

February 27, 2019

Moss Beach Association, LLC  
Mr. Owen Lawlor  
612 Spring Street  
Santa Cruz, CA 95060

Dear Mr. Lawlor:

Subject: **LETTER OF DECISION**  
File Number: PLN2015-00380  
Location: Vallemar Street at Julianna Avenue, Moss Beach  
APNs: 037-086-230, -240, -250, -260, -270, -280 and -290; 2.48 acres

On February 13, 2019 the San Mateo County Planning Commission considered a certification of an Initial Study and Mitigated Negative Declaration pursuant to the California Environmental Quality Act, and consideration of Coastal Development, Design Review, Resource Management permits, pursuant to Sections 6328.4, 6565.20 and 6903, respectively, of the County Zoning Regulations, a Grading Permit, pursuant to Section 9283 of the County Building Regulations (Division VII, Chapter 5), and a Lot Line Adjustment, pursuant to Section 7125 of the San Mateo County Subdivision Regulations, to construct four single-family residences, with associated grading, tree removal and installation of all required access and utilities, located on Vallemar Street at Juliana Avenue, in the unincorporated Moss Beach area of San Mateo County. This project is appealable to the California Coastal Commission.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission certified the Mitigated Negative Declaration and approved the Coastal Development, Design Review, Resource Management District Development Review and Grading Permits, and Lot Line Adjustment (County File No: PLN 2015 00380), by making the required findings and adopting the conditions of approval identified in Attachment A.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter will end at **5:00 p.m. on February 28, 2019.**

The approval of this project is also appealable to the California Coastal Commission. Any aggrieved person may appeal this decision to the California Coastal Commission within 10 working days following the Coastal Commission's receipt of the notice of Final Local Decision. Please contact the Coastal Commission's North Central Coast District Office at 415/904-5260 for further information concerning the Commission's appeal process. The County and Coastal Commission appeal periods are sequential, not concurrent, and together total approximately one month. A project is considered approved when these appeal periods have expired and no appeals have been filed.



To provide feedback, please visit the Department's Customer Survey at the following link:  
<http://planning.smcgov.org/survey>.

Sincerely,



Janneth Lujan  
Planning Commission Secretary  
Pcd213dd (Item 3. Moss Beach Assoc.)

cc: Building Inspection Department  
County Geologist  
Environmental Health  
Parks and Recreation Director  
California Coastal Commission  
Coastside Fire Authority  
Midcoast Community Council  
Lennie Roberts, Committee for Green Foothills  
James and Kathy Lockhart

County of San Mateo  
Planning and Building Department

**FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2015-00380    Hearing Date: February 13, 2019

Prepared By: David Holbrook  
Senior Planner

Adopted By: Planning Commission

**FINDINGS**

For the Environmental Review, Found:

1. That the Planning Commission does hereby find that this Mitigated Negative Declaration reflects the independent judgment of San Mateo County
2. That the Mitigated Negative Declaration is complete, correct, and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.
3. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment.
4. That the Mitigation Measures (numbered 1 through 36) in the Mitigated Negative Declaration and agreed to by the owner and placed as conditions on the project have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6.

For the Coastal Development Permit, Found:

5. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program.
6. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program. The legalization will not affect any sensitive habitats, visual resources, or public access to and along the coast.
7. That the project conforms to the applicable policies of the Local Coastal Program (LCP) as discussed.
8. The development is in conformity with the public access and public recreation policies of Chapter 3 of the State Coastal Act (commencing with Section 30200), as discussed in the sections of this report addressing bluff top access.

For the Design Review Permit, Found:

9. That the project has been reviewed under and found to be in general compliance with the Design Review Standards for One-Family Development in the Midcoast, pursuant to Section 6565.20 of the County Zoning Regulations.

For the Resource Management District Development Review Permit, Found:

10. That the project complies with the applicable criteria and standards, as required by Section 6324 of the County Zoning Regulations.

For the Grading Permit, Found:

11. That this project, as conditioned, will not have a significant adverse effect on the environment. The project has been reviewed by planning staff and the Department of Public Works, which found that the project can be completed without significant harm to the environment as conditioned.
12. That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan. Planning staff and the Department of Public Works have reviewed the project and have determined its conformance to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 8605 and the San Mateo County General Plan.

For the Lot Line Adjustment, Found:

13. That the Lot Line Adjustment conforms to the General Plan, LCP, and Zoning and Building Regulations.
14. That the Lot Line Adjustment creates suitable building sites with provisions for adequate routine and emergency access.
15. That the Lot Line Adjustment accommodates provisions for adequate water supply and sewage disposal.
16. That the Lot Line Adjustment avoid or minimize impacts upon scenic corridors, wetlands, coastal resources, or authorized coastal development.

**CONDITIONS OF APPROVAL**

Current Planning Section

1. This approval applies only to the proposal as described in the plans, supporting materials and reports approved by the Planning Commission on February 13, 2019. Minor revisions or modifications to the project may be made subject to the review and approval of the Community Development Director, if they are consistent with the intent of and in substantial conformance with this approval.
2. This permit shall be valid for five (5) years. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable permit extension fees 60 days prior to expiration.

3. The applicant shall submit a check in the amount of \$2,404.75, payable to San Mateo County, prior to and required for filing of the Mitigated Negative Declaration's 'Notice of Determination' with the County Clerk's office, as required by the California Department of Fish and Wildlife (\$2,354.75 + \$50 County Clerk processing fee).
4. Prior to issuance of any of the building permits for the four residences, the applicant shall submit, for the review and approval of the County Parks and Public Works Departments, plans for construction of the segment of the California Coastal Trail (CCT) within the Vallemar Street road right-of-way adjacent to the project. The plans shall, among other things, satisfy the trail width, striping, and signage requirements established by these departments. The trail section shall be completed to the departments' satisfaction prior to the final building permit inspection of the last of the four residences.
5. The construction of any shoreline protective device(s) for the purpose of protecting the development approved in this project is prohibited. This includes, but is not limited to, the construction of any seawall or revetment for the purpose of protecting the approved buildings and associated foundations, in the event that these structures are threatened with imminent damage or destruction from coastal hazards such as episodic and long-term shoreline erosion, and bluff and geologic instability. Prior to the issuance of the building permit for this project, the property owner shall record a deed restriction, to the satisfaction of the Community Development Director, which informs all future property owners of this prohibition.
6. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELo) and provide the required forms. WELo applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELo also applies to rehabilitated landscape projects equal to or greater than 2,500 sq. ft. The following restrictions apply to projects using the prescriptive checklist:
  - a. Compost: The project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into the landscape area (unless contra-indicated by a soil test).
  - b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little, or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
  - c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
  - d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways, is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.
  - e. Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and Areas

less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.

7. No grading activities shall commence until the property owner has been issued a grading permit (issued as the “hard card” with all necessary information filled out and signatures obtained) together with the building permit by the Current Planning Section.
8. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion. An applicant-completed and County-issued grading permit “hard card” is required prior to the start of any land disturbance/grading operations. Along with the “hard card” application, the applicant shall submit a letter to the Current Planning Section, at least two (2) weeks prior to commencement of grading, stating the date when grading operations will begin, anticipated end date of grading operations, including dates of revegetation and estimated date of establishment of newly planted vegetation.
9. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the erosion control plan, as prepared and signed by the engineer of record and approved by the Planning Commission. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.
10. Prior to issuance of the grading permit “hard card,” the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.
11. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:
  - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
  - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - c. Performing clearing and earth-moving activities only during dry weather.
  - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
  - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

- f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
  - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
  - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
  - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilization of designated access points.
  - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
  - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
  - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
12. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
13. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site: (a) The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer, (b) The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and Current Planning Section.
14. Applicant shall prepare a Stormwater Management Plan (SWMP) that includes, at a minimum, exhibit(s) showing drainage areas and location of Low Impact Development (LID) treatment measures; project watershed; total project site area and total area of land disturbed; total new and/or replaced impervious area; treatment measures and hydraulic sizing calculations; a listing of source control and site design measures to be implemented at the site; hydro-modification management measures and calculations, if applicable; NRCS soil type; saturated hydraulic conductivity rate(s) at relevant locations

or hydrologic soil type (A, B, C or D) and source of information; elevation of high seasonal groundwater table; a brief summary of how the project is complying with Provision C.3 of the MRP; and detailed Maintenance Plan(s) for each site design, source control and treatment measure requiring maintenance.

15. LID treatment measures to be shown on final improvement or grading plans shall not differ materially from the LID treatment measures presented on the project's Lot Line Adjustment/Parcel Map Map, without written approval from the Planning Department.
16. Project construction activities shall comply with all requirements of the Municipal Regional Stormwater NPDES Permit Provision C.3. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Stormwater Technical Guidance Manual for assistance in implementing LID measures at the site.
17. **(Mitigation Measure 1):** All development on all four proposed lots shall comply with the plans approved by the Coastside Design Review Committee on October 12, 2017, and shall include the following revisions to the project on the plans submitted in conjunctions with the required building permit applications:
  - a. Revise the variable color scheme to be neutral so as to blend with the immediate landscape so that the structures' exteriors weather naturally. Weathered (pickled) wood, stucco or cementitious hardy sidings are acceptable options. Any such changes shall require the submittal of material samples for review by the Community Development Director.
  - b. Submit revised plans to show modified deck specifications to include the floor area of the mezzanine decks (for all houses that include such decks) pursuant to the second revision plans presented [to the DRC] on October 12, 2017 (definitive deck square footage was delineated only for entry, rear, and garage decks in all versions of previously submitted plans).
  - c. Any additional exterior lighting (in addition to the single fixture shown at the entry and garage locations) shall be dark sky compliant fixtures, which shall be mounted or recessed under the soffits at other openings and allowed only as required by building code (for safety). No additional site, building, or landscape lighting is proposed.
  - d. All paved pathways and patios shall be shown as dimensioned, on the plans, with identified materials [which shall be of a previous nature].
  - e. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the [four] construction sites.
    - (1) The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
    - (2) This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
    - (3) Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (a) the natural grade elevations at the significant corners (at least four) of the footprint of the



proposed structure on the submitted site plan, and (b) the elevations of proposed finished grades.

(4) In addition, (a) the natural grade elevations at the significant corners of the proposed structure, (b) the finished floor elevations, (c) the topmost elevation of the roof, and (d) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).

(5) Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.

(6) If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.

f. All new power and telephone utility lines from the street or nearest existing utility pole to the project structures on the property shall be placed underground.

**g. Prior to issuance of a building permit for any of the four residences, the applicant shall submit, for review and approval by the Community Development Director, a roof sample, together with the manufacturer's 'cut sheets' and specifications, confirming the metal seam roof material's color (not painted) and that it is of a matte, or otherwise non-reflective material. All exterior materials and colors, as reviewed by the Design Review Committee at their October 31, 2017 meeting, shall be shown on the submitted building plans and confirmed (by Planning) to have been installed/applied prior to the final building inspection approval of all four residences.**

18. **(Mitigation Measure 2):** The applicant shall submit an Air Quality Best Management Practices Plan to the Planning and Building Department prior to the issuance of any grading "hard card" or building permit that, at a minimum, includes the "Basic Construction Mitigation Measures" as listed in Table 8-1 of the BAAQMD California Environmental Quality Act (CEQA) Guidelines (May 2011). These measures shall be implemented prior to beginning any grading and/or construction activities and shall be maintained for the duration of the project grading and/or construction activities:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access road) shall be watered two times per day.

b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).

- e. Roadways and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications.
- h. Minimize the idling time of diesel powered construction equipment to two minutes.

19. **(Mitigation Measure 3):** The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:

- a. Water all active construction areas at least twice daily.
- b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
- c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- e. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.
- f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
- i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- j. Replant vegetation in disturbed areas as quickly as possible.

20. **(REVISED Mitigation Measure 4):** The project developer, and all future owners, shall be responsible for protecting and maintaining the environmentally sensitive habitat areas that exist on the project site in perpetuity. To this end, a final Habitat Management Plan (HMP), Conservation and Open Space Easement, and

**associated Covenants, Conditions and Restrictions (CC&Rs), shall be submitted for the review and approval of the Community Development Director prior to commencement of grading or construction, and, upon approval, recorded with the Final Lot Line Adjustment/Parcel Map. The purpose of the easement and the CCR's shall be to restrict the use and development of the easement area in a manner that protects sensitive habitats, identify the ongoing responsibilities of the property owners to protect and maintain these habitat areas, and allow for the lateral public coastal access trail to be relocated within the easement areas in the event the existing trail is undermined by erosion. The easement shall be conveyed from the Project owner to the Golden State Land Conservancy or other entity acceptable to the Community Development Director, who will be responsible for ensuring compliance with the easement's provisions and effective implementation of the approved Habitat Management Plan.**

21. **(Mitigation Measure 5):** Prior to the final building inspection of any of the four residences, a permanent fence – not to exceed three (3) feet in height and of a construction and nonsolid design (i.e., wood split-rail) as approved by the Community Development Director – shall be placed along all the boundaries of the easement area, to include respective access points on its eastern boundaries adjacent to the west-facing building site areas for each of the four lots. Said fencing shall include the installation of interpretive signs (not to exceed 3 feet in height) that provide information about the conservation area, subject to the Community Development Director's review and approval of the of the signs design and content.
22. **(Mitigation Measure 6):** The CC&Rs for the parcels as well as the Conservation Easement shall prohibit all forms of access and development within the Easement area that are not compatible with conservation, restoration, and management of native coastal terrace prairie plants and habitats. Examples of prohibited uses and activities include: installation of permanent or semi-permanent infrastructure or equipment such as outdoor furniture (e.g., patio furniture, picnic tables, umbrellas), play equipment (trampolines, play structures, etc.) or other items that intensify use or otherwise modify the structure and species composition of the grassland.
23. **(REVISED Mitigation Measure 7):** Prior to the recordation of the final map, the permittee shall enter into an agreement with the County Parks Department that identifies the actions to be taken by current and future owners of the property on which the project is located to maintain lateral public access along the entire length of the coastal bluff into perpetuity, in a manner that is consistent with the protection of rare plants and their habitats. These measures shall include, but shall not be limited to the installation of erosion control and trail improvements, relocation of trail segments threatened by coastal erosion, and installation of signage and temporary fencing where needed to protect natural resources. The agreement shall identify the improvements that will be installed by the current owner, which shall be completed to the satisfaction of the Parks Department prior to a final building inspection, and shall include a monitoring program (also applied into perpetuity) that specifies the circumstances under which future actions will be taken.
24. **(Mitigation Measure 8):** The respective building plans for each of the four residences shall include a landscape plan that identifies tree removal, new trees, shrubs and other landscaping, and (if applicable) irrigation. Landscaping shall be with plant species native to the San Mateo Coast, to limit the potential for the spread of non-native species into

the adjacent habitat, and limit the need for irrigation and pesticide use, which could influence nearby natural communities. The landscape plans shall be reviewed by the applicant's biologist and incorporate the biologist's recommendations, prior to being submitted for the review and approval of the Community Development Director, which must occur prior to the issuance of the building permit.

25. **(Mitigation Measure 9):** Prior to the issuance of any respective building permit for the four residences, the applicant shall submit to the Planning Department for review and approval an erosion control plan (to be included in each respective set of building plans for the four residences) that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized on each respective lot, as tailored to the approved development on that lot. The plan shall generally follow the Erosion Control Plan as included and shown on Page C6.0, C7.0 of the Project Plans, and shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall minimize impacts from stormwater and urban runoff on the biological integrity of the natural drainage systems leading to and within the adjacent Fitzgerald Marine Reserve. The plan shall also limit application, generation and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Such measures shall be confirmed to have been implemented (by a qualified contractor and under the supervision of the project's civil engineer) prior to the issuance of the respective building permits for the four residences, to the satisfaction of the Planning and Building Department. The County will monitor compliance of this mitigation measure by conducting weekly construction inspections during the rainy season (October 1 through May 1) for the period covering all land disturbance activities, as required by the State Water Board's Special Protections. Such measures shall be kept in place for each of the lots through the duration of the construction activities on that lot, up to the final inspection approval of the respective building permit for development on that lot. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
  - b. Minimize the area of bare soil exposed at one time (phased grading).
  - c. Clear only areas essential for construction.
  - d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
  - e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
  - f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.

26. **(Mitigation Measure 10):** Prior to commencement of any project-related site disturbance, grading/clearing, tree removal/trimming or construction activities, and in conjunction with an approved Erosion Control Plan, the applicant shall place adequate temporary construction fencing along all boundaries of the proposed Conservation Easement and surrounding all limits of the four building sites. No such activity shall extend beyond that fenced perimeter. All environmentally sensitive areas shall be clearly flagged. Additional measures shall also be included in the plan narrative and implemented as follows:

a. Entrance and exit from the construction site by construction equipment and other vehicles shall occur from Vallemar Street, and the point of access shall be clearly identified.

b. An excavator with a swivel bucket shall be used during construction. The excavator will have "street" tracks to minimize site disturbance.

c. Construction lay down areas shall be located on the building envelopes not under active construction or within other portions of the construction footprint.

d. Spoil material that will be hauled away may first be stored either on the building envelopes not in active construction or on the paved parking area on Vallemar Street, subject to an encroachment permit from San Mateo County Public Works.

e. A biological monitor will be present during ground disturbing activities to ensure that encroachment into the flagged environmentally sensitive areas does not occur. The biological monitor will have the authority to stop work in the event construction activities are encroaching into environmentally sensitive areas.

27. **(Mitigation Measure 11):** The erosion control plan for the project shall include the following best management practices (BMPs) and shall be implemented and maintained (under the supervision of the project civil engineer) as described:

a. Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, washwater or sediments, rinse

water from architectural copper, and non-stormwater discharges to storm drains and watercourses.

- b. Store, handle, and dispose of construction materials/wastes properly to prevent contact with stormwater.
  - c. Do not clean, fuel, or maintain vehicles on-site, except in a designated area where wash water is contained and treated.
  - d. Train and provide instruction to all employees/subcontractors regarding construction BMPs.
  - e. Protect all storm drain inlets in vicinity of site using sediment controls such as berms, fiber rolls, or filters.
  - f. Limit construction access routes and stabilize designated access points.
  - g. Perform clearing and earthmoving activities only during dry weather.
  - h. Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits.
  - i. Trap sediment on site, using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, soil blankets or mats, covers for soil stockpiles, etc.
  - j. Divert on-site runoff around exposed areas; divert off-site runoff around the site (e.g. swells and dikes).
  - k. Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - l. No land clearing operations where grading operations may take place between October 15 and April 15 unless a separate winter erosion control plan is approved prior to beginning such construction.
  - m. Erosion is to be controlled at all times. The specific measures shown are to be implemented at all times. Additional measures will be required for construction between October 15 and April 15.
28. **(Mitigation Measure 12):** Site all construction materials and staging areas in converted (i.e., paved), ruderal, or planted, areas within the portion of the property proposed for development, to avoid impacts to special-status communities and species.
29. **(Mitigation Measure 13):** Implement measures to prevent indirect effects of the development project on the adjacent coastal terrace prairie community and rare species during construction, including:
- a. Fence the project disturbance envelop during construction using ESA fencing to clearly delimit the area of work;

- b. Erect signs on the fences and in other areas to prevent workers from entering them during construction;
  - c. Conduct worker awareness training to educate construction personnel about the sensitive communities and special-status species, as well as the measures that must be implemented to protect them;
  - d. Prevent erosion and manage drainage during construction to prevent concentrated runoff and sediment deposition in the coastal terrace prairie, including by installing, silt fences where needed;
  - e. Monitor compliance with the protection measures during construction, to ensure that fences and signage remain in places, and that the areas outside of the disturbance envelope are not disturbed or otherwise utilized during construction;
  - f. Monitor the site throughout construction period (and in perpetuity, per Mitigation Measure 5 below) and using early-detection/rapid response to eradicate any new occurrences of exotic plant species.
30. **(Mitigation Measure 14):** Prior to disturbing any portion of the development footprint area that supports coastal terrace prairie dominated or co-dominated by native plants (2018 McGraw Survey; Figure 6), including the stormwater infiltration spreader areas and limits of grading, salvage the sod, topsoil, seed, and individual native plants, where appropriate and feasible. Use the salvaged material to restore areas of temporary disturbance; if the salvaged area is to be permanently impacted, use the material to restore other highly degraded habitat on site (e.g., ice plant mats) where appropriate.
31. **(Mitigation Measure 15):** Minimize the potential for indirect impacts to coastal terrace prairie and rare plant species that could result from landscaping, by:
- a. Avoiding landscaping elements that could degrade adjacent habitat, including pesticides, herbicides, fertilizers, and irrigation beyond that required to establish plantings; and
  - b. Installing plants native to the coastal terrace prairie, coastal strand, and coastal scrub communities in San Mateo County. For plant species found in the native communities in the study area, use container stock from local (coastal San Mateo County) sources to avoid disrupting locally adapted genetic complexes (i.e., causing genetic erosion or outbreeding depression) within the adjacent remaining habitat on-site and in the adjacent FMR.
32. **(Mitigation Measure 16):** Compensate for the impacts of the project on coastal terrace prairie by implementing the following measures:
- a. Permanently protect 0.92 acres of coastal terrace prairie, through dedication of a perpetual conservation easement (as required in Mitigation Measure 4) to a tax exempt nonprofit organization qualified under Section 501(c)(3) of the Internal Revenue Code and qualified to do business in California that has as its primary purpose the preservation, protection, or enhancement of land in its natural, scenic, historical, agricultural, forested, or open-space condition or use.
  - b. Restore an estimated 0.71 acres within the conservation easement area that feature planted/ornamental species (i.e., Monterey cypress), are dominated by exotic plant species, and/or have been previously disturbed and feature unnatural topography or materials

(e.g., wood chips). Table 9 and Figure 8 (2018 McGraw Survey) illustrate the acreages and approximate locations of restoration treatment areas. The restoration should follow a specific restoration plan that addresses the anthropogenic factors that have degraded native plant community structure and species composition. The restoration plan will also describe how the areas in the conservation easement area that were graded and installed with spreaders will be restored. It will critically evaluate and use, where appropriate, the following approaches:

- (1) Removing the planted/ornamental plant species and ice plant mats;
- (2) Removing wood chips, base rock, or other non-native material covering the soil;
- (3) Recreating the natural topography in areas where mounds or swales were created through prior excavation;
- (4) Controlling other invasive plants (e.g., Italian rye grass and prickly sow thistle) that outcompete native plant species;
- (5) Managing the abundance of disturbance-adapted native plants such as coastal tarweed, where they are dominant (e.g., in the southeastern corner of the property) to promote the establishment and growth of a broader diversity of native grasses and forbs;
- (6) Establishing native plants in areas previously used as trails to access the bluff trail;
- (7) Salvaging seed and topsoil from coastal terrace prairie and areas supporting harlequin lotus prior to any ground-disturbing activities and using the material in on-site restoration, where appropriate; and
- (8) Increasing the cover and diversity of native coastal terrace prairie plant species by sowing native plant seed (or spreading topsoil, where available) into restoration areas.

c. Manage and monitor, in perpetuity, the entire 0.92-acre conservation area to address anthropogenic factors that degrade native plant community structure and species composition. Management elements should be identified in a management plan developed for the conservation area based on the site conditions and the literature documenting relevant conservation and management strategies, which are anticipated to include the following:

- (1) Controlling exotic plants, and preventing the invasion and spread of new exotic plant species;
- (2) Managing recreation and access on and adjacent to the conservation area, including by:
  - (a) Installing fencing and signage to deter public access within the conservation area;
  - (b) Recording in the CC&Rs for the site and in the conservation easement, prohibitions against recreational use and access that are not compatible with conservation and management natural community structure and species composition in the coastal terrace prairie and populations of rare native plants. Installation of permanent or semi-



permanent infrastructure and play equipment such as law chairs, umbrellas, trampolines, or any other items that intensify use in one area should be prohibited;

(c) Siting, constructing, and managing any public trails that are all or partially within the conservation area so that the recreational use is compatible with the protection of coastal terrace prairie and adjacent coastal bluff habitat;

(d) Monitoring compliance with the measures to prevent trampling associated with recreational use and taking steps to increase compliance when/if negative impacts are observed.

(3) Monitoring natural community structure and species composition and rare plant populations within coastal terrace prairie, to gauge the effectiveness of management and inform adjustments as part of the adaptive management framework.

**33. (Mitigation Measure 17):** The erosion control plan for the project shall include the following BMPs and shall be implemented and maintained (under the supervision of the project civil engineer) as described:

a. Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, washwater or sediments, rinse water from architectural copper, and non-stormwater discharges to storm drains and watercourses.

b. Store, handle, and dispose of construction materials/wastes properly to prevent contact with stormwater.

c. Do not clean, fuel, or maintain vehicles on-site, except in a designated area where wash water is contained and treated.

d. Train and provide instruction to all employees/subcontractors regarding construction BMPs.

e. Protect all storm drain inlets in vicinity of site using sediment controls such as berms, fiber rolls, or filters.

f. Limit construction access routes and stabilize designated access points.

g. Perform clearing and earthmoving activities only during dry weather.

h. Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits.

i. Trap sediment on site, using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, soil blankets or mats, covers for soil stockpiles, etc.

j. Divert on-site runoff around exposed areas; divert off-site runoff around the site (e.g. swells and dikes).

k. Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

l. No land clearing operations where grading operations may take place between October 15 and April 15 unless a separate winter erosion control plan is approved prior to beginning such construction.

m. Erosion is to be controlled at all times. The specific measures shown are to be implemented at all times. Additional measures will be required for construction between October 15 and April 15.

34. **(Mitigation Measure 18):** The applicant shall implement the drainage improvement recommendations of the Mesiti-Miller Engineering, Inc., (2017) Preliminary Storm Drainage Report to limit impacts to the Coastal Terrace Prairie grass, erosive bluff edge, and the near-shore marine environment (within the Fitzgerald Marine Reserve adjacent and just west of the project site, including the surveyed area of the endangered coast yellow leptosiphon on the coastal bluff promontory just west of the project site's westernmost property line) utilizing (within the Easement Area as shown) infiltration trenches with overflow spreaders on each lot to disperse the runoff over wide areas and maintain existing hydrology and soil moisture on the site, and using pervious pavers and detention areas to control peak runoff. The respective building permits for each of the four residences shall include a drainage plan that incorporates and implements all drainage measures cited in the report by Mesiti-Miller Engineering, Inc. The project shall minimize alteration of the site's hydrology, including by using permeable pavers (in all driveways, walkways and patio areas) to increase infiltration of rainfall, and installing overflow spreaders in trenches to diffuse runoff.

35. **(Mitigation Measure 19):** Prior to any ground disturbing activities, including vegetation/tree removal or tree trimming, that would occur during the nesting/breeding season of native bird species potentially nesting/roosting on the site (typically February 1 through August 31 in the project region), a survey for nesting birds shall be conducted by a qualified biologist experienced with the nesting behavior of bird species of the region. The intent of the survey would be to determine if active nests of special-status bird species or other species protected by the Migratory Bird Treaty Act and/or the California Fish and Wildlife Code are present in the construction zone or within 500 feet of the construction zone. The surveys shall be timed such that the last survey is concluded no more than 2 weeks prior to initiation of construction or tree removal work. If ground disturbance activities are delayed, then an additional pre-construction survey shall be conducted such that no more than 2 weeks will have elapsed between the last survey and the commencement of ground disturbance activities.

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

a. Noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity;

b. Distance and amount of vegetation or other screening between the construction site and the nest; and

- c. Sensitivity of individual nesting species and behaviors of the nesting birds.

Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers and construction personnel shall be instructed on the sensitivity of nest areas. A qualified biologist shall serve as a construction monitor during those periods when construction activities would occur near active nest areas of special status bird species and all birds covered by the Migratory Bird Act to ensure that no impacts on these nests occur.

36. **(Mitigation Measure 20):** The new trees indicated on the applicant's Tree Replacement Plan and Tree and Shrub Replanting Plan (found in the Project Plans) shall be planted prior to Planning final approval of the respective building permits for the four residences. Tree removal (identified by tree numbers), new trees and shrubs, additional landscaping, and tree preservation shall be shown on the submitted building plans for each of the four respective residences. The landscaping plan (for tree replacement and all other proposed landscaping) shall include plants that are pest- and/or disease-resistant, drought-tolerant, and attractive to beneficial insects. Upon implementation of the plan (for each of the four residences), the use of quick-release fertilizers shall be minimized. The associated irrigation system shall be designed to efficiently distribute water and minimize runoff. The planting of all new trees shall occur pursuant to the standards for such planting (depth of holes dug, fertilizing at planting and watering for respective tree types) and under the observation of a qualified, licensed arborist. The arborist shall confirm (via letter and/or email) that this has occurred for all trees prior to final inspection approval of the respective building permits for the four residences, to the satisfaction of the Community Development Director.
37. **(Mitigation Measure 21):** Any plan modifications to the subsequent development on the four lots (assuming they are deemed "minor" by the Community Development Director) that occur post issuance of any of the respective building permits for the four residences shall be reviewed by the arborist to assess any potential impacts to existing trees, trees that are being preserved, and/or new trees to be planted affecting trees should be reviewed by the project consulting arborist (arborist) with regard to tree Impacts.
38. **(Mitigation Measure 22):** The submitted building plans for each of the four respective residences shall demarcate a Tree Protection Zone, to be established for all trees to be preserved, in which no disturbance is permitted. These plans shall indicate the method and measures of such protection (i.e., 6-foot high fencing placed at the trees' dripline) pursuant to the design and confirmed observation by the arborist. All such tree protection measures shall be reviewed and approved by the Community Development Director prior to issuance of the respective building permits for the four residences. No grading, excavation, construction or storage of materials, equipment, spoils, waste or wash-out water may be deposited, stored, or parked within the Tree Protection Zone. All underground services, including utilities, sub-drains (and other drainage features), irrigation lines, water and sewer laterals, shall be routed around the Tree Protection Zone. All tree protection measures shall be confirmed by the County to have been implemented prior to the issuance of any of the respective building permits for the four residences. All tree protection measures shall remain until all construction on each respective lot is completed.

39. **(Mitigation Measure 23):** Any herbicides placed under paving materials must be safe for use around trees (as determined and confirmed by the arborist) and labeled for that use.
40. **(Mitigation Measure 24):** All tree pruning shall be done by skilled tree or landscape contractors pursuant to the specific standards (adhering to the latest edition for Best Management Practices – and Tree Pruning as published by the International Society of Arboriculture), directions and under the supervision of the arborist.
41. **(Mitigation Measure 25):** Prior to the initiation of any site disturbance activities (prior to issuance of the building permits), the project contractors working in the vicinity of trees to be preserved shall meet with the arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.
42. **(Mitigation Measure 26):** Upon issuance of the building permits, any excavation within the dripline or other work that is expected to encounter tree roots should be approved and monitored by the arborist. Any roots requiring cutting (including the type of backfill soil, compaction, fertilizing and watering) shall be the standards and under the supervision of the arborist to ensure that such root cutting does not damage the long term health of the tree.
43. **(Mitigation Measure 27):** Should any tree or its roots be damaged during construction, it should be evaluated as soon as possible by the arborist so that appropriate treatments can be applied.
44. **(Mitigation Measure 28):** Any additional or unanticipated tree pruning needed for clearance during construction shall be performed to the standards and under the supervision by the arborist.
45. **(REVISED Mitigation Measure 29):** In addition to Mitigation Measures 34, 35, & 36, and prior to building permit issuance for construction of residences on all or any of the respective lots, the applicant shall **(a) confirm to the satisfaction of the Community Development Director that, prior to the commencement of any ground disturbance activities, they have hired an archaeologist to providing adequately training to any construction crew that will be performing any such activities to ensure that they are aware of how to identify any potential archaeological resources encountered,** and (b) incorporate, via a note on the first page of the building construction plans, that in the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 25-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Community Development Director shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).
46. **(Mitigation Measure 30):** In the event that paleontological resources are inadvertently discovered during construction, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified paleontologist can evaluate the significance of the find. The Community Development Director shall be notified of such findings, and no additional

work shall be done in the stop work area until the paleontologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

47. **(REVISED Mitigation Measure 31): The applicant confirm to the satisfaction of the Community Development Director that, prior to the commencement of any ground disturbance activity, they have hired an archaeologist to provide adequately training to any construction crew that will be performing any such activities to ensure that they are aware of how to identify any potential human remains and associated burial items encountered.** Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98. If the County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within **48** hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Whenever the California Native American Heritage Commission receives notification of a discovery of Native American human remains from a county coroner pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, it shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. Also see Conditions of Approval 52 and 54 (Mitigation Measures 29 and 31, respectively).

48. Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this section, with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.
- a. The descendants' preferences for treatment may include the following:
  - b. The nondestructive removal and analysis of human remains and items associated with Native American human remains.
  - c. Preservation of Native American human remains and associated items in place.
  - d. Relinquishment of Native American human remains and associated items to the descendants for treatment.
  - e. Other culturally appropriate treatment.

f. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

49. For the purposes of this section, “conferral” or “discuss and confer” means the meaningful and timely discussion and careful consideration of the views of each party, in a manner that is cognizant of all parties’ cultural values, and where feasible, seeking agreement. Each party shall recognize the other’s needs and concerns for confidentiality of information provided to the other.

50. Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

51. Whenever the Commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

- a. Record the site with the Commission or the appropriate Information Center.
- b. Utilize an open-space or conservation zoning designation or easement.
- c. Record a document with the county in which the property is located.

The document shall be titled “Notice of Reinterment of Native American Remains” and shall include a legal description of the property, the name of the owner of the property, and the owner’s acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner.

52. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of the discovery may be ascertained from a review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to subdivision (e).

53. Notwithstanding Section 5097.9, this section, including those actions taken by the landowner or his or her authorized representative to implement this section and any action taken to implement an agreement developed pursuant to subdivision (l) of Section

- 5097.94, shall be exempt from the requirements of the California Environmental Quality Act (Division 13, commencing with Section 21000).
54. Notwithstanding Section 30244, this section, including those actions taken by the landowner or his or her authorized representative to implement this section and any action taken to implement an agreement developed pursuant to subdivision (l) of Section 5097.94, shall be exempt from the requirements of the California Coastal Act of 1976 (Division 20, commencing with Section 30000).
55. **(Mitigation Measure 32):** The project design for the development of each of the four lots (at the time of the submitted respective building permits), shall each include lot-specific geotechnical reports and shall carefully follow the geotechnical recommendations presented in the subject Haro, Kasunich and Associates (HKA) geotechnical report (pages 25 through 46, except where such recommendations affect Lot 4), covering the following categories: General Site Grading (including Cut and Fill Slopes); Foundations (including Conventional Spread and Skin Friction Pier Foundations); Perched Groundwater Drainage (including Concrete Slab-On-Ground); Retaining Walls (including Lateral Pressures and use of Tie-Backs); Utility Trenches; Surface Drainage (including use of Curtain Drains); Pavement Design; and Plan Review, Construction Observation and Testing. Additionally, and more specifically, the project design for the development on Lot 4 shall carefully follow the recommendations presented in the HKA Geotechnical Investigation Update, dated June 13, 2018. Specifically, the proposed residence and other structures on Lot 4 are recommended to be supported by shallow stiffened grid foundations or structural mat foundations, either of which is capable of withstanding the estimated liquefaction induced vertical ground settlement (from an earthquake) and capable of being re-leveled after such an event. Shallow stiffened foundations are recommended by geotechnical consultants for single family dwelling construction on sites with potentially liquefiable soils as an alternative to ground improvements (i.e., stone columns, compaction grouting) or deep driven piles, either of which would have a much higher environmental impact to the site. Any such changes to the recommendations by the project geotechnical engineer presented in this report shall be pursuant to the review and approval of the County's geotechnical engineer.
56. **(Mitigation Measure 33):** The applicant's architect shall complete and submit the County 2013 Energy Efficiency Climate Action Plans (EECAP) Development Checklist, and shall incorporate applicable measures and performance criteria into the submitted building plans for each of the four residences.
57. **(Mitigation Measure 34):** Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.
58. **(Mitigation Measure 35):** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.
59. **(Mitigation Measure 36):** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and

meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

#### Department of Public Works

60. The applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed subdivision and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property being subdivided shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the street improvement plans and submitted to the Department of Public Works for review and approval.
61. Prior to the issuance of the building permit or planning permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
62. The applicant shall submit to the Department of Public Works and the Planning Department, review, deed restrictions for sensitive habitat, coastal access, as needed.
63. Erosion and sediment control during the course of this grading work shall be according to a plan prepared and signed by the Engineer of Record, and approved by the Department of Public Works and the Planning Department. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the Engineer.
64. 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.
65. Prior to the issuance of the Building Permits for each of the four residences, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
66. The applicant shall submit a Lot Line Adjustment/Parcel Map to the Department of Public Works County Surveyor for review, to satisfy the State of California Subdivision Map Act. The final map will be recorded only after all Inter Department conditions have been met.
67. The applicant shall submit written certification from the appropriate utilities to the Department of Public Works and the Planning and Building Department stating that they



will provide utility (e.g., sewer, water, energy, communication, etc.) services to the proposed parcels of this Lot Line Adjustment.

#### Building Inspection Section

68. The proposed structures associated with this application shall obtain building permits.
69. The proposed structures associated with this application shall be designed and constructed using the currently adopted and locally amended California Building Standards Codes, which at the time of this review is the 2016 version.

#### Environmental Health Services

70. The applicant shall obtain a well destruction permit (for the existing capped well on APN 037-083-260; Lot 4) from Environmental Health Services. The well destruction shall to the standards of and be witnessed by Environmental Health Services.

#### Coastside Fire Protection District

71. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be asphalt and be a minimum of 20 feet wide, with roadway and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. Fire Department access less than 26 feet in width shall require NO PARKING FIRE LANE CVC 22500 1 posted on both sides of roadway.
72. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. Residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the Coastside Fire Protection District. Numerals shall be contrasting in color to their back-ground and shall be no less than 4 inches in height, and have a minimum 3/4-inch stroke. Remote signage shall be a 6-inch x 18-inch green reflective metal sign.
73. No combustibles shall be on-site prior to required fire protection water supply and fire department access provided.
74. Contact the Fire Marshal's Office to schedule Inspections prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum 72-hour notice to the Fire Department at 650/726-5213. This project will require the formation of a Mello-Roos Community Facilities District (CFD) before final.
75. A fire flow of 1,000 gallons per minute (gpm) for 2 hours with a 20 pounds per square inch (psi) residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage.

Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on site.

76. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures, or to the property line, if the property line is less than 30 feet from any structure.
77. The required fire flow shall be available from a Clow 960 Standard 6" Wet Barrel Fire Hydrant. The configuration of the hydrant shall have a minimum of one each 4 1/2-inch outlet and one each 2 1/2-inch outlet located not more than 250 feet from the building measured by way of approved drivable access to the project site.
78. The applicant shall install the proper occupancy separations, as per current California Building and Residential Codes. Plans at the building permit application stage shall include listing and construction details. Inspections will occur throughout construction and prior to Fire's final approval of the building permit.
79. All roof assemblies shall have a minimum CLASS-B fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.
80. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
81. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval by the authority having jurisdiction.
82. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.
83. If applicable, street signs shall be posted at each intersection conforming to the standards of the Department of Public Works.

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