall be prohibited on Sundays, Thanksgiving, and Christmas.
29. Construction contracts shall specify that all construction equipment shall be equipped with mufflers and other suitable noise attenuation devices.
30. At least ten days prior to initiation of construction, all residential units located within 2,000 feet of the construction site shall be sent a notice regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posted at the construction site. All notices and the signs shall indicate the dates and duration of construction activities, as well as provide a telephone number where residents can inquire about the construction process and register complaints.
31. A "noise disturbance coordinator" shall be established. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would require implementing reasonable measures such that the complaint is resolved. All notices that are sent to residential units within 2,000 feet of the construction site and all signs posted at the construction site shall list the telephone number for the disturbance coordinator.
32. Prior to recordation of the final map, the applicant shall prepare a final acoustical report for the project site which identifies new project design features that will attenuate outdoor noise levels on the project site to 60 dBA (CNEL) or less, and indoor noise levels of 45 dBA (CNEL) or less.
33. Because of the slope of the project site, the relatively weak and compressible nature of the surface soils on the site, and the stability of the shallow bedrock (non-expansive), shallow foundations shall not be used to support buildings on graded pads that expose both a

combination of weathered rock, collapsible soils, and/or engineered fill. To maintain uniform support, the residential structures shall be supported on a foundation system that maintains contact with the underlying bedrock, which is generally most reliably accomplished with pier and grade beam foundations. Buildings constructed to generally fit the existing terrain shall also be supported on pier and grade beam foundations.

34. Borings and exploratory pits indicate the upper bedrock materials are generally decomposed to moderately weathered, and very soft to moderately soft in hardness, becoming less weathered and harder with depth. The bedrock, however, is generally highly fractured. While seismic refraction lines measuring the rock's shear velocity were not performed, the amount of fracturing suggests most excavation in this material can be accomplished with large, conventional excavation equipment; however, occasional zones of hard rock or "knockers" requiring jack hammering shall be expected in major excavations.
35. Properly designed buildings using the Uniform Building Code and sound engineering practices shall mitigate the damaging effects of ground shaking. As a minimum, the proposed residences shall be designed using current building code requirements.
36. The term "compact" and its derivatives mean that all on-site soils shall be compacted to at least 95% of maximum dry density, as determined by ASTM Test Method D1557-91, within the upper 12 inches of pavement subgrades and to at least 90% in other areas. The term also implies that all fill soils shall be compacted in layers not more than 8 inches in loose thickness, that each layer shall be thoroughly moisture conditioned to a moisture content that is slightly over optimum, as determined by the same Test Method, and each lift shall be thoroughly compacted before additional layers are placed.
37. The following grading procedures shall be followed for areas to receive fill, pavements, concrete slabs, or flatwork:
  - a. Strip and remove the organically contaminated topsoil and debris from the site surface. Stockpile the strippings for later disposal at an off-site location, or for later use in landscaping areas only. The depth of stripping is estimated to be approximately 6 inches and shall be verified in the field by the geotechnical engineer at the time of construction.
  - b. Further over-excavate all loose topsoils and any existing fills from all areas to be graded. On the existing grassy hillside, this is estimated to be at 1 to 2 feet below existing ground surface, but shall be determined in the field by the geotechnical engineer at the time of construction. Where fill is to be placed on a ground surface that slopes more than 6:1 (horizontal to vertical), the fill shall be keyed and benched into firm soils and/or bedrock beneath the hillside. Subdrains shall be installed in any areas where seepage is encountered, as determined by the geotechnical engineer in the field.

- c. Scarify the over-excavated surfaces within the exposed subgrades to a minimum depth of 6 inches. Thoroughly moisten the scarified surfaces to slightly above optimum moisture content and recompact as specified above. Further over-excavate, as necessary, any area still containing weak and/or yielding (pumping) soils, as determined in the field by the geotechnical engineer.
  - d. The areas may then be brought up to final grade with properly compacted fill. Rocks or cobbles larger than 4 inches in maximum dimensions shall not be allowed to remain within the foundation areas, unless they can be crushed in-place by the construction equipment.
38. All permanent slopes within compacted fill materials shall be no steeper than 2:1 (horizontal to vertical), unless they are appropriately designed with geogrid or similar reinforcements. This could include a steepened slope face and/or a vertical to near-vertical slope face lined with segmental retaining wall units, such as a Keystone Retaining Wall System, or approved equal. This type of retaining wall could be considered for the two retaining walls proposed within the fill embankment in the lower portions of the new roadway.
39. In the lower portion of the site, adjacent to Edgewood Road, where thick residual soils and/or fill soils are expected, and in the extreme northern corner of the site, within about 10 feet of the existing fill soils immediately below Belle Roche Court, as shown on the site plan, cut slopes shall be no steeper than 2:1. Within other areas of the site, where shallow bedrock exists, cut slopes on the order of 25 feet in height could be excavated at a gradient of 1:1. Based on the shear strengths, such slopes will have a factor of safety on the order of two or more; however, all cut slopes shall be carefully examined by the geotechnical engineer to verify that suitably firm soils and/or weathered bedrock materials are encountered, and that adversely sloping bedding or fracture planes are not exposed on the cut slopes.
40. Cut slopes shall be protected with a lined drainage swale at the top to prevent runoff from flowing over the slope face. The lined swale shall be set back from the crown of the slope about 5 feet to prevent minor sloughing of the existing topsoil horizon from undermining the swale. In general, houses shall be located adjacent to cut and fill slopes in accordance with the UBC setback requirements.
41. Any imported fill soils shall be predominantly granular in nature, have a Plasticity Index less than 15, a minimum R-value of 20, a fines content between 15% and 60%, and be approved by the geotechnical engineer before importing to the site. All aspects of site grading including demolition, clearing/stripping, over-excavation, and placement of fills or backfills shall be performed under the observation of BAGG's field representatives, it must be the contractor's responsibility to select equipment procedures that will accomplish the grading as described above. The contractor must also organize the work in such a manner that one BAGG's field representative can observe and test the grading operations, including clearing, excavation of keyways and benches, compaction of fill and backfill, and compaction of subgrades.

42. The proposed houses shall be supported on drilled piers with interconnecting grade beams. Drilled, cast-in place, reinforced concrete piers shall be a minimum of 12 inches in diameter, and derive skin friction support from the firm native soils and/or bedrock at depth. The foundation piers shall extend a minimum of 5 feet into competent bedrock, or at least 10 feet into firm native clayey soils, as determined by the geotechnical engineer in the field. Structural considerations may dictate deeper piers. Where very hard drilling is encountered at shallow depth, pier termination shall be determined by the geotechnical engineer in the field. Such piers may be designed assuming an allowable skin friction support of 450 pounds per square foot (psf) in soil and 900 pounds per square foot (psf) in rock. Uplift loads shall be limited to two-thirds of this value. In addition, the indicated skin friction value for total design loads may be increased by one-third when seismic and transient loads are included.
43. Loads between piers shall be supported on grade beams that are designed to span between pier locations. Piers and grade beams should be reinforced appropriately and the reinforcement shall be properly tied together to enable the entire system to act as a unit. Design of the pier and grade beam, reinforcement, depth, size, and spacing of the piers will depend on building loads and shall be determined by the structural engineer responsible for the foundation design. As a minimum, it is recommended that the drilled piers be reinforced with four No. 4 reinforcing bars.
44. It is recommended that perimeter grade beams be trenched and the bottom of the concrete shall be at least 6 inches below the building pad and that they contain at least two No. 4 bars near the top and two near the bottom of the beam.
45. The bottom of all pier holes and grade beam excavations shall be firm, clean, and relatively free of any loose or disturbed soils before placement of reinforcing steel or concrete. There is a possibility that groundwater may be encountered in some of the pier excavations. If encountered, the groundwater shall be pumped out immediately before pouring concrete, or the concrete shall be tremied into the hole and placed from the bottom up. Because each pier will have to penetrate a minimum distance into competent materials, it will be very important that the pier drilling operations are performed under the full time observation of BAGG. BAGG's observations will allow them to verify that each pier is founded in competent materials, and that the drilling, cleaning, and concrete placement are performed in a workmanlike manner that will not compromise the completed structure.
46. Concrete slabs shall be constructed on a subgrade that contains at least 12 inches of non-expansive soils that have been prepared and compacted as recommended above. The subgrade soils shall be maintained at a moisture content of at least 2% over optimum, and shall be approved by the geotechnical engineer immediately before the slab is poured.

47. As a precaution to minimize transmission of soil moisture up through the floor slab and to provide appropriate support to floor loads, it is recommended that the slabs be underlain with a minimum of 4 inches of approved, clean, free draining gravel such as No. 4 by 3/4-inch crushed rock, or other approved material.
48. The base course is intended to serve as a capillary break; however, moisture may accumulate in the base course zone. Therefore, a plastic vapor barrier of at least 6-mil thickness shall be placed on the rock if moisture protection is desired and a damp slab is not acceptable. To aid in curing the concrete and to protect the membrane during construction, the vapor barrier shall be covered with a 2-inch thick layer of sand that shall be wetted prior to pouring the slab.
49. Retaining walls shall be designed to resist lateral earth pressures from adjoining natural materials and backfills. Freestanding walls supporting native soils or compacted fill soils shall be designed to resist active lateral pressures taken as an equivalent fluid pressure of 45 pounds per cubic foot (pcf) for level backfill. Walls that are restrained from movement at the top, such as basement walls and walls that are part of the building foundations, shall be designed to resist "at-rest" soil pressures that are based on an equivalent fluid weight of 60 pcf. These pressures shall be increased by 3 pcf for every 5 degrees increase in backfill slope. Retaining walls supporting fill soils could also consist of a geosynthetic-reinforced retaining wall system (also called soil reinforced or segmental retaining wall).
50. Walls supporting only bedrock shall be designed on a case-by-case basis; however, on a preliminary basis, BAGG recommends they shall be designed to support an equivalent fluid pressure of 35 pcf. It would also be possible to construct a soil/rock-nailed wall. These shall also be designed on a case-by-case basis, but typically include "nails" at 5-foot to 10-foot spacing (horizontally and vertically) with a wall face designed to support relatively light loads.
51. Retaining walls shall generally be supported on drilled pier and grade beam foundations designed in accordance with the recommendations presented in the "Foundations" section of this report; however, cantilevered retaining walls that are not part of any building foundation and are located within cuts can be supported on spread footing foundations that are founded at least 18 inches below grade and designed with a maximum toe pressure of 2,000 psf in native soils or soft rock, or 4,000 psf in relatively hard bedrock at least 7 feet below original ground surface and approved by the geotechnical engineer in the field. The lateral earth pressures should be resisted by passive soil pressures and friction acting on the wall foundations as described under "Lateral Design."
52. The above lateral pressures do not include any hydrostatic pressures resulting from groundwater, seepage water, or infiltration of natural rainfall and/or irrigation water behind the walls. Therefore, all walls over 2 feet in height shall be provided with a drainage blanket behind the wall. The drainage blanket should consist of a pre-manufactured drainage panel or a 1-foot thick blanket of free-draining gravel or drain rock protected by a suitable filter fabric. A 12-inch cap of relatively impermeable soil shall be compacted at the top of the drainage blanket to minimize infiltration of surface water. A

perforated pipe should be installed at the base of the drainage blanket to conduct water away from the wall.

53. General backfill behind the walls, excluding drainage material, shall conform to the fill requirements.
54. Lateral resistance may be obtained from passive earth pressures acting on the sides of foundation members, which have been poured in neat excavations. The allowable passive resistance to wind or seismic loads can be taken as an equivalent fluid pressure of 350 pounds per cubic foot within firm native soils and compacted fill soils. Within bedrock at least 7 feet below original ground surface, if approved by the geotechnical engineer in the field, the allowable passive pressure can be increased to 500 pounds per cubic foot. For isolated piers (at least 3 diameters apart), the lateral passive pressure can be assumed to act over 1 1/2 times the pier diameters. Also, for foundation members located on, or within 5 feet of the top of graded slopes, the passive soil pressures shall be cut in half. For resisting long-term loads, the passive resistance within the upper 12 inches shall be ignored, unless the foundation is protected by a concrete slab or paved surface.
55. Lateral retaining wall loads can also be resisted by friction between undisturbed native soils and the bottom of spread footings supporting isolated site walls. For this condition, a friction coefficient of 0.35 can be used.
56. Because of the slope of the site, drainage measures to control and collect surface runoff shall be considered an integral part of the proposed development. The ground surface adjacent to all sides of the proposed residences shall be sloped to drain away from the foundations. Unpaved and landscaped areas shall slope at least 5% for a distance of at least 5 feet away from the face of the building. Surface drainage swales at this and other locations on the site shall slope at least 1% toward a suitable discharge point. Runoff shall not be allowed to flow over graded slopes, and any area where surface runoff becomes concentrated shall be provided with a catch basin. The runoff from building roofs shall be collected in closed, non-perforated pipes and discharged to the local storm drain system, or discharged in a manner that will not allow ponding adjacent to foundations or erosion on native or graded slopes.
57. It is recommended that a perimeter subdrain system be installed around the residences, which will be supported on pier and grade beam foundations. Where the proposed residences will be constructed to fit the natural site grades, such a subdrain may not be necessary on the downhill side of the house. The subdrains shall be installed in a minimum 8-inch wide trench with a continuous plastic membrane placed against the grade beam and along the bottom of the trench. The bottom of the subdrain trench shall be installed at least 6 inches below the bottom of the grade beam (12 inches below the pad or crawl space grade). Where hard rock is encountered, the subdrain depth may be decreased to the bottom of the grade beam. A 4-inch diameter perforated pipe shall be placed near the bottom of the trench to collect seepage water. If desired, a solid pipe can be placed in the same trench above the first perforated pipe to carry runoff from the roof gutter away from the building areas; however, the two systems must not be connected together.



58. Surface and subsurface drainage facilities and catchment areas shall be checked frequently and cleaned or maintained throughout the life of project, as necessary.
59. An R-value test has been performed on a sample of the near-surface soils obtained from this site, and obtained an R-value of 17. As some of the fill material forming the roadway subgrade will be obtained from an excavation significantly deeper than the test pits from which the test sample was obtained, the actual subgrade soils may have a greater percentage of rocks and a higher R-value. It may therefore be prudent to retest the R-value of the subgrade soils after the roadway has been constructed to see if the above test result can be improved upon.
60. All materials and construction procedures, including composition, placement, and compaction of pavement components, shall be performed in conformance with the latest edition of the CalTrans Standard Specifications, except that compaction should be performed in accordance with ASTM Test Method D1557-91. All pavement components shall be compacted to at least 95% of maximum dry density, and the upper 12 inches of the pavement subgrade soils shall be compacted to at least 95% of maximum dry density, while slightly above optimum moisture content. All over-sized rocks and cobbles larger than 4 inches shall be completely removed from the pavement areas, unless they can be crushed in place with the construction equipment.
61. Some raveling of the slope could occur, and maintenance will be required. The roadway will be a private street owned and maintained by the homeowners' association and it is recommended that the association shall make provisions for this normal maintenance.
62. A subdrain shall be installed in the base keyway, and additional subdrains shall be placed in succeeding benches at vertical intervals of about 10 feet. Additional subdrains shall be added if seepage is identified during grading.
63. To reduce the loss of native trees on the Edgewood Estates project site, the following design changes that should be considered include:

Use of a retaining wall along Edgewood Estates Place at Lot 11 to preserve three large valley oaks (Trees #194, #195 and #200).
64. The project applicant shall retain the services of a certified arborist (International Society of Arboriculture) to develop a "tree protection plan/program" with specific measures designed to preserve those trees nearest to the construction sites for both the road and housing envelopes. Examples of some of these measures would include but would not be limited to:
  - a. Provision of chain link fencing (3-4 feet high) around the dripline of the trees to prevent encroachment by construction equipment. Any tree within 100 feet of the project road shall be fenced;

- b. Consultation with a certified arborist or other qualified professional to develop specific protective measures where any of the following may occur:
    - (1) any grade change near a tree that is to be protected,
    - (2) any trimming of a tree,
    - (3) any trenching within the dripline of a tree that is to be protected.
  - c. Prescription of necessary remedial work to ensure the health and stability of protected trees.
65. No storage of materials, unnecessary trenching, grading or compaction shall be permitted within the dripline of the trees to be protected.
66. Unless otherwise directed by the California Department of Forestry and Fire Protection, all non-native trees and native trees in poor health on the subject property that are not proposed to be removed by project construction shall be retained on-site to provide wildlife habitat.
67. With the exception of the recommendation to remove all non-native and native trees in poor health, the project applicant shall comply with the remaining recommendations of the tree report prepared specifically for the Edgewood Estates Project (Mayne Tree Expert Company, Inc., September 28, 2001).
68. The following trees shall be transplanted on the Edgewood Estates Project site: 14A, 15A, 35A, 36A, 43A, 45A, and 58A.
69. Native trees in good health that are to be removed as a result of the proposed project shall be replaced at a ratio of three 24-inch boxed native trees for each tree removed. Given a total of 23 native trees rated good that could be removed from the site, a total of 69 replacement trees should be planted on the project site.
70. The project applicant shall comply with all required aspects of the General Construction Activity Stormwater Permit. Such measures include, but are not limited to: (1) submission of a Notice of Intent (NOI) to comply with the general permit to the State Water Resources Control Board; (2) minimizing non-stormwater discharges from the site to storm drains; (3) developing, implementing and updating a Stormwater Pollution Prevention Plan (SWPPP); (4) developing a site monitoring program and perform inspections of the measures implemented as a part of the SWPPP; and (5) annually certify, based on inspections, that the site is in compliance with the general permit.
71. It is recommended that the Edgewood Estates project incorporate Best Management Practices (BMPs) where practical. These include, but are not limited to, the following:

- a. All construction waste shall be disposed of properly. Appropriately labeled recycling bins shall be provided at the construction site to facilitate the recycling of construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site.
  - b. The construction contractor shall clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
  - c. Material spills shall not be hosed down. Dry cleanup methods shall be used whenever possible.
  - d. Dumpsters shall be properly covered (e.g., with tarps or plastic sheeting) and maintained.
  - e. Gravel approaches to the project site shall be provided where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
  - f. All vehicle/equipment maintenance, repair, and washing shall be conducted away from watercourses and/or storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
  - g. Impervious surface area shall be reduced by using permeable pavement materials at all driveways and other appropriate areas, such as: pervious concrete/asphalt, unit pavers (i.e., turf block); and granular materials (i.e., crushed aggregates, cobbles).
72. It is recommended that the Edgewood Estates development incorporate BMPs where practical. These include, but are not limited to, the following: labeling storm inlets, proper maintenance of storm facilities, avoidance of over irrigation, over application of pesticides and herbicides, and preventing landscape materials from being blown into the inlets. These elements may be addressed in the project CCRs. Other BMPs, such as filtration systems and swales, should be given consideration as alternatives to directly connected impervious systems.
73. Outdoor night lighting should be provided at each home to aid crime prevention and enforcement efforts. In compliance with applicable design review standards, glare at each home must be confined to the premises.
74. Landscaping should be designed so as to not conceal potential criminal activities near windows or doors.
75. The use of louvered windows should be prohibited.

76. The applicant is required to deposit the estimated cost for the extension of the 8-inch water line to the project site to Cal Water in order to provide water service to the proposed development.
77. The applicant is required to receive a release from Redwood City to allow Cal Water to provide water service to the project site.
78. The applicant is required to receive approval from SFPUC to change service area boundaries.
79. The applicant is required to provide a satisfactory design approved by Cal Water to serve the property.
80. The applicant is required to provide project plans to the SFPUC Land Engineering Section and the Water Supply and Treatment Division for review.
81. The applicant is required to receive approval from SFPUC to alter its right-of-way land.
82. The applicant is required to obtain a 10-foot easement from SFPUC.
83. Automatic sprinkler systems used to water landscaping should be programmed to operate during the cooler periods of the day to minimize water loss from evaporation, thereby ensuring efficient use of water.
84. Efficient watering systems should be installed that minimize runoff and evaporation and maximize the water that will reach plant roots.
85. Selection of drought tolerant, low water-consuming plant varieties should be used to reduce water consumption in new landscaped areas.
86. Re-circulating hot water systems should be used where feasible in long piping systems (where water must run for considerable periods before hot water is received at the outlet).
87. Plumbing fixtures should be selected that reduce potential water loss from leakage due to excessive wear of washers.
88. The project should comply with sections of Titles 20 and 24 of the California Administrative Code regarding water consumption and conservation.
89. For construction activities, the project applicant shall prepare a plan and implement a diversion program of all construction and demolition debris generated from the project.
90. Areas at the curb of each home to place multiple bins for household waste and recyclable materials shall be incorporated into the project design.

91. A location for home composting on each property shall be incorporated into the project design.
92. The applicant shall enter into a contract with the San Mateo County Planning Division for all mitigation monitoring for this project. The fee shall be staff's cost plus 10% as required in the Planning Service Fee Schedule adopted by the Board of Supervisors Resolutions No. 63452 and No. 64883.
93. All new utilities for the 12-parcel subdivision shall be installed underground.
94. To reduce the impact to views from Belle Roche Estates, increase setbacks and to preserve native grassland:
  - a. Lot 9 shall be eliminated resulting in a net 12-lot subdivision.
  - b. The building envelope for Lot 8 shall be relocated approximately 40 feet to the south.
  - c. A native grassland easement of approximately 50 feet in width and containing a minimum of .69 acres shall be established along the northern property line adjoining Belle Roche to the satisfaction of the Planning Director and County Counsel.
95. The applicant, with the assistance of a County-approved biologist, shall prepare and implement a native grassland restoration and maintenance plan (NGRMP) to the satisfaction of the Planning Director and shall establish CC&Rs that obligate the homeowners association to maintain the native grassland easement in accordance with the approved NGRMP in perpetuity.
96. To maintain visual sight lines from eastbound Edgewood Road to cars leaving the project roadway, the westerly 75 feet of Lot 12 shall remain in the ownership of the HOA and shall not be fenced with a solid material.
97. With the goal of maintaining the existing visual integrity of the vegetation within the conservation easement and enhancing the area with native grassland, the applicant's arborist or registered professional forester (RPF) shall determine any special measures necessary to help maintain existing trees, such as pruning and thinning to remove dead wood and allow clearance and balance as well as recommendations for the planting of new native grasslands. This information shall be included in a conservation easement preservation plan which must be submitted for review and approval by the Planning Division prior to recordation of the final map.
98. The applicant shall record a conservation easement on the final map which covers approximately .69 acres of the property including Lots 8 and 9. Except for drainage swales, underground pipes, underground utility lines and any ancillary structures needed for such improvements, no construction shall be permitted in this conservation easement.

99. The applicant shall record "Covenants, Conditions and Restrictions" with the recordation of the final map. This document shall expressly state that no construction or structures, except those required as ancillary to drainage swales, underground pipes or utility lines, are permitted within the conservation easement.
  
100. The applicant shall submit a copy of the covenants, conditions and restrictions (CC&Rs) for the subdivision to the County for review and approval by County Counsel, the Planning Director and the Director of Public Works. The CC&Rs shall include, but not be limited to, the following items:
  - a. A mechanism for the inspection and 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 maintenance of the drainage system shall be provided by the homeowners association as recorded in documents required by the Department of Public Works. Between October 15 and April 15 of each year, the system shall be inspected and receive routine preventative maintenance on a monthly basis. Between April 16 and October 14, the system shall be inspected and receive routine preventative maintenance every other month. The system shall also be inspected initially at the beginning of the winter season and after all storm events.
  - c. Within the conservation easement, only structures for utilities, storm drainage or erosion control shall be allowed. No living trees shall be removed from the conservation easement except in conformance with Condition No. 97 or where they are a threat to life, property, drainage swales, underground pipes, underground utility lines shall be allowed. These restrictions shall be recorded for each parcel which includes land within the conservation easement.
  - d. Individual lot owners should be restricted from landscaping with invasive exotic species.
  - e. Replacement trees shall be selected from species native to the area. Where oak trees are removed, oak trees shall be chosen for replanting.
  
101. The CC&Rs shall expressly note those requirements that are conditions of approval of the tentative subdivision map and grading permit and shall further provide the following:
  - a. A mechanism by which future inspection and maintenance activities included as conditions of approval of the subdivision and grading permit 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 formula or other method of determining cost contribution, (4) a procedure for resolving disputes between property owners, and (5) a procedure for reimbursement of San Mateo County for any expenses incurred by the County doing emergency drainage maintenance on the property.

- 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.
102. The subdivider shall defend, indemnify 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 major subdivision, County File Number PLN 2000-00746, for which an action is brought within the time period specified in Government Code Section 66499.37.

#### Department of Public Works

103. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed residences per Ordinance #3277.
104. 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. The street shall be posted for "no parking" and shall terminate in a turnaround meeting the requirements of the appropriate fire jurisdiction and the County of San Mateo Department of Public Works.
105. The applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed subdivision and submit it to Public Works for review and approval. The drainage plan shall consist of a written narrative and plan. The flow of the stormwater onto, over, and off 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. Recommended measures shall be designed and included in the street improvement plans and submitted to the Department of Public Works for review and approval.

106. 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.
107. The applicant shall prepare a plan indicating the proposed method of sewerage for these properties. This plan should be included on the improvement plans and submitted to the Department of Public Works for review. Upon completion of this review, the applicant or his engineer shall have the approved sewer plans signed by the appropriate sewer district.
108. 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.
109. If applicable, the applicant shall (prior to recordation of the final map) purchase and provide payment to the appropriate sewer district for the proposed new sewer connections.
110. The applicant shall submit, to both the Department of Public Works and the Planning Division, written certification from the appropriate water district stating that their requirements to provide water service connections to the proposed parcels of this subdivision have been met.
111. Any potable water system work required by the appropriate water district within the County right-of-way shall not begin until Public Works 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 issuance of the permit.
112. The applicant shall submit written certification from the appropriate energy and communication utilities to the Department of Public Works and the Planning Division stating that they will provide energy and communication services to the proposed parcels of this subdivision.
113. "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 plan.
114. The applicant shall submit a driveway "plan and profile," to the Department of Public Works, showing the driveway access to the parcels (garage slabs) complying with County standards for driveway slopes (not to exceed 20%) and to County standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for handling both the existing and the proposed drainage.
115. No construction work within the County right-of-way shall begin until Public Works requirements for the issuance of an encroachment permit, including review of applicable



plans, have been met and an encroachment permit issued by the Department of Public Works.

116. The applicant shall submit a final map to the Department of Public Works for review and recording.

#### Building Inspection Section

117. A separate demolition permit will be required for each structure to be removed. These structures must be demolished and the permits finalized prior to recordation of the final map.
118. Building permits will be required for the construction of the proposed retaining walls associated with the road improvements.
119. A more detailed drainage plan will be required which will demonstrate how individual site drainage will be accomplished for each new parcel. Drainage easements may be necessary to accomplish this.

#### LAFCo

120. The applicant in conjunction with the City of San Carlos shall make an application to LAFCo to approve an outside sewer service agreement pursuant to Government Code Section 56133 prior to sewer extension to the project site. Proof of this approved outside sewer agreement must be submitted to the Planning Division for review and approval prior to recordation of the final map.

#### California Department of Forestry

121. The applicant shall note that the San Mateo County Fire Department will require a minimum fire flow of 500 gpm for two hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site.
122. The applicant shall note that the required fire flow shall be available from a County Standard 6" Wet Barrel Fire Hydrant. The configuration of the hydrant shall have a minimum of one each 4 1/2" outlet and one each 2 1/2" outlet located not less than 30 feet nor more than 250 feet from the building, measured by way of approved driveable access to the project site. Hydrants for this project have been relocated. Total of three for project.
123. The applicant shall note that 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.

124. The applicant shall submit to the San Mateo County Fire Department written certification from the water company that hydrants will be installed or that the existing water system is capable of meeting the project conditions.
125. The applicant shall install street signs at each intersection conforming to the standards of the Department of Public Works.
126. The applicant is required to have a new street name for the access road, with street signs conforming to the Department of Public Works standards and appropriate addressing.
127. The final map shall be submitted showing all dead-end roadways terminating by a turnaround bulb of not less than 80 feet in diameter.
128. The final map shall show all access roads conforming to the standards of the San Mateo County Department of Public Works. Minimum road width shall be 20 feet to meet fire code.
129. The final map shall show all dead-end roadways appropriately marked to standards of the Department of Public Works.
130. If access is limited to this project, the applicant shall install a Knox Box or Knox Padlock to allow rapid response of emergency vehicles onto your property in case of a fire or medical emergency. For an application or further information, please contact the Fire Protection and Planning Office at 650/573-3846.

### **Rathgar Court**

#### **Planning Division**

1. This approval applies only to the proposal, documents, and plans described in this report and submitted to and approved by the Board of Supervisors.
2. This subdivision approval is valid for two years, during which time a final map shall be filed. An extension to this time period may be issued by the Planning Division upon written request and payment of applicable extension fees if required.
3. Building permits shall be applied for and obtained from the Building Inspection Section for any future construction on any of the five parcels created after filing the final map.
4. The applicant shall pay to the San Mateo County Planning and Building Division an amount of \$6,575.40 for in-lieu park fees prior to recordation of the final map.
5. Prior to any grading activities occurring on site, the applicant shall submit an erosion and sediment control plan that shall demonstrate how erosion of soils will be addressed during the grading phases of the subdivision. The goal of the erosion control plan is to reduce the

loss of soils during grading on site as well as avoid runoff to neighboring parcels and to Edgewood Road.

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 five parcels. Pervious materials include, but are not limited to, pervious pavers on sand, turf block, pervious pavement, porous asphalt or gravel.
7. The applicant is required to name the access way and any future development will be assigned addresses accordingly. The applicant shall apply for a street naming permit and pay all applicable fees. A public hearing for this type of permit will be required.
8. Prior to any grading activities on site, the applicant shall submit to the Planning Division, for review and approval, a stormwater control plan, which shows how transport and discharge from pollutants from the project site will be minimized. The goal is to prevent sediment and other pollutants from entering local drainage systems and water bodies, and to protect all exposed earth surfaces from erosive forces. The plan shall include, at a minimum, drain inlet protection, erosion control devices and use of pervious materials. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
  - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15.
  - b. Removing spoils promptly, and avoiding stockpiling of fill materials when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
  - c. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to a local storm drain system or water body.
  - d. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
9. The approved stormwater control plan shall be implemented prior to any grading or construction on site and must be inspected by the Planning and Building Division.
10. In addition to the normal traffic mitigation fees established by the County, the project applicant shall contribute a fair share towards the installation of a signal at the western intersection of Edgewood Road and Cordilleras Road. A precise fair share amount for the installation of a signal at this intersection is not possible to calculate at this time because the intersection was not analyzed in the EIR traffic report and thus no post-project turning movements are available for the intersection. However, post-project turning movement data are available for the intersections located immediately east and west of the western intersection of Edgewood Road and Cordilleras Road (i.e., Edgewood Road/Cervantes Road and Edgewood Road/Crestview Drive). The County of San Mateo Department of

Public Works estimates that a new traffic signal would cost a total of \$150,000. During worst-case AM peak hour traffic conditions, project traffic would represent 0.15% of the future traffic at the intersection of Edgewood Road and Crestview Drive (i.e., four vehicle trips from the project and 2,686 total AM peak hour trips at the intersection). Therefore, the project's fair share for a new traffic signal at the intersection of Edgewood Road and Crestview Drive would be \$225. At the intersection of Edgewood Road and Cervantes Road, project traffic would represent 0.25% of the future AM peak hour traffic (i.e., four vehicle trips from the project and 1,608 total AM peak hour trips at the intersection), or a fair share of \$375. As such, the project's fair share for a traffic signal at the western intersection of Edgewood Road and Cordilleras Road would be between 0.15% - 0.25% of the total future AM peak hour trips at that intersection, or between \$225 - \$375.

11. The entrance on Edgewood Road and the curb radii shall be designed to the satisfaction of the County of San Mateo Department of Public Works.
12. The steep slope located along the north side of Edgewood Road shall be cut back, or the proposed entrance shall be relocated approximately 150 feet to the east to provide the required sight distance.
13. The eastbound left-turn pocket at the entrance shall be designed to provide a minimum of 50 feet of vehicle storage capacity and extended to the east of the proposed entrance to provide an acceleration lane.
14. The applicant's contractor shall water all active construction areas at least twice daily.
15. The applicant's contractor shall cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
16. The applicant's contractor shall pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
17. The applicant's contractor shall sweep daily all paved access roads, parking areas, and staging areas at construction sites.
18. The applicant's contractor shall sweep streets daily if visible soil material is carried onto adjacent public streets.
19. The applicant's contractor shall hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas.
20. The applicant's contractor shall enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
21. The applicant's contractor shall limit traffic speeds on unpaved roads to 15 miles per hour.

22. The applicant's contractor shall install sandbags or other erosion control measures to prevent silt runoff to public roadways.
23. The applicant's contractor shall replant vegetation in disturbed areas as quickly as possible.
24. The applicant's contractor shall install wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site.
25. The applicant's contractor shall suspend excavation and grading activities when winds exceed 25 miles per hour.
26. The applicant's contractor shall limit the area subject to excavation, grading and other construction activity at any one time.
27. All haul trucks shall have a capacity of no less than twelve and three-quarter (12.75) cubic yards.
28. Operations on any unpaved surfaces shall be suspended during first and second stage smog alerts.
29. Consistent with the County of San Mateo Noise Ordinance (Section 4.88.360), construction shall be limited to the hours between 7:00 a.m. and 6:00 p.m. on weekdays, and between 9:00 a.m. and 5:00 p.m. on Saturdays. Construction shall be prohibited on Sundays, Thanksgiving, and Christmas.
30. Construction contracts shall specify that all construction equipment shall be equipped with mufflers and other suitable noise attenuation devices.
31. At least ten days prior to initiation of construction, all residential units located within 2,000 feet of the construction site shall be sent a notice regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posted at the construction site. All notices and the signs shall indicate the dates and duration of construction activities, as well as provide a telephone number where residents can inquire about the construction process and register complaints.
32. A "noise disturbance coordinator" shall be established. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would require implementing reasonable measures such that the complaint is resolved. All notices that are sent to residential units within 2,000 feet of the construction site and all signs posted at the construction site shall list the telephone number for the disturbance coordinator.

33. Current building code design shall be followed by the structural engineer to minimize damages due to seismic shaking. Alternatively, site-specific accelerations may be utilized by the structural engineer for the design of the proposed improvements.
34. All debris resulting from the demolition of existing improvements shall be removed from the site and may not be used as fill. Any existing underground utility lines to be abandoned shall be removed from within the proposed building envelope and their ends capped outside of the building envelope.
35. The placement of fills at the site for the proposed subdivision level improvements is expected to include: general site mass grading with fills up to about 8 feet thick; utility trench backfill; retaining wall backfill; and pavement subgrade placement. These and all other fills shall be placed in conformance with the following guidelines:
  - a. Any vegetation and organically contaminated soils shall be cleared from the building area. All holes resulting from removal of tree stumps and roots, or other buried objects, shall be over-excavated into firm materials and then backfilled and compacted with native materials.
  - b. Fills may use organic-free soils available at the site or import materials. Import soils shall be free of construction debris or other deleterious materials and be non-expansive. A minimum of three days prior to the placement of any fill, the geotechnical consultant shall be supplied with a 30-pound sample (approximately a full 5-gallon bucket) of any soil or base rock to be used as fill (including native and import materials) for testing and approval.
  - c. Where new fills will be placed over existing fills, the upper 3 feet of existing fill shall be removed and the exposed base of the excavation shall be re-compacted to a minimum of 90% of its maximum dry density (MDD) as determined by ASTM D-1557. The area may then be backfilled using the removed soils (if not contaminated with organics, etc.) and subsequent fills may be placed. In pavement (concrete or asphalt) areas to receive vehicular traffic, all base rock materials shall be compacted to at least 95% of their MDD. Also, the upper 6 inches of soil subgrade beneath any pavements shall be compacted to at least 90% of its MDD.
  - d. All unretained fills to be placed on slopes steeper than 6 to 1 (horizontal to vertical) will need to be keyed and benched into bedrock. Any retained fills will need to be benched in competent native materials; however, a formal keyway is not required. The entire base of any keyways shall extend into competent weathered bedrock materials. The entire base of all benches should extend into or through competent materials, as identified in the field by geotechnical engineer. It shall be anticipated that the outer edge of bench excavations will extend at least 3 feet below native grade. Keyways and benches shall be sloped back into the hillside at a minimum 2% gradient.

36. In areas of anticipated groundwater where fills are over 5 feet thick, or where deemed necessary by the geotechnical engineer, a blanket drain shall be provided within any keyway excavations, and chimney drains shall be provided at the back of any benches identified by the geotechnical engineer in the field. The blanket drain shall cover the entire keyway and should consist of a minimum 6-inch thick layer of clean crushed drain rock completely covered (top and sides) with filter fabric (Mirafi 140N or approved equivalent). Chimney drains shall consist of a minimum 6-inch wide column of drain rock, also wrapped with filter fabric, for at least half the height and for the full width of the bench. These systems shall drain to 4-inch diameter perforated pipes, placed at the base of the drain rock. The pipes shall consist of Schedule 40 PVC or SDR 35. No flexible, corrugated pipe may be used within any drainage system installed as part of this project. The bench drain pipes may connect to the keyway blanket drain pipe. A solid line shall be used to convey the water to an appropriate discharge point.
37. Temporary, dry-weather, vertical excavations in dry soils shall remain stable for short periods of time to heights of at least 3 feet. All excavations shall be shored in accordance with OSHA standards.
38. Permanent cut and/or fill slopes shall be no steeper than 2:1 (H:V). However, even at this gradient, minor sloughing of slopes may still occur in the future. Positive drainage improvements (e.g., drainage swales, catch basins, etc.) shall be provided to prevent water from flowing over the tops of cut and/or fill slopes.
39. Recommendations for the foundation design and construction for new residences will need to be provided once the building pads are located and the nature of the construction (e.g., basements, etc.) of each house is determined. Currently, it is anticipated that some structures may be able to be founded on spread footings where bedrock is exposed, but drilled piers will be required to support foundations located in areas of fill or sloping colluvium.
40. While no retaining walls are anticipated for the proposed subdivision level improvements, recommendations are provided below in case retaining walls are necessary:
  - a. Retaining walls which are located on, or within 10 feet of the crest of slopes steeper than 4:1 (H:V), and walls which are taller than 4 feet and located on existing undocumented fills, shall utilize a pier and grade beam foundation system. Site retaining walls which are located in level areas (flatter than 4:1, H:V) may be supported by drilled piers or by spread footings depending upon wall type. In order to reduce the detrimental effect of such movements on any site walls with spread footings, we recommend the use of a "flexible" wall system (e.g., Keystone, Allan Block, wood lagging, etc.), or the liberal use of vertical construction joints.
  - b. Any unrestrained retaining walls required for the proposed construction shall be designed to resist an active pressure of 45 pcf Equivalent Fluid Weight (EFW) in supporting soils with retained slopes less than 4:1 (H:V). An active pressure of 65 pcf EFW shall be utilized for retained slopes with an inclination of 2:1 (H:V).

Where retained slopes are greater than 4:1, though less than 2:1, the designer shall linearly interpolate between 45 and 65 pcf EFW.

- c. Any restrained retaining walls required shall be designed for the aforementioned active pressures with an additional uniform pressure of  $8H$  psf, where  $H$  is the height of the wall in feet.
  - d. All retaining walls shall also be designed to resist a point load applied at the midpoint of the wall, equal to  $1/2$  the maximum applied surcharge.
41. Any wall which is within 10 feet of the crest of slopes steeper than 4:1 (H:V) shall utilize a drilled pier foundation system. Additionally, any site walls taller than 4 feet, which are located on the existing site fills, shall use drilled piers. We note that pier-supported walls may not rely upon a toe footing to resist overturning forces. All vertical and lateral forces shall be resisted by piers. This may require the use of a staggered, double row of piers, depending upon the wall height and any surcharges.
  42. If used, drilled piers shall penetrate a minimum of 10 feet below the lowest adjacent grade, and at least 5 feet into competent native materials, whichever is deeper. The piers shall have a minimum diameter of 16 inches. Piers shall be spaced no closer than 4 diameters, center to center. Actual pier depth, diameter, reinforcement, and spacing shall be determined by the structural engineer.
  43. A friction value of 500 psf may be assumed to act on that portion of the pier in competent materials as identified by the geotechnical engineer in the field at the time of drilling. Lateral support may be assumed to be developed along the length of the pier in those same materials, using a passive pressure of 350 pcf Equivalent Fluid Weight (EFW). Passive resistance may be assumed to act over 1.5 projected pier diameters. It shall be generally assumed that the neglect zone will be on the order of 5 feet, but will tend to vary across the site. The resistance values may be increased  $1/3$  for transient loads (i.e., seismic and wind).
  44. If drilled piers are utilized beneath a concrete or block wall, they will need to be connected by a concrete grade beam. No grade beam is required for a wood-lagging wall.
  45. For short ( $<4$  foot) site walls in level areas (flatter than 4:1, H:V), spread footings may be used. Footings for these walls shall be designed using an allowable bearing pressure of 2,500 psf, at a minimum depth of 18 inches below adjacent grade, or on competent materials as approved by the geotechnical engineer. Lateral pressures may be resisted by a passive pressure of 300 pcf EFW assumed to be acting against the sides of the footings (or shear keys, if required). Passive resistance may start at a depth of 1 foot below exterior grade. However, for passive resistance to start, the footing must be embedded so that there is a minimum of 10 feet of horizontal cover between the face of the footing and any adjacent, parallel slope. Alternatively, lateral pressures may be resisted by friction between the base of the footings and the ground surface. A friction coefficient of 0.35



may be assumed. Frictional and passive resistance may not be used in combination. The above values may be increased 1/2 for transient loads.

46. The above values have been provided assuming that back-of-wall drains will be installed to prevent build-up of hydrostatic pressures behind all walls. This drainage system may consist of a prefabricated drainage panel (i.e., Miradrain) or a gravel and filter fabric type system. It is also recommended that any interior retaining walls, or walls through which efflorescence transmission would be undesirable, shall be waterproofed. The waterproofing shall be specified by the designer. Additionally, the ground surface above all walls shall form a drainage swale to carry water to the sides of the wall. Excess surface water shall not overtop the retaining wall.
47. The back-of-wall drain systems shall be installed with a minimum 3-inch diameter perforated pipe placed a minimum of 4 inches below the top of the footing. The pipe shall not be placed on top of the heel of the wall footing unless seepage through the base of the wall is acceptable. Perforations shall be placed facedown (at 5 and 7 o'clock). The perforated pipe shall connect to a solid discharge line, which discharges away from the new structures. This solid line shall not connect to surface water drain lines (i.e., downspout and area drain lines). If water transmission through the base of a wall is not a concern, then weep holes may be used in place of the pipe.
48. If used, the gravel system shall consist of a minimum 12-inch wide column of drain rock (3/8 to 3/4 inch clean, crushed rock) extending the full width of the wall. The rock shall continue to within 6 inches of finish grade. Prior to backfilling with the drain rock, a layer of filter fabric (Mirafi 140N or approved equivalent) shall be placed against all soil surfaces to separate the rock and soil. The filter fabric shall wrap over the top of the gravel and then a 6-inch thick cap of native soils shall be placed at the top of the drain. If concrete flatwork is to directly overlay the back-of-wall drain then the soil cap shall be eliminated.
49. If prefabricated drainage panels are used, a packet of filter fabric-wrapped drain rock shall be placed around the perforated collector pipe at the base of the panel. The tops of the panels shall be sealed and secured in accordance with the manufacturer's recommendations.
50. CalTrans Class II permeable rock may be utilized in lieu of clean drain rock and filter fabric. The Class II permeable rock shall be compacted into place, and shall be certified by the quarry or rockery that it meets the CalTrans Class II permeable rock specifications. Additionally, the perforated collector pipes shall be wrapped in a filter fabric sock to prevent the permeable rock from washing into the pipe.
51. Slab on grade construction shall be addressed in the site-specific recommendations to be provided later for each site.
52. Due to the unstable nature of the steep fill slope under saturated conditions, it is recommended that efforts be made to preclude the flow of significant amounts of surface waters

over the face of the fill at the southwestern corner of the property. This is likely to require that the overflow for the storm drainage system be extended below the face of the fill on the water district property.

53. Impervious surfaces shall have a minimum gradient of 1% to drainage facilities. Pervious surfaces shall have a 2% slope to drain. Efforts shall be made to limit the concentration of surface waters, particularly onto cut or fill slopes.
54. The surface drain lines shall discharge at least 15 feet away from the fill slope at the southwestern corner of the property. The discharge location(s) shall be protected by an energy dissipater(s) to reduce the potential for erosion. Care shall also be taken not to direct concentrated flows of water towards developed neighboring properties. This may require the use of multiple discharge points.
55. Drain lines shall consist of hard-walled pipes (e.g., Schedule 40 PVC or SDR 35). In areas where vehicle loading is not a possibility, SDR 38 or HDPE pipes may be used. Corrugated, flexible pipes may not be used in any drain system installed at the property.
56. Surface drain lines (e.g., downspouts, area drains, etc.) shall be laid with a minimum 2% gradient (1/4 inch of fall per foot of pipe).
57. All utility trenches shall be backfilled with compacted native clay-rich materials or concrete at intervals not to exceed 50 feet.
58. The rest of the trenches may be compacted with other native soils or clean imported fill. Only mechanical means of compaction of trench backfill will be allowed. Jetting of sands is not acceptable. Trench backfill shall be compacted to at least 90% of its MDD. However, under pavements, concrete flatwork, and footings, the upper 12 inches of trench backfill must be compacted to at least 95% of its MDD.
59. Based upon an estimated R-value of the soils of 20, it is recommended that the following pavement design thicknesses to achieve the normal 10-year design life pavement based upon the various traffic indices below. The anticipated traffic loading shall be determined by the architect or civil engineer based upon the future use of the driveway. Pavement sections for heavier traffic loadings can be provided if required. If import fill will be used to raise the driveway elevation, the R-value of the fill must be at least 20 for these design values to remain valid, otherwise the street sections should be redesigned once the R-value of the fill has been established.

Traffic Index	AC Thickness	AB Thickness
4	2.0	6.5
	2.05	5.5
5.0	2.5	8
	3.0	7

60. The geotechnical engineer shall be provided with a full set of plans to review at the same time the plans are submitted to the County of San Mateo for review.
61. At a minimum, the geotechnical engineer's observations shall include: key and bench excavations, compaction testing of fills and subgrades, footing excavations, pier drilling, street subgrade preparation, trench backfilling, installation of any drainage system (e.g., back-of-wall and surface), and final grading. A minimum of 48 hours notice shall be provided for all construction observations.
62. It is recommended that a subdrain be installed in the fill materials to reduce the potential for slope failure of the surface layers of the fill mass. It is noted that the installation of the subdrain would require work on that portion of the fill slope which is beyond the limits of the subject property. Permission would need to be obtained from the adjacent property owner (City of San Francisco Water Department) in order to install the relevant section of subdrain and its outfall.
63. The subdrain shall consist of a minimum 10-foot deep trench with a minimum width of 24 inches. A maximum of 6 inches of bedding material shall be placed in the base of the trench, and then a perforated SDR-35 pipe shall be placed in the base of the trench to collect water. The pipe shall be sleeved with filter fabric. The remainder of the trench (and the bedding) shall consist of Class 2 Permeable Filter Rock. Between 12 and 24 inches of native clay-rich soil shall be placed over the top of the filter rock to minimize surface water infiltration into this system. Clean out access shall be provided at the upstream end of the line and any feeder lines.
64. The design of the final site grading plan shall address the disposition of the remaining fills on the project site (e.g., retain, remove, or rebuild).
65. The serpentine bedrock shall be tested for asbestos fibers during grading. Should asbestos fibers be found in the serpentine bedrock, the grading contractor shall excavate and dispose of the materials in accordance with all applicable State and County requirements.
66. Existing and proposed slopes as shown on the Vesting Tentative Tract Map are locally steeper than 2:1. As a part of the design of the final site grading plan, these slopes shall be evaluated and supported, trimmed, or reconstructed as necessary to provide stability.
67. The final site grading plan shall include measures to address the potential hazards posed by continued shallow instability of the fill slope and surface erosion.
68. The following measures are recommended to avoid potential impacts to Heritage Trees #7 (coast live oak) and #40 (blue oak):
  - a. The cut slope on Lots 2 and 3 should be pulled back (south) and not extend under the canopy of Tree #7.

- b. If for some reason the cut slope cannot be reduced or avoided, a certified arborist should be retained by the project sponsor to develop specific measures designed to minimize damage and to assure the preservation of Tree #7.
  - c. The project applicant shall obtain a Heritage Tree Removal/Trimming Permit from the San Mateo County Planning Director as per Section 11,054(2) of the San Mateo County Ordinance.
  - d. If it is determined that the cut slope cannot be pulled back and the impact avoided, and that the impacts (cut roots) would significantly damage Tree #7 so that it would become a safety risk in a short time, the project applicant should replant no less than three coast live oak trees in no less than 24-inch box containers. These replacement trees should be placed in landscapes that would not compromise their health and development, and their growth and development should be monitored to assure these trees effectively mitigate for the loss of the heritage tree.
  - e. Heritage Tree #40 should be plotted on the tentative map. If it is determined that this tree could be disturbed or harmed, then the above steps identified for Tree #7 would apply to this tree as well.
69. The project applicant shall retain the services of a certified arborist (International Society of Arboriculture) to develop a “tree protection plan/program” with specific measures designed to preserve those trees nearest construction sites. Examples of some of these measures would include but would not be limited to:
- a. Provision of chain link fencing (3-4 feet high) around the dripline of the trees to prevent encroachment by construction equipment. Any tree within 100 feet of the project road shall be fenced;
  - b. Consultation with a certified arborist or other qualified professional to develop specific protective measures where any of the following may occur:
    - (1) any grade change near a tree that is to be protected,
    - (2) any trimming of a tree,
    - (3) any trenching within the dripline of a tree that is to be protected.
  - c. Prescription of necessary remedial work to ensure the health and stability of protected trees.
70. No storage of materials, unnecessary trenching, grading or compaction shall be permitted within the dripline of the trees to be protected.
71. The project applicant shall submit a tree survey for the water pipeline alignment to the satisfaction of the San Mateo County Planning Director.

72. The project applicant should retain the services of a certified arborist or other qualified professional to evaluate potential impacts to trees along the water pipeline alignment and to suggest measures designed to minimize damage to tree roots. The project applicant shall comply with the recommendations of the certified arborist report.
73. The project applicant shall comply with all required aspects of the General Construction Activity Stormwater Permit. Such measures include, but are not limited to: (1) submission of a Notice of Intent (NOI) to comply with the general permit to the State Water Resources Control Board; (2) minimizing non-stormwater discharges from the site to storm drains; (3) developing, implementing and updating a Stormwater Pollution Prevention Plan (SWPPP); (4) developing a site monitoring program and perform inspections of the measures implemented as a part of the SWPPP; and (5) annually certify, based on inspections, that the site is in compliance with the general permit.
74. It is recommended that the proposed project incorporate Best Management Practices (BMPs) where practical. These include, but are not limited to, the following:
- a. All construction waste shall be disposed of properly. Appropriately labeled recycling bins shall be provided at the construction site to facilitate the recycling of construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site.
  - b. The construction contractor shall clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
  - c. Material spills shall not be hosed down. Dry cleanup methods shall be used whenever possible.
  - d. Dumpsters shall be properly covered (e.g., with tarps or plastic sheeting) and maintained.
  - e. Gravel approaches to the project site shall be provided where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
  - f. All vehicle/equipment maintenance, repair, and washing shall be conducted away from watercourses and/or storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
  - g. Impervious surface area shall be reduced by using permeable pavement materials at all driveways and other appropriate areas, such as: pervious concrete/asphalt, unit pavers (i.e., turf block); and granular materials (i.e., crushed aggregates, cobbles).

75. It is recommended that the Rathgar Court development incorporate BMPs where practical. These include, but are not limited to, the following: labeling storm inlets, proper maintenance of storm facilities, avoidance of over irrigation, over application of pesticides and herbicides, and preventing landscape materials from being blown into the inlets. These elements may be addressed in the project CCRs. Other BMPs, such as filtration systems and swales, should be given consideration as alternatives to directly connected impervious systems.
76. Outdoor night lighting should be provided at each home to aid crime prevention and enforcement efforts. In compliance with applicable design review standards, glare at each home must be confined to the premises.
77. Landscaping should be designed so as to not conceal potential criminal activities near windows or doors.
78. The use of louvered windows should be prohibited.
79. The applicant is required to deposit the estimated cost for the extension of the 8-inch water line to the project site to Cal Water in order to provide water service to the proposed development.
80. The applicant is required to receive a release from Redwood City to allow Cal Water to provide water service to the project site.
81. The applicant is required to receive approval from SFPUC to change service area boundaries.
82. The applicant is required to provide a satisfactory design approved by Cal Water to serve the property.
83. The applicant is required to provide project plans to the SFPUC Land Engineering Section and the Water Supply and Treatment Division for review.
84. The applicant is required to receive approval from SFPUC to alter its right-of-way land.
85. Automatic sprinkler systems used to water landscaping should be programmed to operate during the cooler periods of the day to minimize water loss from evaporation, thereby ensuring efficient use of water.
86. Efficient watering systems should be installed that minimize runoff and evaporation and maximize the water that will reach plant roots.
87. Selection of drought tolerant, low water-consuming plant varieties should be used to reduce water consumption in new landscaped areas.

88. Re-circulating hot water systems should be used where feasible in long piping systems (where water must run for considerable periods before hot water is received at the outlet).
89. Plumbing fixtures should be selected that reduce potential water loss from leakage due to excessive wear of washers.
90. The project should comply with sections of Titles 20 and 24 of the California Administrative Code regarding water consumption and conservation.
91. For construction activities, the project applicant shall prepare a plan and implement a diversion program of all construction and demolition debris generated from the project.
92. Areas at the curb of each home to place multiple bins for household waste and recyclable materials shall be incorporated into the project design.
93. A location for home composting on each property shall be incorporated into the project design.
94. The applicant shall enter into a contract with the San Mateo County Planning Division for all mitigation monitoring for this project. The fee shall be staff's cost plus 10% as required in the Planning Service Fee Schedule adopted by the Board of Supervisors Resolutions No. 63452 and No. 64883.
95. All new utilities for the 5-parcel subdivision shall be installed underground.
96. The applicant shall submit a copy of the covenants, conditions and restrictions (CC&Rs) for the subdivision to the County for review and approval by County Counsel, the Planning Director and the Director of Public Works. The CC&Rs shall include, but not be limited to, the following items:
  - a. A mechanism for the inspection and 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 maintenance of the drainage system shall be provided by the homeowners' association as recorded in documents required by the Department of Public Works. Between October 15 and April 15 of each year, the system shall be inspected and receive routine preventative maintenance on a monthly basis. Between April 16 and October 14, the system shall be inspected and receive routine preventative maintenance every other month. The system shall also be inspected initially at the beginning of the winter season and after all storm events.
  - c. Individual lot owners should be restricted from landscaping with invasive exotic species.

- d. Replacement trees shall be selected from species native to the area. Where oak trees are removed, oak trees shall be chosen for replanting.
97. The CC&Rs shall expressly note those requirements that are conditions of approval of the tentative subdivision map and grading permit and shall further provide the following:
- a. A mechanism by which future inspection and maintenance activities included as conditions of approval of the subdivision and grading permit 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 formula or other method of determining cost contribution, (4) a procedure for resolving disputes between property owners, and (5) a procedure for reimbursement of San Mateo County for any expenses incurred by the County doing emergency drainage maintenance on the property.
  - 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.
98. The subdivider shall defend, indemnify 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 major subdivision, County File Number PLN 2000-00823, for which an action is brought within the time period specified in Government Code Section 66499.37.

Department of Public Works

99. The San Mateo County Fire Department is required to set a minimum fire flow requirement for the remodel and construction of all buildings using the procedure established in the San Mateo County Fire Ordinance. A fire flow of 500 gpm for two hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site.



100. The provision of San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Unless exempted by the Grading Ordinance, a grading permit will be required as part of this development proposal.
101. All grading shall be according to the approved grading plan and the soils consultant's recommendations. Any revisions to the 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 commencing any work pursuant to the proposed revision. This "grading plan" shall include a comprehensive drainage analysis and plan. The plan shall include surface and subsurface drains, as necessary, and shall include the location and design of the outfall structures.
102. Erosion and sediment control during the course of the 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.
103. 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.
104. 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.
105. 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.
106. Prior to the issuance of a permit to grade, 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 truck; 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.
107. At the completion of the grading work, the engineer who prepared the approved grading plan shall certify, in writing, that all grading and drainage facilities have been completed in conformance with the approved plans, as conditioned, and the Grading Ordinance. He shall also submit a signed "as-graded" plan conforming to the requirements of Section 8606.6 of the Grading Ordinance.

108. No grading shall be allowed during the winter season (October 15 to April 15) to avoid potential soil erosion unless approved, in writing, by the Planning Director. The applicant shall submit a letter to the Planning Division, at least, two weeks prior to commencement of grading stating the date when grading shall begin.
109. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed residence per Ordinance #3277.
110. Prior to the recordation of the final map, 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 the subdivision. 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.
111. Prior to the recordation of the final map, the applicant shall have a registered civil engineer prepare a drainage analysis of the proposed subdivision and submit it to the Department of Public Works for review and approval. The drainage plan shall consist of a written narrative and a plan. The flow of the stormwater onto, over and off 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. Recommended measures shall be designed and included in the street improvement plans and submitted to the Department of Public Works for review and approval.
112. The applicant shall record documents which address future maintenance responsibilities of any private drainage or roadway facilities that may be constructed. Prior to the recording of these documents, they shall be submitted to the Department of Public Works for review.
113. The applicant shall prepare a plan indicating the proposed method of sewerage for the new lots. This plan should be included on the improvement plans and be submitted to both the County Department of Public Works and the appropriate sewer district for review and approval. Upon completion of this review, the applicant or his engineer shall have the approved sewer plans signed by the sewer district.
114. 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.
115. Prior to the recordation of the final map, the applicant shall submit to the Planning Division and the Department of Public Works written certification from the appropriate water district and the appropriate energy and communication utilities stating that they will provide service connections to the proposed parcels of this subdivision.
116. The applicant shall submit a driveway "plan and profile," to the Department of Public Works, showing the driveway access to each parcel (garage slabs) complying with County

standards for driveway slopes (not to exceed 20%) and to County standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for handling both the existing and the proposed drainage.

117. "As-built" plans of all construction required by these conditions shall be prepared and signed by the subdivider's engineer upon completion of all the 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 plan.
118. No construction work within the County right-of-way shall begin until Public Works requirements for the issuance of an encroachment permit, including review of applicable plans, have been met and an encroachment permit issued by the Department of Public Works.
119. The applicant shall submit a final map to the Department of Public Works for review and recording.

#### Building Inspection Section

120. The final map shall indicate how the parcels which currently use the access road will or will not use the proposed access road.
121. A more detailed drainage plan will be required. Show how all parcels in the subdivision will be provided with drainage to the new road or other approved location.
122. A street naming will be required. This will also involve changing the address of any other property which uses the new access road.
123. All PUE and access easements to be submitted before the final map is recorded.
124. A demolition permit will be required for the removal of all existing structures. This permit must be issued and the work finalized before the final map is recorded.
125. "Recommend" that any annexation to sewer district also include the Keeslar parcel.

#### LAFCo

126. The applicant in conjunction with the City of San Carlos shall make an application to LAFCo to approve an outside sewer service agreement pursuant to Government Code Section 56133 prior to sewer extension to the project site. Proof of this approved outside sewer agreement must be submitted to the Planning Division for review and approval prior to recordation of the final map.

California Department of Forestry

127. The applicant shall note that the San Mateo County Fire Department is required to set a minimum fire flow requirement for the remodel and construction of all buildings using the procedure established in the San Mateo County Fire Ordinance. A fire flow of 500 gpm for two hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site.
128. The applicant shall note that the required fire flow shall be available from a County Standard 6" Wet Barrel Fire Hydrant. The configuration of the hydrant shall have a minimum of one each 4 1/2" outlet and one each 2 1/2" outlet located not less than 30 feet nor more than 250 feet from the building, measured by way of approved driveable access to the project site. Fire hydrant locations have been placed on map by County Fire and shall be fed by an 8-inch water main.
129. The applicant shall note that 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. This project will require an 8-inch water main.
130. The applicant shall submit to the San Mateo County Fire Department written certification from the water company that hydrants will be installed or that the existing water system is capable of meeting the project conditions.
131. The final map shall be submitted showing all dead-end roadways terminating by a turnaround bulb of not less than 80 feet in diameter.
132. The final map shall show all dead-end roadways appropriately marked to standards of the Department of Public Works.
133. If access is limited into this property, the applicant shall install a Knox Box or Knox Padlock to allow rapid response of emergency vehicles onto your property in case of a fire or medical emergency. For an application or further information please contact the Fire Protection and Planning Office at 650/573-3846.
134. The applicant is required to have a new street name for the access road, with street signs conforming to the Department of Public Works standards and appropriate addressing.
135. The final map shall show all access roads conforming to the standards of the San Mateo County Department of Public Works. Minimum road width shall be 20 feet to meet fire code.

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