

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: September 28, 2022

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a revised schedule of grading operations to allow wet season grading on Lots 6, 7, 11, and 12 of the Ascension Heights Subdivision, where such grading has been delayed due to the timing for the relocation of a PG&E overhead line which crosses the listed lots. The project is located in the unincorporated San Mateo Highlands area of San Mateo County.

County File Number: PLN 2002-00517 (Bel Aire Heights LLC)

PROPOSAL

The applicant has submitted a revised schedule of grading operations and a request for wet season grading on Lots 6, 7, 11, and 12 of the Ascension Heights Subdivision, to be considered for approval by the Planning Commission.

RECOMMENDATION

Staff recommends approval of the schedule of grading operations and request for wet season grading on Lots 6, 7, 11, and 12 of the Ascension Heights Subdivision.

BACKGROUND

Report Prepared By: Camille Leung, Senior Planner

Applicant/Owner: Bel Aire Heights LLC

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcels and a notice for the hearing was posted in a newspaper (San Mateo Times) of general public circulation. The Agenda was also sent to interested parties via email.

Location: Six contiguous parcels (APNs 041-111-130, -160, -270, -280, -320 and -360), consisting of a total of approximately 13.25 acres (gross), located in the unincorporated area of San Mateo County known as the San Mateo Highlands. The subject site is

bordered to the west by Bel Aire Road, Ascension Drive to the south, existing single-family development to the north and west.

APNs: 041-111-130, 041-111-160, 041-111-270, 041-111-280, 041-111-320 and 041-111 360

Existing Zoning: R-1/S-8 (Single-Family Residential/7,500 sq. ft. minimum lot size)
General Plan Designation: Medium Low Density Residential (2.4 – 6.0 dwelling units/acre)

Environmental Evaluation: A Final Environmental Impact Report (FEIR) was published on December 12, 2014 and certified by the Board of Supervisors February 9, 2016. The FEIR discusses impacts and mitigations specific to grading and construction activities listed within the schedule of grading, and those mitigation measures are incorporated in the proposed plan.

Setting: The subject site is located at the northeast corner of the intersection of Bel Aire Road and Ascension Drive. It is situated on a hillside with average slopes of 40 percent. The site is surrounded by single-family dwellings, including the Baywood Park neighborhood to the northeast, the Enchanted Hills neighborhood to the southeast and southwest, and the Starlite Heights neighborhood to the northwest. The College of San Mateo campus is located less than 1/4-mile northeast of the site via Parrott Drive. At the center of the site is an existing potable water tank on a separate 22,500 sq. ft. parcel owned and operated by the California Water (Cal Water) Service Company with several cellular communications facilities established on the parcel.

The site was graded over 40 years ago, by excavating the sides of the hill for the construction of Ascension Drive and Bel Aire Road during the grading for the Enchanted Hills subdivision. Eight-foot-wide benches were created along Ascension Drive at 30-foot elevational intervals. Surface runoff from these benches has eroded the slope over the years, most significantly in the southwest corner adjacent to the intersection of Ascension Drive and Bel Aire Road. The site is characterized by grassland, small brush, and trees such as Oak, Pine and Eucalyptus.

Chronology:

<u>Date</u>	<u>Action</u>
August 28, 2002	- Application submitted for proposed subdivision of the property into 25 lots.
December 9, 2009	- Planning Commission denied the proposed subdivision.
June 29, 2010	- Board of Supervisors considered an appeal by the applicant and remanded the project back to the Planning Commission for consideration of a revised project.

- January 28, 2015 - Planning Commission considered the revised subdivision project for a total of 21 lots, including 19 residential lots, and certification of the FEIR and continued the hearing to hear additional public testimony.
- October 14, 2015 - Planning Commission approved the project.
- October 28, 2015 - Applications of appeal received.
- February 9, 2016 - Board of Supervisors approved the project.
- March 2016 - Petition for judicial review of approval filed.
- May 2018 - Court of Appeal decision upholding County approval.
- December 12, 2018 - Planning Commission initial review of landscaping plan.
- February 25, 2019 - Planning Commission final review and approval of landscaping plan.
- September 25, 2019
February 26, 2020; - Planning Commission review of proposed schedule of grading operations and haul routes; approval at February hearing.
- May 18, 2020 - Applicant held public information meeting per Planning Commission Condition 7 from the February 26, 2020 meeting.
- July 28, 2020 - Building permit issued with Grading Hard Card to begin grading operations.
- November 18, 2020 - Planning Commission review and approval of proposed schedule of grading and wet season grading operations. Grading schedule anticipated completion of grading in May 2021.
- November 10, 2021 - Planning Commission approved the proposed schedule of grading and wet season grading operations. Completion of grading was anticipated in September 2022.
- August 24, 2022 - Applicant submits letter to Planning staff requesting an extension of grading for Lots 6, 7, 11, and 12 of the Ascension Heights Subdivision, associated with the delayed relocation of a PG&E overhead line over the listed lots.

September 28, 2022 - Planning Commission review of proposed schedule of grading and wet season grading operations. Completion of grading would be completed by April 12, 2023.

DISCUSSION

A. BACKGROUND

On February 9, 2016, the Board of Supervisors approved the Major Subdivision and Grading Permit for the project, with a condition of approval that required that the Planning Commission review and consider approval of a schedule of grading operations – a task that is typically performed by the Departments of Public Works and Planning and Building staff for projects with approved grading permits.

B. GRADING PROGRESS UPDATE

On July 28, 2020, the Planning and Building Department issued a building permit with a Grading Hard Card to begin grading operations. The grading schedule approved by the Planning Commission on November 10, 2021, estimated that grading would be complete by September 2022. As described in a letter from Mark Haesloop at HPL Development, LLC, dated August 24, 2022 (Attachment D), the applicant anticipates that by October 1st, with the exception of grading for parts of Lots 6, 7, 11 and 12 (subject proposal), mass grading and off-haul for the site will be complete, including the repair of the three (3) landslides.

Request for Wet Season Grading Only on Lots 6, 7, 11, and 12

As described in a letter from Mr. Haesloop, dated August 24, 2022, the unanticipated duration of the County's review of the Subdivision Final Map (Final Map) and pending recordation of the Final Map have delayed the associated recordation of a new utility easement necessary for the relocation of an overhead electric and telecommunications transmission line (referred to in this report as the "Existing PG&E Overhead Line"). The Existing PG&E Overhead Line is the only power source for the adjoining Cal Water site, and, as shown in plans included in Attachment D, the Existing PG&E Overhead Line runs through Lots 6, 7, 11, and 12. As removal of the Existing PG&E Overhead Line is needed in order for grading equipment to access the listed lots, HPL is not able to complete grading on the listed lots prior to the start of the wet season on October 1, 2022. As of the writing of this report, the Final Map has not yet been recorded.

The applicant states that the subject wet season grading would take approximately 2 to 4 weeks once the Existing PG&E Overhead Line is removed. The proposed grading, 5,000 c.y. of cut and fill, will require no off-haul where all material will be re-used on site. Grading conducted after October 1, 2022 is subject to the Planning's Commission's approval of the revised schedule. The subject grading is the last phase of the mass grading of the site.

Continued Monitoring by County Mitigation Monitor

As reported to the Planning Commission on November 10, 2021, the County contracted with SWCA who has provided project construction monitoring services since November 1, 2021, with services to continue to the date of project completion.

C. PROPOSED REVISED GRADING SCHEDULE

Approximate Dates of Grading

As proposed and detailed in the revised grading schedule (Attachment E), grading on Lots 6, 7, 11, and 12 would be completed by April 12, 2023, where the wet season ends on April 30, 2023. However, this is a conservative estimate and includes more time to complete the proposed grading in the instance the recordation of the Final Map needs more time to be processed by the County. Based on the current progress of the County’s review of the Final Map, it is anticipated that such grading may be completed by the end of the year. After the completion of mass grading, fine grading to establish finished grades is allowed to proceed without the Planning Commission’s approval, as only mass grading during the wet season requires authorization. The construction of houses and associated infrastructure is anticipated to take approximately two (2) years.

Grading Operation Details

The permit requires that the schedule of grading include details of the off-site haul operations, including gravel import site(s), size of trucks, haul route(s), time and frequency of haul trips, dust and debris control measures, and traffic and safety control measures. The applicant has submitted materials to satisfy this condition for Planning Commission review. The following details were incorporated into the schedule based on concerns expressed members of the public (see Attachment G):

Concern	Requirements
Dry Season Grading	The applicant has revised the proposed schedule to avoid wet-weather grading, except for grading associated with Lots 6, 7, 11, and 12.
Traffic Control Plan/Haul Routes/	N/A - No off-haul is associated with the proposed wet season grading.
Construction Hours	Approved hours for grading: 8 am – 5 pm, Monday through Saturday Approved hours for hauling: N/A
Dust Control Measures	Site dust control will utilize a 4,000-gallon water truck running throughout the workday. Work is subject to mitigation measures, including these:

Table 1 - Grading Operation Details (2022-2023)	
Concern	Requirements
	<ul style="list-style-type: none"> • After grading is complete, construction of paved surfaces (e.g., roadways, driveways, sidewalks, building pads) should be completed as soon as possible unless protected by seeding, soil binders, or other similar measures. • Limit idling time to a maximum of five minutes and turn off equipment when not in use; clear signage indicating this shall be displayed at the project site access point. • All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications and shall be checked by a certified visible emissions evaluator. • Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.
Construction and Worker Parking in Street	The applicant shall park all construction and worker vehicles on-site.
Litter, including Cigarette Butts, in Street	The applicant shall provide necessary training and trash receptacles for workers to properly dispose of litter, including cigarette butts, in on-site trash containers.

D. COMPLIANCE WITH CONDITIONS OF THE LAST APPROVAL

The County's mitigation monitor continues to inspect the site on a weekly basis and has worked with the site Superintendent to maintain compliance with the 2016 and 2021-2022 wet season conditions of approval. The County's mitigation monitor (SWCA) continues to inspect the site on a weekly basis and has worked with the site Superintendent to maintain compliance with project conditions. The most significant challenges have been erosion control during and after heavy rain events due to steep slopes and dust control during the dry season due to windy conditions. In the instances where corrections have been required, the applicant has made corrections in a timely manner and works in good faith with the County's mitigation monitor. Regarding dust control, the applicant has installed erosion control measures throughout the site and provided a water truck on-site for daily dust control management, as well more frequent watering during grading. However, the County has received complaints from neighbors regarding dust on their houses and yards, despite the applicant's compliance with water spraying and other dust control measures imposed by the Grading Permit. The applicant is working directly with the neighbors to offer carwashes and other services to compensate for the dust-related impacts.

E. CHANGES MADE TO CONDITIONS OF APPROVAL FOR THE 2022-2023 WET SEASON

As the subject grading does not involve off-haul of soil, staff has removed all conditions pertaining to off-haul trucks and haul routes. Additional conditions have been added to prohibit off-hauling (Condition 6), to require all construction and worker vehicles to be parked on-site (Condition 7), and to require training and trash receptacles for workers to properly dispose of litter, including cigarette butts, in on-site trash containers (Condition 7).

ATTACHMENTS

- A. Recommended Finding and Conditions of Approval
- B. Vicinity Map
- C. Approved Subdivision Plan
- D. Letter from Applicant
- E. Grading Schedule
- F. Email from Brandon Purcell, dated May 24, 2022

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDING AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2002-00517 Hearing Date: September 28, 2022

Prepared By: Camille Leung, Senior Planner For Adoption By: Planning Commission

RECOMMENDED FINDING

The proposed schedule of grading operations conform with the adopted conditions of the subdivision approval.

CONDITIONS OF APPROVAL

1. A Building permit, including payment of inspection fees, is required to track weekly wet season Erosion Control inspections.
2. Applicant must comply with all conditions of the 2016 project approval.
3. If grading period must be extended, the applicant must provide an updated schedule to the Community Development Director (Director) for review by the Planning Commission, unless the Director determines that the proposed schedule modification is minor in nature.
4. Grading may occur only on dry days. No grading shall occur within 24-hours after a rain event.
5. Applicant shall send photos of final stabilization to the project planner within one week of completion of grading.
6. No off-hauling is permitted.
7. The Applicant shall comply with the Grading Operation Details in Table 1:

Table 1 - Grading Operation Details (2022-2023)	
Concern	Requirements
Dry Season Grading	The applicant has revised the proposed schedule to avoid wet-weather grading, except for grading associated with Lots 6, 7, 11, and 12.
Traffic Control Plan/Haul Routes/	N/A - No off-haul is associated with the proposed wet season grading.
Construction Hours	Approved hours for grading: 8 am – 5 pm, Monday through Saturday Approved hours for hauling: N/A
Dust Control Measures	Site dust control will utilize a 4,000-gallon water truck running throughout the workday. Work is subject to mitigation measures, including these: <ul style="list-style-type: none"> • After grading is complete, construction of paved surfaces (e.g., roadways, driveways, sidewalks, building pads) should be completed as soon as possible unless protected by seeding, soil binders, or other similar measures. • Limit idling time to a maximum of five minutes and turn off equipment when not in use; clear signage indicating this shall be displayed at the project site access point. • All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications and shall be checked by a certified visible emissions evaluator. • Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.
Construction and Worker Parking in Street	The applicant shall park all construction and worker vehicles on-site.
Litter, including Cigarette Butts, in Street	The applicant shall provide necessary training and trash receptacles for workers to properly dispose of litter, including cigarette butts, in on-site trash containers.

Geotechnical Conditions

8. The Geotechnical Engineer shall conduct weekly monitoring, as well as perform additional monitoring after every storm event that results in 1/2-inch or more of rainfall within a 12-hour period as measured at the nearest gauge, until grading is complete.

Additional Erosion Control Conditions

9. The Contractor shall cover and protect all stockpile areas from rainfall and erosion.

10. The Contractor shall increase the protection of the roadways from potential deposition/siltation (e.g., additional silt fencing, K-Rails or similar barriers to facilitate debris accumulation and catchment).
11. The Contractor shall provide daily street cleaning during mass grading.
12. Erosion control measures outside of actively graded areas shall remain in place and be maintained continuously until April 30.
13. Areas of active grading shall be covered at the end of the workday and for periods of no work, such as weekends and holidays.
14. All grading work shall stop 48-hours prior to a predicted major rain event and the site shall be stabilized.
15. After a major rain event, prior to re-start of grading work, the County shall inspect the site and identify necessary corrections. Corrections shall be completed prior to re-start of grading.

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



San Mateo County Board of Supervisors Meeting

Owner/Applicant: **O'Rourke/San Mateo Real Estate and Construction**

Attachment: **B**

File Numbers: **PLN2002-0517**



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

TENATIVE MAP



BENCHMARK
 IRON PIPE MONUMENT IN HAND HOLE
 PER TRACT NO. 783
 ENCHANTED HILL URT NO. 2
 VOLUME 53 OF MAPS
 AT PAGE 10
 ELEVATION=383.61'
 ASSUMED

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.50	N25°42'00"E
L4	27.50	S64°18'00"E
L5	27.50	S64°18'00"E
L6	21.50	N25°42'00"E
L11	8.33	S64°18'00"E
L12	18.50	N25°42'00"E
L13	27.50	S64°18'00"E
L14	27.50	N64°18'00"W
L15	23.50	S26°42'00"W
L16	42.00	S25°42'00"W
L17	18.50	N24°30'48"E
L18	18.50	N14°30'48"E
L19	42.00	S25°42'00"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	124.52	86.00	83°52'48"
C2	21.99	14.00	90°00'00"
C3	21.99	14.00	90°00'00"
C4	38.27	26.00	90°00'00"
C5	38.27	26.00	90°00'00"
C6	38.70	17.00	90°00'00"
C7	28.70	17.00	90°00'00"
C8	13.84	78.00	89°27'48"
C9	38.53	75.00	90°11'42"
C11	31.59	35.00	84°27'20"



RETENTION SYSTEM NOTE
 EACH LOT SHALL HAVE ITS OWN INDIVIDUAL RETENTION SYSTEM. LOTS 1-10, 4, 7-18 SHALL HAVE 12"-14" x 30" LONG SMOOTH-WALLED HOPE RETENTION PIPES. LOT 11 SHALL HAVE 12"-14" x 40" LONG SMOOTH-WALLED HOPE RETENTION PIPES.

TRACT NO. 508
 SAN MATEO CATED
 VOLUME 53 OF MAPS
 AT PAGE 25

TRACT NO. 450
 SAN MATEO CATED
 VOLUME 53 OF MAPS
 AT PAGE 30



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

HPL Development, LLC

Real Estate Investment, Development and Construction

August 24, 2022

Cammille Leung
San Mateo County Planning Dept
Via email: cleung@smcgov.org

Re: Partial Grading Extension

Dear Camille:

Please consider the following in support of the request to the Planning Commission for a partial extension into the winter.

STATUS:

By October 1 the Grading at the site will be complete except for parts of lots 6, 7, 11 and 12. The repair of the 3 landslides will be complete and erosion control installed. The "Mass Excavation" and off haul for the site will be complete.

The parts of lots 6, 7, 11 and 12 have been delayed by a series of liked activities. There is an overhead electric and telecom transmission line running from a pole on Parrott Drive to the Cal Water tank site. This is through an existing easement in favor of PG&E which runs down the property line between lots 5 and 6. This overhead line needs to be removed in order to get equipment to Lots 6, 7, 11 and 12.

This transmission line is the only power source for the Cal Water site. In order to remove it PG&E needs to run the new power service underground. BAH and PG&E have agreed on a new easement for the underground lines and the work for the commencement of the connection is ready. PG&E (rightfully) needs to have a new easement recorded for this new underground line. PG&E (their land Department) will not record the easement until the Final Subdivision Map is recorded so they can have the appropriate data on the easement document. THUS, until the Final Subdivision Map is recorded the overhead line cannot be removed and the grading on Lots 6, 7, 11 and 12 completed.

Status of the Final Subdivision Map

The applicant has been trying to get the map recorded for almost 2 years. We believe that due to Covid-19 work at home, and personnel issues at the county the map review (and review of the prerequisite easements, CC &R's and reservation, including the Conservation Easement) has been delayed. Documents submitted for review would not receive comments

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from staff for weeks and often months. Comments were address promptly by the Applicant many times within 24 hours. We don't point fingers, we just need to get this done.

Currently we are close. Three of the prerequisite documents are recorded and it appears the rest are ready to record. The Map itself then circulates for formal execution by several project officials and is then placed on the Board of Supervisors agenda. Staff can address when this may be completed. As of this writing, all documents are complete

The Extension we Request:

The keyway has been cut up and including Lot 5. The key way provides geotechnical stability to the hillside and adds drainage. It needs to be extended across lots 6, 7. Additionally the drainage which intercepts down hill surface flow needs completion and will add protection to the Parrott Drive homes.

The grading required to complete will take approximately 2 to 4 weeks once the overhead line is removed. The grading will require no off haul and the quantities are 5000 CY of cut and fill. All material will be re-used on site.

We are improving the protection of the Parrott drive homes (all, not just behind lots 6 and 7) with added hay bale protection and fencing as shown on the attached drawings.

What we do not have control over is when the Map records or when PG&E will record its new easement and connect Cal Water to the new power source. The final grading will take 2 to 4 weeks but we do not know when it will commence. If the Map can be recorded shortly we believe the work can be completed by Mid- December. PG&E has stated they are ready to go if the Map can be recorded by the 31st of August, an unlikely date.

We request that we be permitted (as authorized by the County Grading Ordinance) to continue grading during the "winter" period on the following conditions:

1. Upon recordation of the PG&E easement and removal (by PG&E) of the overhead transmission line), any remaining grading may be undertaken if and only if the project engineer and Geotechnical consultant certifies the site is ready to be graded;
2. There has been no rainfall for 48 hours before work is to start;
3. There is no weather prediction for rain in excess of ¼ inch (or such other quantity as determined by the project engineers and/or the County for a period of 72 hours or more;
4. The erosion control measures described herein are in place;
5. The applicant has on site and ready material necessary to cover any work should there be rain in a quantity to impact the work.
6. The SWPP and Erosion control of the entire site is in full compliance;
7. Applicant will diligently pursue the work and winterize the lots upon completion.

Since we do not control the start date this limited exception should be granted until April 2023 at the latest.

Thank you for your consideration. This has been a complex process and we as well as our neighbors look forward to the end of grading, the removal of the large excavation equipment and much less noise and dust.

Sincerely,
Bel Aire Heights, LLC

Mark Haesloop

Electronic Signature

Its: General Counsel

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PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

- IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT ADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS GREATER.
- PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT ("MRP") NPDES PERMIT CAS 612008.
- THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
- THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
- STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
- SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

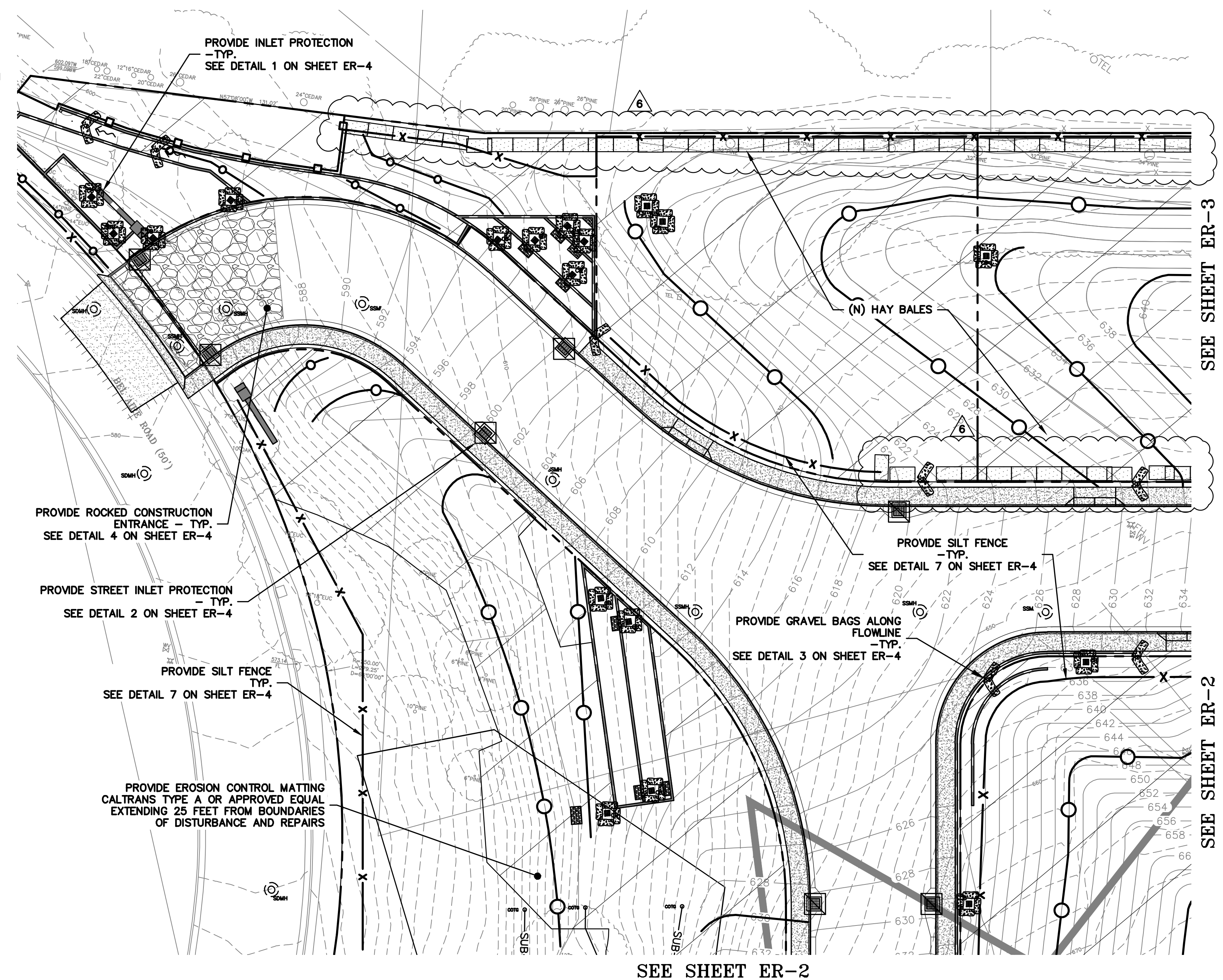
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
- ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20' EROSION CONTROL AND HIGHWAY PLANTING' OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
- THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
- STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURERS SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

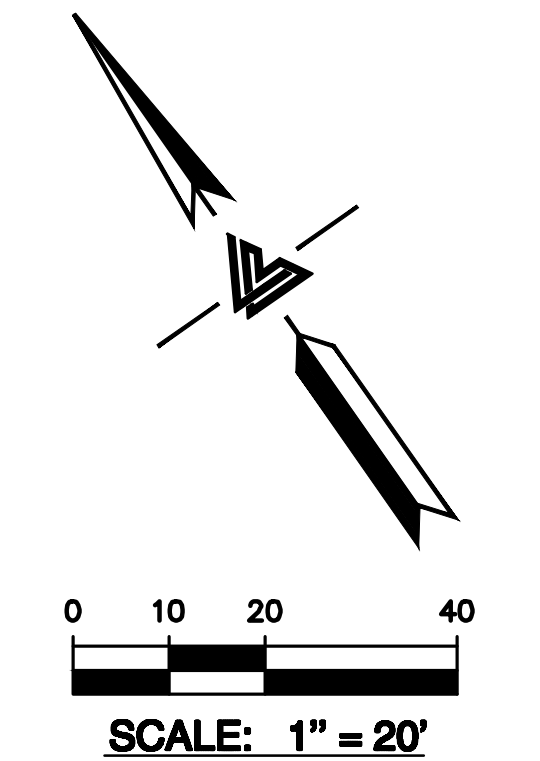
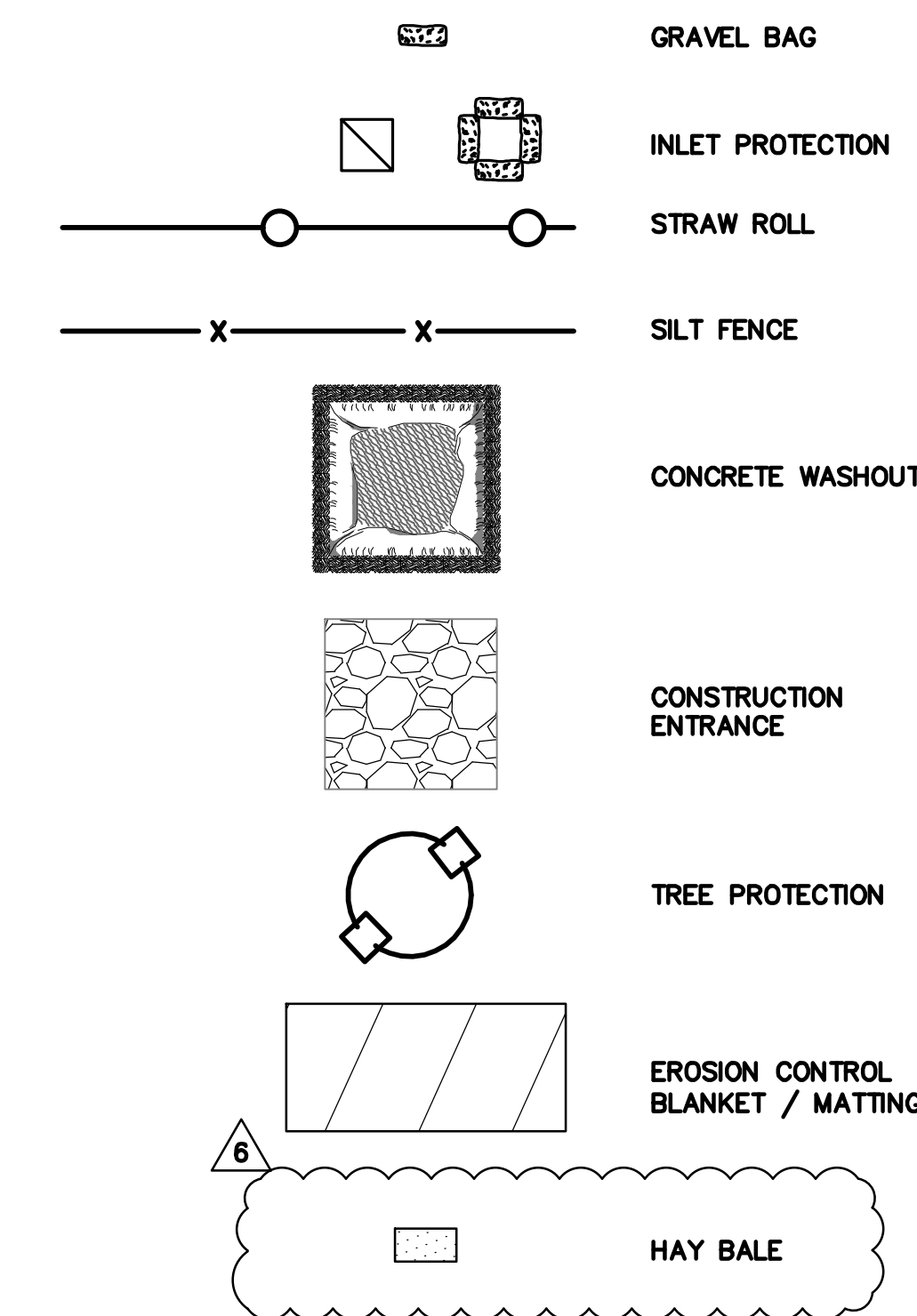
- CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
- CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELLED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION

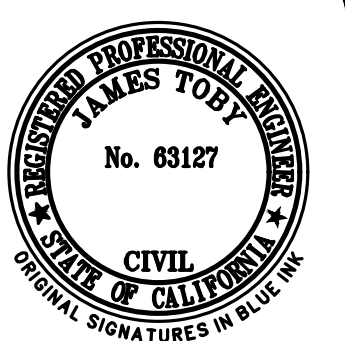


EROSION CONTROL LEGEND



SWPPP NOTE:
REFER TO PROJECT SWPPP FOR ADDITIONAL INFORMATION.

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP



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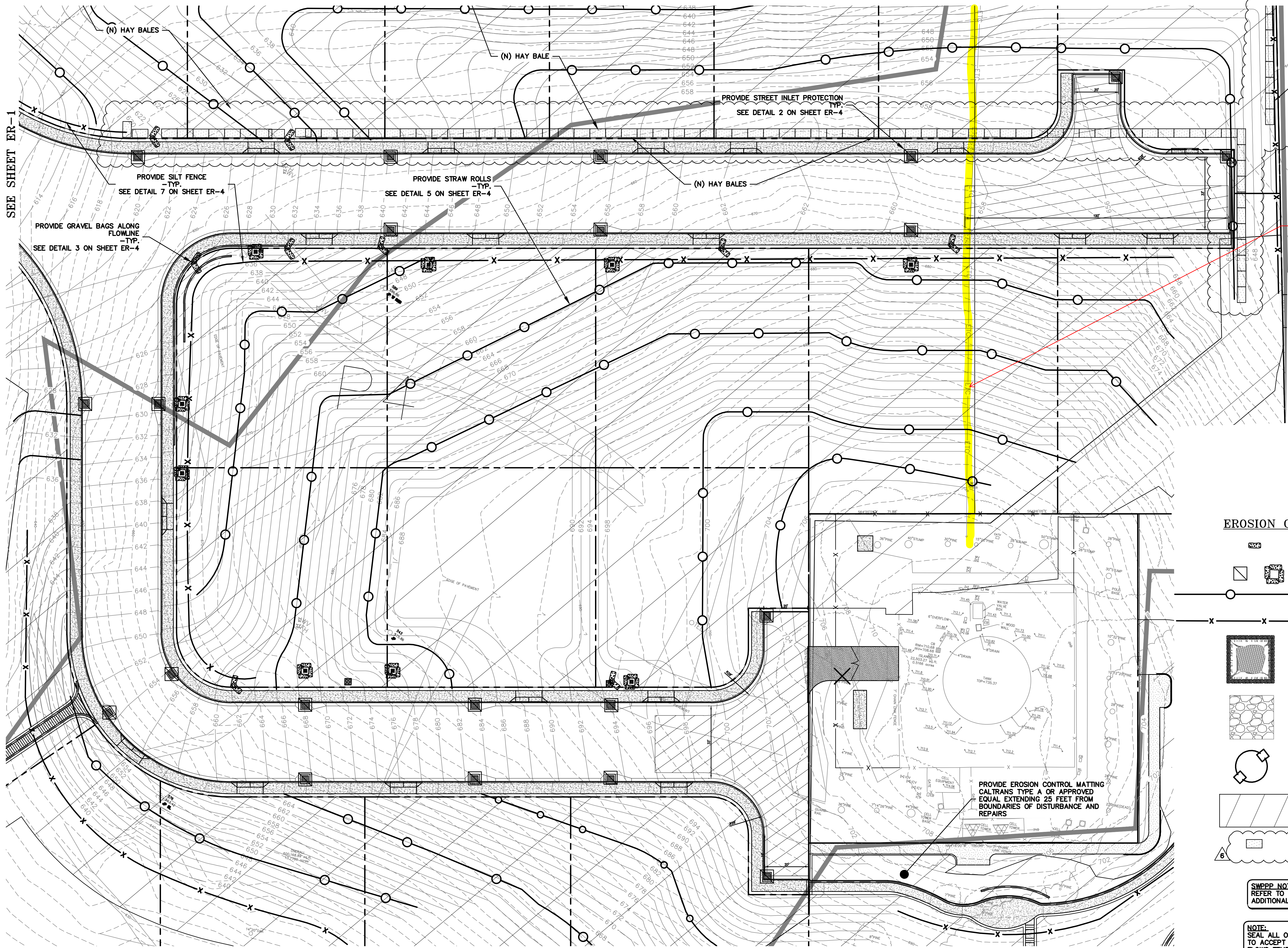
**ASCENSION HEIGHTS
SUBDIVISION
SAN MATEO, CALIFORNIA**
(UNINCORPORATED) SAN MATEO COUNTY

**EROSION CONTROL
PLAN**

6	MEETING REV.	08-22-22	MCF
5	PLAN REVISION	11-16-21	RM
4	PLAN REVISION	07-01-21	RM
3	PLAN REVISION	02-22-21	AG/RM
2	PLAN CHECK REV.	06-08-20	RM
	REVISIONS		BY

JOB NO: 2161285
DATE: 5-2-18
SCALE: 1" = 20'
DESIGN BY: RC
DRAWN BY: ATL
SHEET NO:

SEE SHEET ER-3



PROVIDE SILT FENCE -TYP. SEE DETAIL 7 ON SHEET ER-4

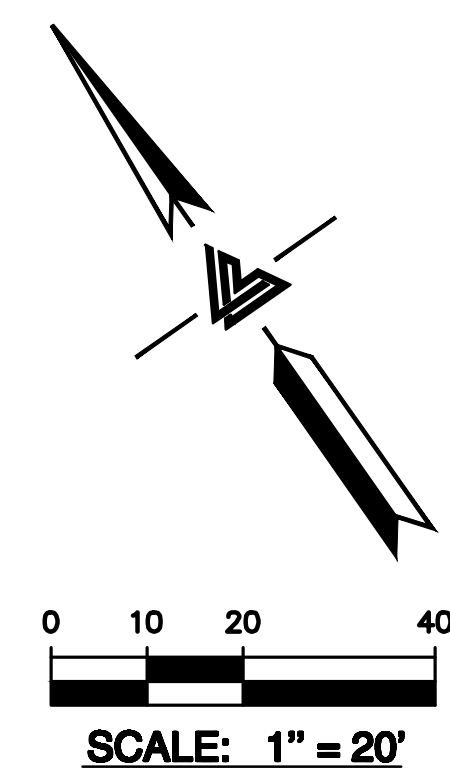
PROVIDE STREET INLET PROTECTION -TYP. SEE DETAIL 2 ON SHEET ER-4

PROVIDE SILT FENCE -TYP. SEE DETAIL 7 ON SHEET ER-4



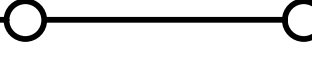
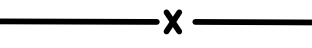
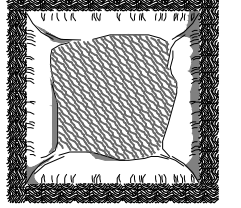
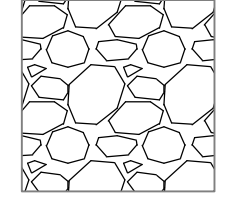
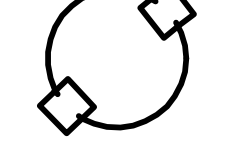
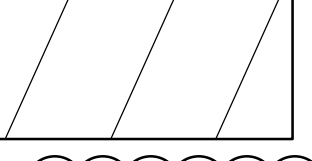

PROVIDE STRAW ROLLS -TYP. SEE DETAIL 5 ON SHEET ER-4

PROVIDE GRAVEL BAGS ALONG FLOWLINE -TYP. SEE DETAIL 3 ON SHEET ER-4

(E) Overhead Power Line

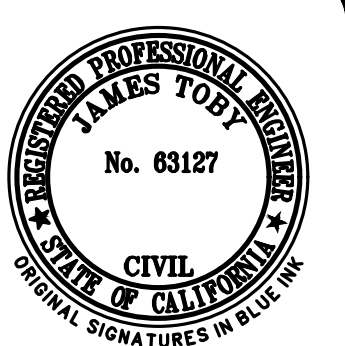


EROSION CONTROL LEGEND

-  GRAVEL BAG
-  INLET PROTECTION
-  STRAW ROLL
-  SILT FENCE
-  CONCRETE WASHOUT
-  CONSTRUCTION ENTRANCE
-  TREE PROTECTION
-  EROSION CONTROL BLANKET / MATTING
-  HAY BALE

SWPPP NOTE:
REFER TO PROJECT SWPPP FOR
ADDITIONAL INFORMATION.

NOTE:
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LEA & BRAZE ENGINEERING, INC.
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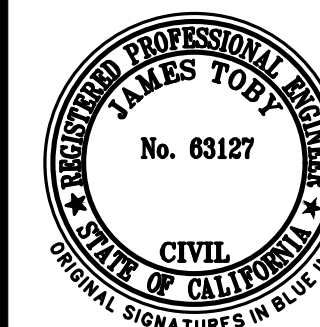
**ASCENSION HEIGHTS
SUBDIVISION
SAN MATEO, CALIFORNIA**
(UNINCORPORATED) SAN MATEO COUNTY

**EROSION CONTROL
PLAN**

NO.	MEETING REV.	DATE	BY
6	08-22-22	MCF	
5	11-16-21	RM	
4	07-01-21	RM	
3	02-22-21	AG/RM	
2	06-08-20	RM	

REVISIONS BY

JOB NO: 2161285
DATE: 5-2-18
SCALE: 1"=20'
DESIGN BY: RC
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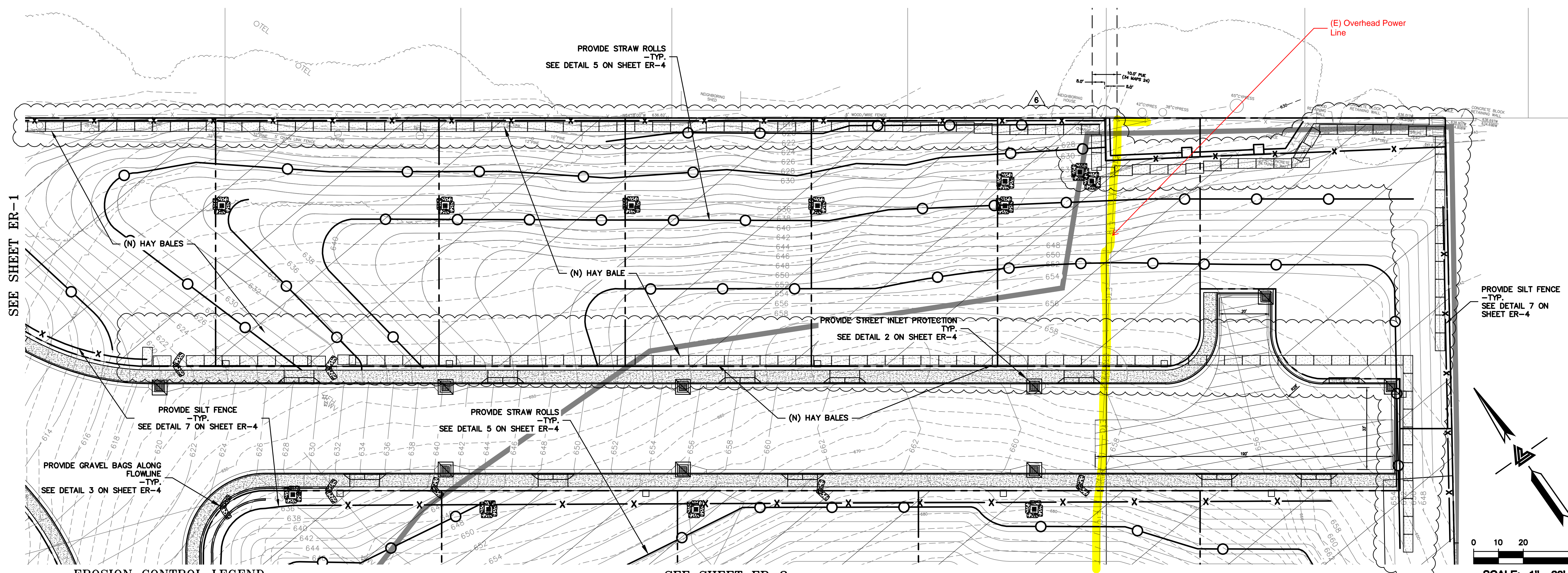
ASCENSION HEIGHTS
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EROSION CONTROL
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ER-3
 50 OF 53 SHEETS



EROSION CONTROL LEGEND

- GRAVEL BAG
- INLET PROTECTION
- STRAW ROLL
- SILT FENCE
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- TREE PROTECTION
- EROSION CONTROL BLANKET / MATTING
- HAY BALE

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

ID		Task Name	Duration	Start	Finish
1		Infrastructure	952 days	Tue 7/28/20	Wed 3/20/24
2		Grading permit hardcard issue	1 day	Tue 7/28/20	Tue 7/28/20
3		Mobilization and Preparation work prior to Grading	21 days	Wed 7/29/20	Wed 8/26/20
10					
11		Mass Grading Work	684.2 days	Thu 8/27/20	Wed 4/12/23
12		Cut and clear vegetation	5 days	Thu 8/27/20	Wed 9/2/20
13		Surveyor staking site	2 days	Thu 9/3/20	Fri 9/4/20
14		Phase 1A grading cut out and dirt off haul lots 1,2,3,4	31 days	Mon 9/7/20	Mon 10/19/20
15		Phase 1B grading new driveway between lot 1 & 8	36 days	Mon 10/12/20	Mon 12/14/20
16		Major dirt offhaul for 1B	16 days	Mon 10/26/20	Tue 11/17/20
17		Phase 2A grading downhill, lots 13-19	40 days	Tue 11/10/20	Tue 1/5/21
18		County Planning Commision Meeting 01/27/21	1 day	Wed 1/27/21	Wed 1/27/21
19		Raining and Wet Ground Delay	7 days	Thu 1/28/21	Fri 2/5/21
20		Raining and Wet Ground Delay	13 days	Fri 2/12/21	Fri 3/19/21
21		Raining & Windy none-working delay in Mar & Apr 2021	21 days	Tue 3/9/21	Fri 4/30/21
22		Windy none-working delay in May 2021	13 days	Mon 5/3/21	Thu 5/27/21
23		Windy none-working delay in June-Aug 2021	7 days	Mon 6/7/21	Mon 8/16/21
24		Windy none-working delay in Sept 2021	3 days	Thu 9/16/21	Tue 9/28/21
25		None winter working pending for County commission meeting - 2021	28 days	Wed 10/6/21	Sun 11/14/21
26		Raining & Windy none-working delay in Dec 2021	13 days	Mon 12/13/21	Wed 12/29/21
27		Raining & Windy none-working delay in Jan 2022	11 days	Mon 1/3/22	Mon 1/17/22
28		Raining & Windy none-working delay in Feb & March 2022	4 days	Thu 3/3/22	Mon 3/28/22
29		Completing Phase 2A grading downhill, lots 13-19	29 days	Mon 2/8/21	Fri 4/30/21
30		PROJECTED 7/12/21 DATE PERMIT PROCESSING & ISSUING FOR RETAINING WALL	1 day	Fri 8/27/21	Fri 8/27/21
31		Phase 2B new entrance & Retaining wall	109 days	Tue 4/13/21	Wed 1/26/22
32		Retaining wall @ Drainage Bio Pits	25 days	Thu 2/24/22	Wed 4/20/22
33		Retaining wall backfill @ lot 8	20 days	Thu 1/27/22	Wed 2/23/22
34		Phase 3A grading cut lots 8, 9, 10	20 days	Mon 5/2/22	Fri 7/15/22
35		Last dirt off haul for 3A	5 days	Mon 7/18/22	Fri 7/22/22
36		PENDING FOR COUNTY TO APPROVE THE FINAL MAP	1 day	Wed 8/31/22	Wed 8/31/22
37		FINAL MAP RECORDING SUBJECT TO CITY APPROVAL	20 days	Mon 9/5/22	Fri 10/28/22

38		PG&E TO REMOVE EXISTING OVERHEAD POWER SUBJECT TO PG&E SCHEDULING, APPROVAL AND	25 days	Mon 10/31/22	Thu 3/16/23
39		Phase 3B grading cut lots 5, 6, 7,11,12	35 days	Mon 6/20/22	Wed 4/12/23
40					
41		Underground Utilites	466.2 days	Wed 9/22/21	Thu 7/6/23
42	✓	PROJECTED 07/12/21 DATE PERMIT PROCESSING & ISSUING FOR OFF SITE UTILITES	1 day	Wed 9/22/21	Wed 9/22/21
43	✓	Install S.D onsite Lot 13-19 & Tie in	60 days	Fri 1/21/22	Thu 5/5/22
44	✓	Install S.S onsite Lot 13-19 & Tie in	10 days	Fri 5/6/22	Thu 5/26/22
45	✓	Install 12" onsite water main	16 days	Mon 6/13/22	Mon 7/4/22
46	✓	Install 8" onsite water main & water service for Lot 13-19	10 days	Mon 6/13/22	Fri 6/24/22
47	✓	Cal water testing and switch over to 12" water main	29 days	Tue 7/5/22	Fri 8/12/22
48	✓	Install S.S. offsite	16 days	Mon 11/8/21	Mon 11/29/21
49		OFFSITE REVISION APPROVAL DELAY, MR.CHOW SIGNED ON 02/16/22	1 day	Wed 2/16/22	Wed 2/16/22
50	✓	Install S.D. offsite	15 days	Thu 2/24/22	Wed 3/23/22
51		Install onsite joint trench - R20 Cal Water Facility	15 days	Thu 7/28/22	Wed 8/17/22
52		PG&E install Transformer & Power up Cal Water Facility	10 days	Mon 10/31/22	Fri 11/11/22
53		Install onsite joint trench	25 days	Thu 7/28/22	Wed 9/14/22
54		Install S.D onsite Lot 1-12	10 days	Wed 4/12/23	Wed 4/26/23
55		Install S.S onsite Lot 1-12	15 days	Wed 4/26/23	Wed 5/17/23
56		Install 8" onsite water main Lot 1-12	26 days	Wed 5/17/23	Thu 6/22/23
57		Install water services Lot 1-12	10 days	Thu 6/22/23	Thu 7/6/23
58		Install storm detention & bb detention	20 days	Mon 6/13/22	Fri 7/8/22
59		Install storm drain curb inlets	10 days	Thu 9/15/22	Wed 9/28/22
60					
61	✓	PROJECTED 7/5/21 DATE PERMIT FOR TREE CUTTING (LandSlide)	1 day	Thu 8/5/21	Thu 8/5/21
62	✓	LandSlide area repair EX1(Ascension) and EX3&4(Entry)	129 days	Tue 8/17/21	Fri 5/27/22
63	✓	Install Erosion blankets right after Landslide Repair EX1 and EX3&EX4	10 days	Mon 5/30/22	Fri 6/10/22
64		LandSlide area repair EX2 (corner of BelAire&Ascension)	50 days	Mon 6/20/22	Fri 8/26/22
65					
66		Grading for walking trail	15 days	Mon 8/29/22	Fri 9/16/22
67		Cut Curb Gutters Lot 13-19, 1-4	10 days	Thu 9/15/22	Wed 9/28/22
68		Cut Curb Gutters Lot 5-7, 11 & 12	10 days	Thu 7/6/23	Thu 7/20/23



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

Camille Leung

From: brandon purcell <bcpurcell@gmail.com>
Sent: Tuesday, May 24, 2022 9:12 AM
To: Camille Leung
Subject: Fwd: Neighborhood Issues

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi Camille,

Thank you for prompting the developers to respond to my email.

Our neighborhood is suffering. Our houses and foundations are cracking, several homes have experienced flooding, and our children are breathing in the dust that is constantly swirling and coating our homes, cars, and lungs. Not to mention the trash that blows off the hill onto our properties. Also, I've found several cigarette butts on our property and in the street which is incredibly concerning since as you know the entire state is a tinderbox.

The problems are caused and compounded by the developers' lack of honesty, accountability and responsiveness. You'll note in their response to me the phrase "this is not a requirement" was used multiple times. It's clear they won't act unless required.

For the safety and well-being of our neighborhood I implore you and the Planning Commission to put stringent requirements in place before you approve any further plans, schedules, permits, etc. These requirements should include:

- No parking on the street
- A stipend for powerwashing houses and cars
- Monitoring of spraying of the site and consequences for not doing so
- Something to protect from the threat of fire from discarded cigarette butts

Camille, given the developer's lack of accountability and concern for the community, there is a high probability of something big going wrong - a fire, a slide, or other unforeseen accident. You have the power to mitigate these risks. If you and the Council choose not to act, then at least the fact that you were aware of these dangers is in writing.

Thanks for your consideration.

-Brandon

----- Forwarded message -----

From: **belaireneighbor Yu** <belaireneighbor@speconstruction.com>

Date: Fri, May 20, 2022 at 5:05 PM

Subject: Neighborhood Issues

To: <bcpurcell@gmail.com>

Cc: Camille Leung <cleung@smcgov.org>, Kristen Outten <koutten@swca.com>, Jessica Henderson-McBean <jhenderson-mcbean@swca.com>

Dear Mr. Brandon Purcell,

1. Parking - We continue to request our contractors to direct all of their workers to park on-site at all times. On the day in question this week, a few new workers from a subcontractor parked along Bel Aire Road briefly. When we patrolled and notice that, we have instructed them to park onsite. Thank you also for bringing this issue to our attention.

2. Cracking at house - We are scheduling an engineer to inspect your house. Please let us know your availability in the middle of June.

3. Car Wash - We are spraying water on the job site as required by the County. We will improve our "water spraying" frequency to minimize inconvenience to the neighborhood. Car washes are not a required remedy. However, we will consider it as an option at an appropriate time in the future.

4. Power wash house - We are trying our best to spray water on the job site as required by the County. We will improve our "water spraying" frequency to minimize inconvenience to the neighborhood. Power wash the houses are not a required remedy. However, we will consider it as an option at an appropriate time in the future.

Thanks.

Management
SPE Construction, Inc.
For: Ascension Heights Subdivision
Bel Aire Heights LLC