

Highlands Estates Subdivision Project
Conditions of Approval Environmental Compliance Matrix
Report Period: August 1, 2021 to August 31, 2021
Reporter Name: Kristen Outten, SWCA Environmental Consultants

Acronyms
C - Complete
NC - Not Complete
O - Ongoing
A - Acceptable
GA - Generally Acceptable (Entered if the activities were generally acceptable for the reporting period with the exception of Non-Compliance Notices as noted in U - Unacceptable (Entered if all the activities related to this mitigation activity were unacceptable for the reporting period (e.g., Non-Compliance Notices only or WMR - Weekly Monitoring Report

COA #	Condition of Approval	Monitoring Authority	Monitoring Schedule	Phase I			Phase II				Completion Status (C/NC/O) (if complete, enter date & color block)	Completion Status August, 2021	
				Lot 9	Lot 10	Lot 11	Lot 5	Lot 6	Lot 7	Lot 8		Compliance Level (NC, A, GA, U)/Supporting Document (WMR) or Notes	Non-Compliance and Non-Compliance Resolution Report
1	This approval applies only to the proposal, documents and plans described in this report and submitted to and approved by the Board of Supervisors on April 27, 2010. Minor revisions or modifications to these projects in compliance with Condition No. 5 may be made subject to the review and approval of the Community Development Director. Revisions or modifications not in compliance with Condition No. 5 shall be deemed a major modification and shall be subject to review and approval by the Planning Commission at a public hearing.	County of San Mateo Planning and Building Department	Confirm and document during building permit review	X	X	X	X	X	X	X	O	NC	
2	This subdivision approval is valid for two years, during which time a Final Map shall be filed and recorded. An extension to this time period in accordance with Section 7013.5.c of the Subdivision Regulations may be issued by the Planning and Building Department upon written request and payment of any applicable extension fees (if required).	County of San Mateo Planning and Building Department	Confirm and document two years from issuance of building permit	X	X	X	X	X	X	X	O	NC	
3	The Final Map shall be recorded pursuant to the plans approved by the Board of Supervisors; any deviation from the approved plans shall be reviewed and approved by the Community Development Director. Revisions or modifications not in compliance with parcel size and configuration as approved by the Board of Supervisors and applicable conditions of approval (including but not limited to) Condition Nos. 8, 9 and 11 shall be deemed a major modification and shall be subject to review and approval by the Planning Commission at a public hearing.	County of San Mateo Planning and Building Department	Confirm and document upon acceptance of the Final Map	X	X	X	X	X	X	X	O	A	
4	The property owner shall comply with all mitigation measures as revised and listed below (based on the Mitigation Monitoring and Reporting Program [MMRP] incorporated within the Final EIR and made available to the public on January 4, 2010). When timing has not been specified below, then mitigation timing and monitoring shall be as specified in the MMRP. The applicant shall enter into a contract with the San Mateo County Planning and Building Department for all mitigation monitoring for this project prior to the issuance of any grading permit "hard card" for the project. The fee shall be staff's cost, plus 10 percent, as required in the current Planning Service Fee Schedule. Planning staff may, at their discretion, contract these services to an independent contractor at cost, plus an additional 10 percent for contract administration. -AES-1a -AES-1b -AES-2 -BIO-2a -BIO-2b -BIO-2c -BIO-2d -BIO-3 -BIO-5a -BIO-5b -BIO-5c -BIO-6 -GEO-1 -GEO-2a -GEO-2b -AQ-1 -NOI-1 -HAZMAT-2 -HAZMAT-3 -TRANS-1 -TRANS-2 -UTIL-1	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document prior to issuance of building permig; during construction	X	X	X	X	X	X	X	O	A	

5	This project will be implemented as proposed, mitigated, conditioned, and approved by the Board of Supervisors, regarding parcel size and configuration, home sizes, home locations, architectural design, style and color, materials, height and foundation design. Prior to the issuance of a Certificate of Occupancy for any residence, the applicant shall provide photographs to the Current Planning Section staff to demonstrate utilization of the approved colors and materials. Materials and colors shall not be highly reflective.	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document prior to issuing Certification of Occupancy	X	X	X	X	X	X	X	O	A
6	Colors and Materials: The following language shall be recorded as a deed restriction on the applicable parcels when they are sold: a. Lots 1 through 11: Development shall employ colors and materials which blend in with, rather than contrast with, the surrounding soil and vegetative cover of the open space parcel. All exterior construction materials shall be of deep earth hues such as dark browns, greens, and rusts. The applicant shall utilize roof materials that perform as a "cool roof." Roof colors shall be of a medium tone, subject to the approval of the Community Development Director. Exterior lighting shall be minimized and earth-tone colors of lights used. b. Lots 1, 2, 3, 4, and 11: Homes shall be no more than one-story high on the front curbside. Home design will be compatible with the area's contemporary, mid- 20th century modern style. Rear facades of homes on Lots 9 through 11 shall have details to reduce the massing of the structure, specifically architectural articulation to break up the vertical facade, color variation, and brick or stone treatment for retaining walls supporting the residences.	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document prior to issuance of building permit and prior to issuance of Certification of Occupancy	X	X	X	X	X	X	X	NC	NC
7	Grading and Construction Staging Limits: Grading and construction activities shall be limited to the grading and staging limits presented in the approved Clearing, Construction, and Grading Limits Plan. The property owner shall maintain non-conflicting vegetation in the side and rear yard areas adjoining 2285 Bunker Hill Dr. until the foundation is installed. The construction drawings associated with the subdivision improvement plans and the individual site development plans for Lots 1 through 11 shall include a Clearing, Construction and Grading Limits Plan (Limits Plan). The Limits Plan and all associated documents must utilize current topographic data (2009) for all parcels, as mapped by Chris Hundemer at Treadwell and Rollo. The Limits Plan shall depict the fencing and protection of the adjacent open space parcel in conformance with the approved Vesting Tentative Map. This plan shall be subject to review and approval of the County Planning and Building Department and the Department of Public Works. The applicant shall install orange fencing, staked securely at intervals, along all staging limits prior to the issuance of any Grading Permit "hard card."	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document prior to issuance of grading permit; During construction	X	X	X	X	X	X	X	O	A - Lots 9 and 10 have silt fencing (and some orange snow fencing) in place to mark limits of grading. Lot 11 has fencing in place NC - Lots 5, 6, 7, 8
8	Development Restriction Over Lot 8: Only a portion of Lot 8 is developable. The rest of the parcel (shown as hatched on Attachment L) is in a "No-Build Zone." The "No-Build Zone" shall be shown on the Final Map for the subdivision. All setbacks shall be measured from the limits of the buildable portion of the parcel (i.e., excluding any "No-Build" areas on the Final Map). For the purpose of calculating the Maximum Building Site Coverage Ratio of 40%, the Building Site Area shall exclude any "No-Build" areas as shown on the Final Map for the subject property.	County of San Mateo Planning and Building Department	Confirm and document upon acceptance of the Final Map							X	NC	NC
9	Development Restriction Over Lot 11: All areas of Lot 11 are developable as allowed by the County Zoning Regulations, with the exception of a "No-Build Zone" on the right side of the parcel, as illustrated in the approved Clearing, Construction, and Grading Limits Plan. The "No-Build Zone" shall be shown on the Final Map for the subdivision. All setbacks shall be measured from the limits of the buildable portion of the parcel (i.e., excluding any "No-Build" areas on the Final Map). For the purpose of calculating the Maximum Building Site Coverage Ratio of 40%, the Building Site Area shall exclude any "No-Build" areas as shown on the Final Map for the subject property.	County of San Mateo Planning and Building Department	Confirm and document upon acceptance of the Final Map			X					NC	NC

10	Storm Drainage Plan: Project implementation shall comply with the approved Storm Drainage Plan.	DPW	Confirm and document prior to issuance of building permit	X	X	X	X	X	X	X	C	GA - Storm Drainage Plan on Civil drawings
12	The Final Map will include a note stating that "any development of the project parcels must comply with the conditions of approval, as approved by the Board of Supervisors on April 27, 2010."	County of San Mateo Planning and Building Department	Confirm and document upon acceptance of the Final Map	X	X	X	X	X	X	X	NC	NC
13	Per CEQA Section 15095, the applicant shall provide a copy of the final certified Final EIR to all responsible agencies. The applicant must complete this requirement within fourteen (14) days of the final approval of this project.	County of San Mateo Planning and Building Department	Confirm and document upon submittal of the final approval of this project	X	X	X	X	X	X	X	C	A- Confirm with C. Leung the date of completion (DATE XX)
14	The applicant shall coordinate with the project planner to record the Notice of Completion and pay an environmental filing fee of \$2,792.25 (or current fee), as required under Fish and Game Code Section 711.4(d), plus a \$50 recording fee to the San Mateo County within four (4) working days of the final approval date of this project.	County of San Mateo Planning and Building Department	Confirm and document upon submittal of the NOC	X	X	X	X	X	X	X	C	A- Confirm with C. Leung the date of completion (DATE XX)
17	Twelve (12) separate Grading Permit hard cards are required, one for the subdivision improvements and one for each of the eleven homes. "Hard cards" shall be issued according to the following schedule: a. The "hard card" for grading of improvements related to the subdivision (including a sidewalk for Lots 5-8 and all shared access ways) may be issued after the final approval of this project, subject to the approval of the Planning and Building Department's Geotechnical Engineer, Department of Public Works and the Current Planning Section, and subject to the conditions below. b. The "hard card" for grading of improvements related to the residences (the preparation of building sites and yard areas) can only be issued simultaneously or after the issuance of a building permit for the construction of each new residence, subject to the approval of the Planning and Building Department's Geotechnical Engineer, Department of Public Works and the Current Planning Section.	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document upon issuance of the grading permit	X	X	X	X	X	X	X	C - Lots 9 and 10 NC - Lots 11, 5, 6, 7, 8	A
19	Per the mitigation measures in the MMRP, tree removals and grading shall proceed as specified: a. Grading Permit hard card cannot be issued until a design-level geotechnical investigation of the site has been performed and submitted to the Planning and Building Department's Geotechnical Section and evidence of completion of Mitigation Measures GEO-3; TRANS-1; B10-2a through 2d, 5b and 5c; and HAZMAT-3 has been submitted and approved by the project planner. b. Grading Permit hard card cannot be issued for Lot 8 until evidence of completion of Mitigation Measures B10-6 has been submitted and approved by the project planner. c. Grading Permit hard card cannot be issued for Lot 11 until evidence of completion of Mitigation Measures B10-2d and 5a has been submitted and approved by the project planner. d. Trees shall not be removed until evidence of implementation of Mitigation Measure B10-2c has been submitted and approved by the project planner and the Grading Permit hard card has been issued.	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document prior to issuance of the grading permit and tree removal	X	X	X	X	X	X	X	C - Lots 9 and 10 NC - Lots 11, 5, 6, 7, 8	A
20	No grading shall be allowed during the winter season (October 15 to April 15) to avoid potential soil erosion unless approved, in writing, by the Community Development Director. The property owners shall submit a letter to the Current Planning Section, at least two weeks prior to commencement of grading, stating the date when grading will begin.	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document upon issuance of exception to grading moratorium	X	X	X	X	X	X	X	C - Lots 9 and 10 NC - Lots 11, 5, 6, 7, 9	A - Winter grading exemption was approved for Lots 9 and 10 on 10/1/19

21	<p>This permit does not authorize the removal of any additional trees with trunk circumference of more than 55 inches beyond those approved by the Board of Supervisors. Such activity would require application for and issuance of a separate Resource Management (RM) Permit. All trees not approved for removal under this permit shall be protected during grading operations. Prior to the issuance of the Grading Permit hard card, the applicant shall implement the following tree protection plan:</p> <p>The applicant shall establish and maintain tree protection zones throughout the entire length of the project. Tree protection zones shall be delineated using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located as close to the driplines as possible while still allowing room for construction/grading to safely continue. The applicant shall maintain tree protection zones free of equipment and materials storage and shall not clean any equipment within these areas. Should any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting. Any root cutting shall be monitored by an arborist or forester and documented. Roots to be cut should be severed cleanly with a saw or topers. Normal irrigation shall be maintained, but oaks should not need summer irrigation. The above information shall be on-site at all times</p>	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document prior to issuance of the grading permit and tree removal; During construction	X	X	X	X	X	X	X	X	O	<p>A - orange snow fencing is in place around tree drip lines at lots 9 and 10 A - orange snow fencing and chainlink fencing was installed at Lot 11 NC - no fencing has been installed at lots 5, 6, 7, and 8</p>	Inspection on 2/18/20 noted that orange fence needed repair. Orange fencing was repaired on 3/19/2020
22	<p>Prior to the issuance of the grading permit "hard card," the applicant shall schedule an erosion control inspection by Current Planning Section staff to demonstrate that the approved erosion control plan has been implemented. The applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into local drainage systems and water bodies by adhering to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) "General Construction and Site Supervision Guidelines," including:</p> <p>a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15. Stabilizing shall include both proactive measures, such as the placement of straw bales or coir netting, and passive measures, such as minimizing vegetation removal and revegetating disturbed areas with vegetation that is compatible with the surrounding environment.</p> <p>b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.</p> <p>c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.</p> <p>d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.</p> <p>e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.</p> <p>f. Delineating with field markers clearing limits, setbacks, and drainage courses, per</p>	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document prior to issuance of grading permit; During construction	X	X	X	X	X	X	X	X	O	GA - Erosion Control Plan on Civil drawings	11/18/19 and 11/25/19 - SWCA environmental monitor noted that silt fence was not keyed in per the SWPPP and CASQA requirements.

28	<p>Upon the start of grading activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented:</p> <p>a. All graded surfaces and materials, whether filled, excavated, transported or stockpiled, shall be wetted, protected or contained in such a manner as to prevent any significant nuisance from dust, or spillage upon adjoining water body, property, or streets. Equipment and materials on the site shall be used in such a manner as to avoid excessive dust. A dust control plan may be required at any time during the course of the project.</p> <p>b. A dust palliative shall be applied to the site when required by the County. The type and rate of application shall be recommended by the soils engineer and approved by the Department of Public Works, the Planning and Building Department's Geotechnica/ Section, and the Regional Water Quality Control Board.</p>	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document throughout the duration of construction	X	X	X	X	X	X	X	O	A
29	<p>Final approval of all Grading Permits is required. For final approval of the Grading Permits, the applicant shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site:</p> <p>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 Geotechnica/ Section.</p> <p>b. The geotechnica/ consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnica/ Consultant Approval form, for submittal to the Planning and Building Department's Geotechnica/ Engineer and Current Planning Section.</p>	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document prior to written certification that all grading has been completed conformance with project permits and conditions	X	X	X	X	X	X	X	NC	NC
30	The color and materials of the bio-retention planters for all homes shall match the surrounding native landscaping, such that planters will blend with the surrounding environment.	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document during construction and upon completion of construction	X	X	X	X	X	X	X	NC	NC
31	Building plans for each residence shall demonstrate compliance with the California Water Efficient Landscape Ordinance (AB 1881), prior to the Current Planning Section's approval of the building permit application for each residence.	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document prior to issuance of building permit	X	X	X	X	X	X	X	NC	NC
32	The applicant and contractors must be prepared to carry out the requirements of California State Jaw with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	During the discovery of human remains, if any	X	X	X	X	X	X	X	O	A
33	The property owner is responsible for the annexation of the project site to County governed special districts that will provide utility or other service. The project applicant is responsible for application and fees to the San Mateo Local Agency Formation Commission.	County of San Mateo Planning and Building Department	Confirm and document prior to issuance of grading permit	X	X	X	X	X	X	X	NC	NC
34	34.For Lots 1 through 8 and Lot 11 (lots with the RM Zoning District), all present and future site preparation activity and development shall comply with Section 6319C.2.F (Development Standards) and Section 6319C.2.G (Minimization of Grading). All setbacks shall be measured from the limits of the buildable portion of the parcel (i.e., excluding any "No-Build" areas on the Final Map). For the purpose of calculating the Maximum Building Site Coverage Ratio of 40%, the Building Site Area shall exclude any "No-Build" areas as shown on the Final Map for the subject property. The above statement shall be added as a deed restriction to the respective lots when the lots are sold.	County of San Mateo Planning and Building Department	Confirm and document prior to issuance of building permit and upon acceptance of Final Map			X	X	X	X	X	NC (completed for Lot 9, 10, 11)	A

35	The grading for this project will require submission of a revised geotechnical report that includes detailed recommendations for grading, erosion control, and foundation design and construction.	County of San Mateo Planning and Building Department	Confirm and document prior to issuance of grading permit	X	X	X	X	X	X	X	NC (completed for Lots 9-11)	A	
36	Building permit applications for Lots 7 and 8 will be required to depict as-built subdrain system alignments for the underlying stabilization buttress on the house foundation plans. The intent is to adjust foundation pier layout (as needed) so that installed subdrain systems are not damaged by foundation construction.	County of San Mateo Planning and Building Department	Confirm and document prior to issuance of building permit						X	X	NC	NC	
37	Documentation to be submitted for the Lot 10 building permit shall include proposed construction/design measures to provide stable temporary excavations west of the residence so that the stability of an existing fill prism is not adversely impacted during site grading.	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document prior to issuance of building permit; During construction		X						O	A	
38	(All Lots) Prior to issuance of building permits, the Project Geotechnical Consultant shall field inspect (and investigate, as needed) all proposed drainage discharge locations and verify that proposed drainage designs are acceptable from a slope stability/erosion perspective or recommend appropriate modifications.	County of San Mateo Planning and Building Department	Confirm and document prior to issuance of building permit	X	X	X	X	X	X	X	NC (completed for Lots 9-11)	A - Geotechnical review approved on 11/12/19 per CML notes in permit summary report	
39	Lots 9 and 10: Future construction in areas outside of the building envelope may require supplemental geotechnical evaluation. Lot 11: Future building construction within the delineated No-Build Zone on the approved Vesting Tentative Map is prohibited. The above statements shall be added as a deed restriction to the respective lots when the lots are sold. Recorded deed restrictions shall be produced prior to the issuance of a Certificate of Occupancy for any residence on these lots.	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document prior to the issuance of a Certification of Occupancy	X	X	X					NC	NC	
40	Lot 11: Grading limits, building footprint and building envelope shall be restricted to those boundaries depicted on Lot 11 Exhibit 1 prepared by BKF dated January 27, 2010. These boundaries shall supersede any conflicting boundaries presented on other recently prepared development documents. Construction staging shall not include grading beyond the grading limits.	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document during construction			X					O	A - the limits of grading have been delineated with silt fence and chainlink fence as of 6/22/2020	Silt fence and chainlink fence required repair 8/19/2020.
41	Building permits may be required for all areas of construction. Contact the Building Inspection Section prior to ANY construction for permit requirements.	County of San Mateo Planning and Building Department	Confirm and document prior to the start of construction	X	X	X	X	X	X	X	NC	NC	
42	All new residences shall comply with the current Green Building Ordinance, applicable at the time of permit application.	County of San Mateo Planning and Building Department	Confirm and document prior to issuance of building permit	X	X	X	X	X	X	X	NC	NC	
43	Per Section 1404 of the Green Building Ordinance, the applicant is encouraged to incorporate green building features in the construction of the eleven homes, such that the project achieves 75 points or higher or LEED for Homes Certified. Such projects will receive expedited building permit processing.	County of San Mateo Planning and Building Department	Confirm and document prior to issuance of building permit	X	X	X	X	X	X	X	NC	NC	
44	Developers will be responsible for the costs associated with the relocation of existing PG&E facilities to accommodate the project.	County of San Mateo Planning and Building Department	Confirm and document prior to relocation of PG&E facilities	X	X	X	X	X	X	X	NC	NC	
45	The applicant shall install a sidewalk along the front of Lots 5 through 8 on Ticonderoga Drive, subject to review and approval by the Department of Public Works (DPW) and the issuance of an encroachment permit by DPW.	DPW	Confirm and document prior to issuance of encroachment permit				X	X	X	X	NC	NC	
46	The applicant shall install a crosswalk and ADA ramp at the intersection of Ticonderoga Drive and Allegheny Way prior to recordation of the Final Map.	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document prior to recordation of Final Map	X	X	X	X	X	X	X	NC	NC	
47	The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy (including stormwater detention requirements) and applicable NPDES requirements (particularly Provision C.3) for review and approval by the Department of Public Works, prior to the Current Planning Section's approval of any building permit for residences. Individual operation and maintenance agreements for each residence to include all permanent stormwater treatment measures, as approved by the Community Development Director and the Department of Public Works, shall be executed prior to the Current Planning Section's final approval of any building permit for residences.	County of San Mateo Planning and Building Department; SWCA Environmental Consultants	Confirm and document prior to issuance of building permit	X	X	X	X	X	X	X	NC	NC	
48	The applicant shall submit a Final Map to the Department of Public Works for review and recording.	County of San Mateo Planning and Building Department	Confirm and document upon submittal of Final Map	X	X	X	X	X	X	X	NC	NC	

