

STORMWATER TREATMENT MEASURES
MAINTENANCE AGREEMENT

Address: 88 Cowpens Way
APN: 041-101-450
PLN: BLD 2016-00159 (Lot 11)
PLN2006-00357
NOM2021-00009

RECITALS

This Stormwater Treatment Measures Maintenance Agreement (“Agreement”) is entered into this _____ day of 2021 by and between the County of San Mateo (“County”) and Highland Estates Development I, LLC (“Property Owner”), the owner of real property described in Exhibit A to this Agreement.

WHEREAS, on November 19, 2015, the Regional Water Quality Control Board, San Francisco Bay Region, adopted Order R2-2015-0049, amending the San Mateo Countywide NPDES Municipal Stormwater Permit (Order R2-2009-0074) (“NPDES Permit”); and

WHEREAS, provision C.3.e.ii of this NPDES Permit requires the permittee public agencies to provide minimum verification and access assurances that all treatment measures shall be adequately operated and maintained by entities responsible for the stormwater treatment measures; and

WHEREAS, the Property Owner is the owner of real property commonly known as 88 Cowpens Way (the “Property”), and more particularly described in the legal description attached as Exhibit A to this Agreement, and incorporated herein by reference; and

WHEREAS, attached hereto as Exhibit B and incorporated by reference into the Agreement, is a legible reduced-scale copy of the Stormwater Control Plan or comparable document showing the stormwater treatment measures that the Property Owner has stated will be located and/or constructed on the Property; and

WHEREAS, the County is the permittee public agency with jurisdiction over the Property; and

WHEREAS, the Property Owner recognizes that the stormwater treatment measure(s) more particularly described and shown on Exhibit B, of which full-scale plans and any amendments thereto are on file with the Planning Department of the County and incorporated by reference into the Agreement, must be installed and permanently maintained as indicated in this Agreement and as required by the NPDES Permit; and

WHEREAS, the County and the Property Owner agree that the health, safety and welfare of the citizens of the County require that the stormwater treatment measure(s) described in the Site Plan in Exhibit B be constructed and permanently maintained on the Property; and

WHEREAS, the County’s Stormwater Management Ordinance, guidelines, criteria and other written directions require that the stormwater treatment measure(s), as shown on the approved Site Plan, be constructed and maintained by the Property Owner.

THEREFORE, in consideration of the benefit received by the Property Owner as a result of the County’s approval of the Site Plan, the Property Owner hereby covenants and agrees with the County as follows:

SECTION 1: CONSTRUCTION OF TREATMENT MEASURES

Property Owner agrees to construct the on-site stormwater treatment measure(s) shown on the Site Plan in strict accordance with the approved plans and specifications identified for the development and any other requirements thereto which have been approved by the County in conformance with appropriate County ordinances, guidelines, criteria and other written direction.

SECTION 2: OPERATION AND MAINTENANCE RESPONSIBILITY

This Agreement shall serve as the signed statement and agreement by the Property Owner accepting responsibility for the permanent operation and maintenance of stormwater treatment measures as set forth in this Agreement, and the documents incorporated by reference into the Agreement, and as required by the NPDES Permit until the responsibility is legally transferred to another person or entity. Before the Property is legally transferred to another person or entity, the Property Owner shall provide to the County at least one of the following:

1. A signed statement from a public entity assuming permanent post-construction responsibility for treatment measure maintenance and that the treatment measures meet all local agency design standards; or
2. Written conditions in the sales or lease agreement requiring the buyer or lessee to assume permanent responsibility for operation and maintenance (“O&M”) consistent with this provision, which conditions, in the case of purchase and sale agreements, shall be written to survive beyond the close of escrow and which shall run with the land; or
3. Written text in project conditions, covenants and restrictions (“CCRs”) for residential properties permanently assigning O&M responsibilities to the homeowners association for O&M of the treatment measures, such responsibilities to run with the land; or
4. Any other legally enforceable agreement or mechanism acceptable to County that assigns responsibility for the maintenance of treatment measures.

SECTION 3: MAINTENANCE OF TREATMENT MEASURES

The Property Owner shall not destroy or remove the stormwater treatment measures

from the Property nor modify the stormwater treatment system in a manner that lessens its effectiveness, and shall, at Property Owner's sole expense, adequately repair and maintain the stormwater treatment measure(s) in good working order acceptable to the County and in accordance with the Maintenance Plan agreed hereto and attached as Exhibit C ("Maintenance Plan"), and incorporated by reference into this Agreement. This includes all pipes, channels or other conveyances built by Property Owner to convey stormwater to the treatment measure(s), as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as maintaining the described facilities in good working condition for the life of the project so that these facilities continue to operate as originally designed and approved. The Maintenance Plan shall include a detailed description of and schedule for long-term maintenance activities.

SECTION 4: SEDIMENT MANAGEMENT

Sediment accumulation resulting from the normal operation of the stormwater treatment measure(s) will be managed appropriately by the Property Owner in accordance with the Maintenance Plan and applicable federal, state, and County laws, regulations and guidelines, as these may be amended from time to time. The Property Owner will provide for the timely removal and disposal of accumulated sediments. Disposal of accumulated sediments shall not occur on the Property, unless specifically provided for in the Maintenance Plan. Any disposal or removal of accumulated sediments or debris shall be in compliance with all federal, state and local law and regulations.

SECTION 5: ANNUAL INSPECTION AND REPORT

The Property Owner shall, on an annual basis, complete a Treatment Measure Operation and Maintenance Inspection Report ("Annual Report") using a form available from the County's Planning Department. The Annual Report shall include all completed Inspection and Maintenance Checklists for the reporting period, as well as a copy of this Operation and Maintenance Agreement, and shall be submitted to the County in order to verify that inspection and maintenance of the applicable stormwater treatment measure(s) have been conducted pursuant to this Agreement. **The Annual Report shall be submitted no later than December 31 of each year**, signed under penalty of perjury, to the Current Planning Section, Attention: NPDES Planner, or another member of the County staff as subsequently directed in writing by the County. The Property Owner shall provide in the Annual Report a record of the volume of all accumulated sediment removed as a result of the treatment measure(s). The Property Owner shall conduct a minimum of one annual inspection of the stormwater treatment measure(s) before the wet season. This inspection shall occur between August 1st and October 1st each year. More frequent inspections may be required by the Maintenance Plan in Exhibit C. The results of inspections shall be included on an Inspection and Maintenance Checklist(s) form in the exhibits to this Agreement and submitted to the County as part of the Annual Report. The property owner shall pay the required fees to cover County staff time spent performing necessary compliance monitoring activities, such as annual report reviews and necessary inspections.

SECTION 6: NECESSARY CHANGES AND MODIFICATIONS

At its sole expense, the Property Owner shall make all changes, repairs or modifications to the stormwater treatment measure(s) and/or the Maintenance Plan shown in Exhibit C as may be determined as reasonably necessary by the County to ensure that treatment measures are properly maintained and continue to operate as originally designed and approved, provided however, Property Owner shall be responsible for repairs or modifications that are not part of the approved Maintenance Plan only after receipt of notice from the County with regards to such repair and maintenance and after the opportunity to meet and confer with the County with regards to such repairs or modifications.

SECTION 7: ACCESS TO THE PROPERTY

The Property Owner hereby grants permission to the County; the San Francisco Bay Regional Water Quality Control Board (Regional Board); the San Mateo County Mosquito Abatement District (Mosquito Abatement District); and their respective authorized agents and employees to enter upon the Property at reasonable times and in a reasonable manner to inspect, assess or observe the stormwater treatment measure(s) in order to ensure that treatment measures are being properly maintained and are continuing to perform in an adequate manner to protect water quality and the public health and safety. This includes the right to enter upon the Property whenever there is a reasonable basis to believe that a violation of this Agreement, the County's Stormwater Management Ordinance, guidelines, criteria, other written direction, or the NPDES Permit (and any amendments or re-issuances of this permit) is occurring, has occurred or threatens to occur. The above-listed agencies shall also have a right to enter the Property when necessary for abatement of a public nuisance or correction of a violation of the ordinance, guidelines, criteria or other written direction. The County, Regional Board, or the Mosquito Abatement District shall provide reasonable (as may be appropriate for the particular circumstances) notice to the Property Owner before entering the Property and shall not interfere with the Property Owner's tenants, guest, licensees and invitees during any such entry.

SECTION 8: FAILURE TO MAINTAIN TREATMENT MEASURES

In the event the Property Owner fails to maintain the stormwater treatment measure(s) as shown on the approved Site Plan in good working order acceptable to the County and in accordance with the Maintenance Plan, the County, and its authorized agents and employees, with reasonable notice, may enter the Property and take whatever steps it deems necessary and appropriate to return the treatment measure(s) to good working order, provided, however, County shall not be authorized to remove any structures or improvements on the Property or in any way interfere with Property Owner's use of the Property. Such notice will not be necessary if emergency conditions require immediate remedial action. This provision shall not be construed to allow the County to erect any structure of a permanent nature on the Property. It is expressly understood and agreed that the County is under no obligation to maintain or repair the treatment measure(s) and in no event shall this Agreement be construed to impose any such obligation on the

County.

SECTION 9: FAILURE TO FILE ANNUAL REPORT

In the event the Property Owner fails to file the Annual Report required under this Agreement in a form acceptable to the County, the County, and its authorized agents and employees, with reasonable notice, may enter the Property and take whatever steps it deems necessary and appropriate to inspect the Property. Such notice will not be necessary if emergency conditions require immediate remedial action. It is expressly understood and agreed that the County is under no obligation to inspect, maintain or repair the treatment measure(s) and in no event shall this Agreement be construed to impose any such obligation on the County.

SECTION 10: REIMBURSEMENT OF COUNTY EXPENDITURES

In the event the County, pursuant to this Agreement, performs work of any nature (direct or indirect), including any inspections, re-inspections or any actions it deems necessary or appropriate as indicated in Sections 8 or 9 above, or expends any funds in the performance of said work for labor, use of equipment, supplies, materials, and the like, the Property Owner shall reimburse the County, upon demand within thirty (30) days of receipt thereof for the costs incurred by the County hereunder. If these costs are not paid within the prescribed time period, the County may assess the Property Owner the cost of the work, both direct and indirect, and applicable penalties. Said assessment shall be a lien against the Property or may be placed on the property tax bill and collected as ordinary taxes by the County. The actions described in this section are in addition to and not in lieu of any and all legal remedies as provided by law, available to the County as a result of the Property Owner's failure to report or to maintain the treatment measure(s).

SECTION 11: INDEMNIFICATION

The Property Owner shall indemnify, hold harmless and defend the County and its authorized agents, officers, officials and employees from and against any and all claims, demands, suits, damages, liabilities, losses, accidents, casualties, occurrences, claims and payments, including attorney fees claimed or which might arise or be asserted against the County that are alleged or proven to result or arise from the construction, presence, existence, inspection or maintenance of the treatment measure(s) by the Property Owner or the County. In the event a claim is asserted against the County, its authorized agents, officers, officials or employees, the County shall promptly notify the Property Owner and the Property Owner shall defend at its own expense any suit based on such claim. If any judgment or claims against the County, its authorized agents, officers, officials or employees shall be allowed, the Property Owner shall pay for all costs and expenses in connection herewith. This section shall not apply to any claims, demands, suits, damages, liabilities, losses, accidents, casualties, occurrences, claims and payments, including attorney fees claimed which arise due solely to the negligence or willful misconduct of the County.

SECTION 12: NO ADDITIONAL LIABILITY

It is the intent of this Agreement to insure the proper maintenance of the treatment measure(s) by the Property Owner; provided, however, that this Agreement shall not be deemed to create or effect any additional liability not otherwise provided by law of any party for damage alleged to result from or caused by stormwater runoff.

SECTION 13: PERFORMANCE FINANCIAL ASSURANCE

The County may request the Property Owner to provide a performance bond, security or other appropriate financial assurance providing for the maintenance of the stormwater treatment measure(s) pursuant to the County's ordinances, guidelines, criteria or written direction.

SECTION 14: TRANSFER OF PROPERTY

This Agreement shall run with the title to the land and any portion thereof. The Property Owner further agrees whenever the Property or any portion thereof is held, sold, conveyed or otherwise transferred, it shall be subject to this Agreement which shall apply to, bind and be obligatory to all present and subsequent owners of the Property or any portion thereof.

SECTION 15: SEVERABILITY

The provisions of this Agreement shall be severable and if any phrase, clause, section, subsection, paragraph, subdivision, sentence or provision is adjudged invalid or unconstitutional by a court of competent jurisdiction, or the applicability to any Property Owner is held invalid, this shall not affect or invalidate the remainder of any phrase, clause, section, subsection, paragraph, subdivision, sentence or provision of this Agreement. Notwithstanding, the Agreement is severable at the time of the full demolition of the project whereby all impervious surfaces and structures are removed from the property.

SECTION 16: RECORDATION

This Agreement shall be recorded by the Property Owner in the County Recorder's Office of the County of San Mateo, California, within ten (10) working days after the execution date of this Agreement at the Property Owner's expense. The County reserves the option to record this Agreement and shall be entitled to collect any expenses related to recordation if it does so. The Property Owner shall provide County with a copy of the recorded document.

SECTION 17: RELEASE OF AGREEMENT

In the event that the County determines that the stormwater treatment measures located on the Property are no longer required, then the County, at the request of the Property Owner shall execute a release of this Maintenance Agreement, which the Property Owner shall record in the County Recorder's Office at the Property Owner's expense.

The County reserves the option to record such release of this Maintenance Agreement. The stormwater treatment measure(s) shall not be removed from the Property unless such a release is so executed and recorded.

SECTION 18: EFFECTIVE DATE AND MODIFICATION

This Agreement is effective upon the date of execution as stated at the beginning of this Agreement. This Agreement shall not be modified except by written instrument executed by the County and the Property Owner at the time of modification. Such modifications shall be effective upon the date of execution and shall be recorded.

SECTION 19: GOVERNING LAW

This Agreement shall be governed by the laws of the State of California.

SECTION 20. WAIVER

Waiver by County of any breach of one or more of these terms, covenants or conditions of this Agreement or any default in the performance of any obligations under this Agreement shall not be construed as waiver of any other term, covenant, condition or obligation; nor shall a waiver of any incident of breach or default constitute a continuing waiver of same.

SECTION 21: ENTIRE AGREEMENT

This Agreement contains the entire understanding between the parties with respect to the subject matter herein. There are no representations, agreements, arrangements or understandings (oral or written) between or among the parties relating to the subject matter of the Agreement which are not fully expressed herein. This Agreement may not be amended or modified except by a written instrument signed by both parties and recorded in the San Mateo County Recorder's Office.

SECTION 22: NOTICE

All notices or other communications shall be deemed given when: (a) personally delivered or (b) mailed by postage prepaid mail to the parties at the addresses set forth below:

County: Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063

Property Owner: Highland Estates Development I, LLC
655 Skyway, Suite 230
San Carlos, CA 94070

Attn: Noel Chamberlain

SECTION 23: EXHIBITS

The following exhibits are attached hereto and fully incorporated by reference herein:

- Exhibit A: Legal Description of Property
- Exhibit B: Stormwater Control Plan
- Exhibit C: Maintenance Plan
- Exhibit D: Photographs of Stormwater Treatment Measures
- Exhibit E: Annual Report Template

IN WITNESS WHEREOF, the parties hereby execute this Agreement as follows:

Signature for the County
Lisa Aozasa, Deputy Director
San Mateo County Planning & Building Department

Date

Type or print name and title

ATTEST:

Property Owner Signature

Date

ACKNOWLEDGEMENT:

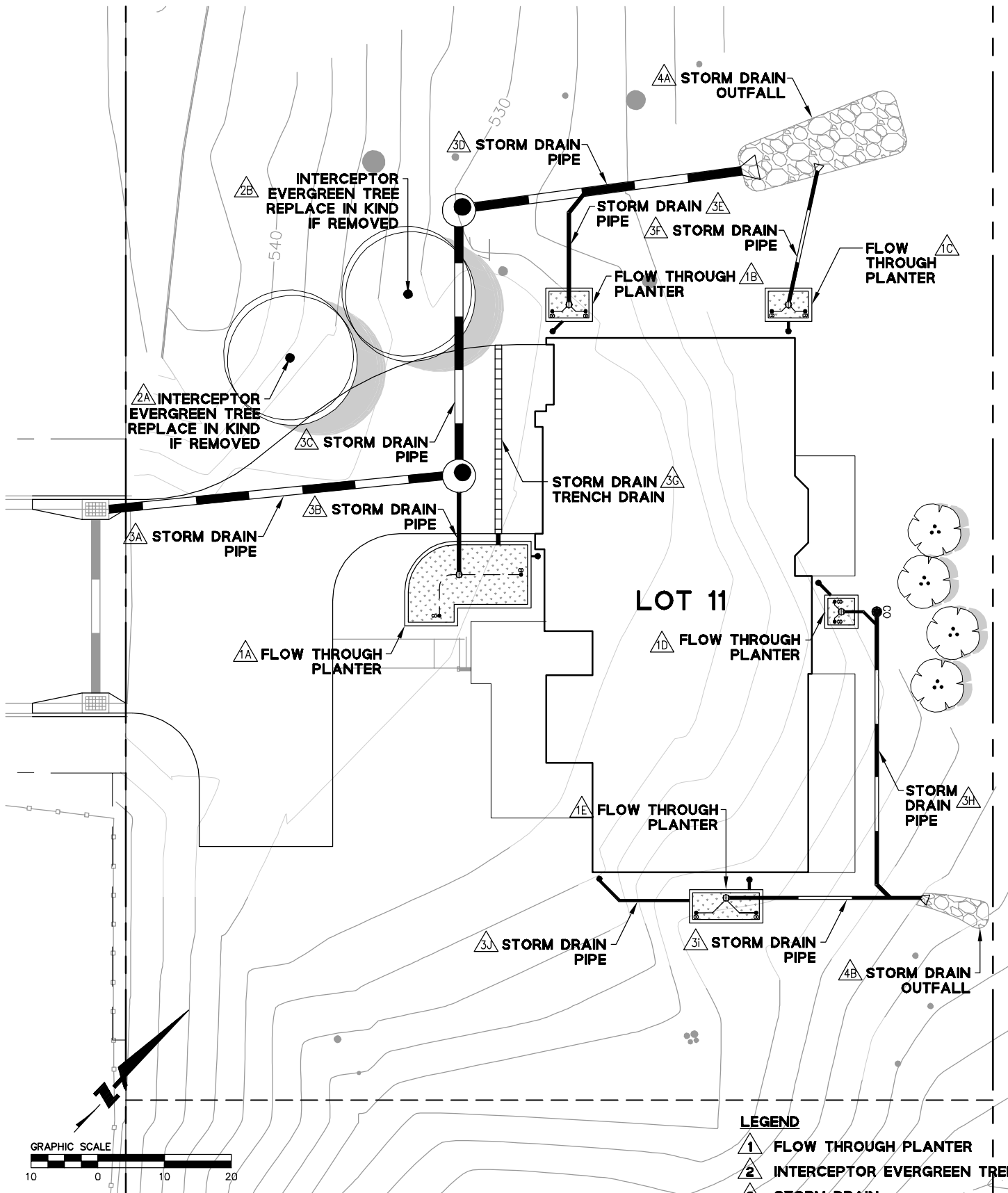
EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 11 as shown on that certain map entitled "TRACT MAP NO. 944", filed in the office of the County Recorder of San Mateo County, State of California, on July 7, 2016 in Volume 140 of Tract Maps, at Pages 94 through 99.

EXHIBIT B: STORMWATER CONTROL PLAN

Date of County- Approved Drawing: 3/11/2020



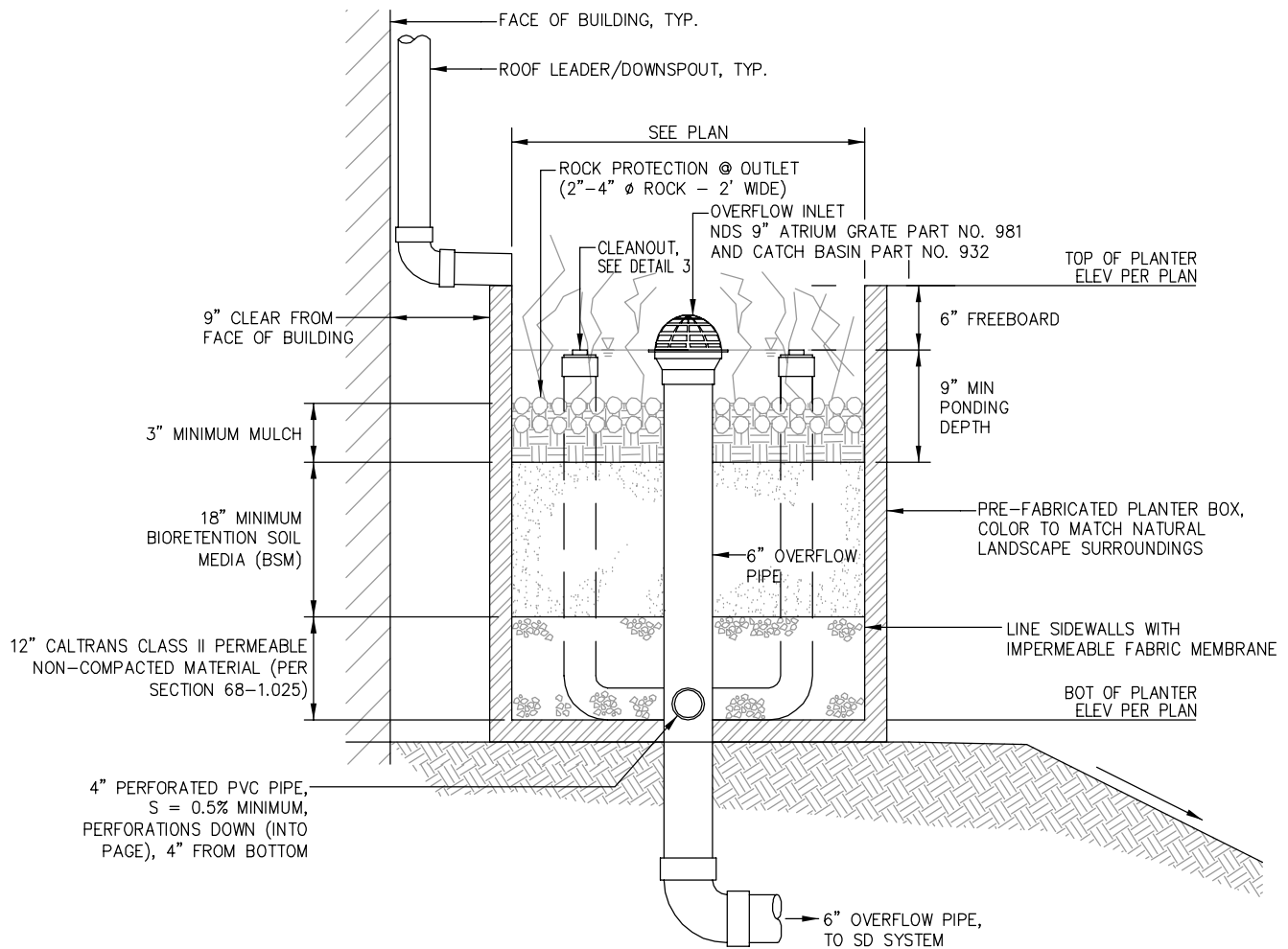
LEGEND

- 1 FLOW THROUGH PLANTER
- 2 INTERCEPTOR EVERGREEN TREE
- 3 STORM DRAIN
- 4 STORM DRAIN OUTFALL



255 Shoreline Drive, Suite 200
 Redwood City, CA 94065
 (650) 482-6300
 (650) 482-6399 (FAX)

Subject HIGHLAND ESTATES
EXHIBIT B - LOT 11 SITE PLAN
 Job No. 19950168-20
 By NH Date 01/07/22 Chkd. JT
 SHEET 1 OF 2



1
-





FLOW-THROUGH PLANTER (FTP)

EXHIBIT C: MAINTENANCE PLAN

Address: 88 Cowpens Way

APN: 041-101-450

NOM: 2021-00009

Stormwater Collection and Detention Devices to be Maintained		
Identifying Number of Treatment Measure	Type of Treatment Measure	Location of Treatment Measure on the Property (See Exhibit B)
1A through 1E	Flow Through Planter	 See Exhibit B for locations
2A and 2B	Interceptor Evergreen Tree	 See Exhibit B for locations
3A-3J	Storm Drain	 See Exhibit B for locations
4A and 4B	Storm Drain Outfall	 See Exhibit B for locations

Flow-Through Planter Maintenance Plan for
88 Cowpens Way, San Mateo CA
NOM2021--00009

January 7, 2022



Flow-through planters are designed to treat and temporarily detain runoff without allowing seepage into the underlying soil. They typically receive runoff via downspouts leading from the roofs of adjacent buildings.

Project Address and Cross Streets

Lot 11 - 88 Cowpens Way

Assessor's Parcel No. 041-101-450

Property Owner: Highland Estates Development I, LLC

Phone No.: (650) 595-5582

Designated Contact: Noel Chamberlain

Phone No.: (650) 595-5582

Mailing Address: 655 Skyway, Suite 230

San Carlos, California 94070

The property contains five (5) flow-through planter(s), located as described below and as shown in the attached site plan¹:

- **Flow-Through Planter 1A** is located to the southwest of the building near the driveway.
- **Flow-Through Planter 1B** is located to the northwest of the building near the driveway.
- **Flow-Through Planter 1C** is located to the northwest of the building.
- **Flow-Through Planter 1D** is located to the northeast of the building.
- **Flow-Through Planter 1E** is located to the southeast of the building.

¹ Attached site plan must match the site plan exhibit to Maintenance Agreement.

Flow-Through Planter Maintenance Plan

Property Address: 88 Cowpens Way, San Mateo CA

I. Routine Maintenance Activities

The principal maintenance objectives are to ensure that water flows unimpeded into the flow-through planter and landscaping remains attractive in appearance. Table 1 shows the routine maintenance activities, and the frequency at which they will be conducted.

Table 1 Routine Maintenance Activities for Flow-Through Planters		
No.	Maintenance Task	Frequency of Task
1	Evaluate health of trees, shrubs and small plants. Remove and replace all dead and diseased vegetation. ²	Twice a year
2	Maintain vegetation and the irrigation system. Prune and weed to keep flow-through planter neat and orderly in appearance.	As needed
3	Check that mulch is 3" deep and replenish as necessary. It is recommended that composted arbor mulch be applied once per year to maintain the 3" depth in all bare soil areas except within six inches of tree trunks. ²	Before wet season and as needed
4	Check that soil is at appropriate depth. If it has sunk more than 3" below the 9" design depth, till or replace soil with the approved biotreatment soil media as necessary to maintain a minimum of 6 inches and a maximum of 12" between the top of the biotreatment soil media and overflow outlet. ²	Before wet season and as necessary
5	Remove obstructions, accumulated sediment, litter/trash and debris and dispose of properly. Confirm that no clogging will occur and that planter will drain within one day.	Before wet season and as necessary
6	Inspect flow-through planter to ensure that there are no clogs. Test with garden hose to confirm that the planter will drain within three to four hours.	Before wet season and after large storm events
7	Inspect downspouts from rooftops and sheet flow from paved areas to ensure flow to planter box is unimpeded. Remove debris and repair damaged pipes. Check splash blocks or rocks and repair, replace and replenish as necessary.	Monthly during the wet season, and as needed after storm events
8	Inspect overflow pipe to ensure that it will safely convey excess flows to storm drain. Repair or replace any damaged or disconnected piping.	Before the wet season, and as necessary
9	Inspect flow-through planter to ensure that box is structurally sound (no cracks or leaks). Repair as necessary.	Annually
10	Inspect flow-through planter using the attached inspection checklist.	Monthly, or after large storm events, and after removal of accumulated debris or material

II. Prohibitions

Do not use pesticides or other chemical applications to treat diseased plants, control weeds or removed unwanted growth. Employ non-chemical controls (biological, physical and cultural controls) to treat a pest problem. Prune plants properly and at the appropriate time of year. Provide adequate irrigation for landscape plants. Do not over water.

² Plant lists, Specifications for Biotreatment Soil Media and Mulch and Supplier lists, can be found here: www.flowstobay.org/preventing-stormwater-pollution/with-new-redevelopment/c-3-regulated-projects/

Flow-Through Planter Maintenance Plan

Property Address: 88 Cowpens Way, San Mateo CA

III. Mosquito Abatement

Standing water shall not remain in the treatment measures for more than five days, to prevent mosquito generation. Should any mosquito issues arise, contact the San Mateo County Mosquito and Vector Control District (SMCMVCD), as needed for assistance. Mosquito larvicides shall be applied only when absolutely necessary, as indicated by the SMCMAD, and then only by a licensed professional or contractor. Contact information for SMCMAD is provided below.

San Mateo County Mosquito and Vector Control District

1351 Rollins Road

Burlingame, CA 94010

PH: (650) 344-8592

FAX: (650) 344-3843

[Email: info@smcmvcd.org](mailto:info@smcmvcd.org)

IV. Inspections

The attached Flow-Through Planter Inspection and Maintenance Checklist shall be used to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

Flow-Through Planter Inspection and Maintenance Checklist

Property Address: 88 Cowpens Way, San Mateo CA

Property Owner: Highland Estates Development I, LLC / Contact: Noel Chamberlain

Treatment Measure No.: _____ Date of Inspection: _____ Type of Inspection: Monthly Pre-Wet Season
 After heavy runoff End of Wet Season

Inspector(s): _____ Other: _____

Defect	Conditions When Maintenance Is Needed	Maintenance Needed? (Y/N)	Comments (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)	Results Expected When Maintenance Is Performed
1. Vegetation	Vegetation is dead, diseased and/or overgrown.			Vegetation is healthy and attractive in appearance.
2. Soil	Soil too deep or too shallow.			Soil is at proper depth (per soil specifications) for optimum filtration and flow.
3. Mulch	Mulch is missing or patchy in appearance. Areas of bare earth are exposed, or mulch layer is less than 3 inches in depth.			All bare earth is covered, except mulch is kept 6 inches away from trunks of trees and shrubs. Mulch is even in appearance, at a depth of 3 inches.
4. Sediment, Trash and Debris Accumulation	Sediment, trash and debris accumulated in the flow-through planter. Planter does not drain as specified.			Sediment, trash and debris removed from flow-through planter and disposed of properly. Planter drains within 3-4 hours.
5. Clogs	Soil too deep or too shallow. Sediment, trash and debris accumulated in the flow-through planter. Planter does not drain within three days after rainfall.			Planter drains per design specifications.
6. Downspouts and Sheet Flow	Flow to planter is impeded. Downspouts are clogged or pipes are damaged. Splash blocks and rocks in need of repair, replacement or replenishment.			Downspouts and sheet flow is conveyed efficiently to the planter.
7. Overflow Pipe	Does not safely convey excess flows to storm drain. Piping damaged or disconnected.			Overflow pipe conveys excess flow to storm drain efficiently.
8. Structural Soundness	Planter is cracked, leaking or falling apart.			Cracks and leaks are repaired and planter is structurally sound.
9. Miscellaneous	Any condition not covered above that needs attention in order for the flow-through planter to function as designed.			Meet the design specifications.

**Interceptor Tree Maintenance Plan for
88 Cowpens Way, San Mateo CA
NOM2021--00009
January 7, 2022**



Interceptor trees are new or existing trees that are located within 25 feet of impervious areas to reduce runoff volumes and improve water quality. Tree canopies intercept and hold rainwater on the leaf surface, which reduces runoff. Root systems create voids in the soil and reduce soil saturation by absorbing large quantities of water, which both increase infiltration.

Project Address and Cross Streets
Lot 11 - 88 Cowpens Way

Assessor's Parcel No. 041-101-450

Property Owner: Highland Estates Development I, LLC

Phone No.: (650) 595-5582

Designated Contact: Noel Chamberlain

Phone No.: (650) 595-5582

Mailing Address: 655 Skyway, Suite 230
San Carlos, California 94070

The property contains two (2) interceptor trees, located as described below and as shown in the attached site plan¹:

- **Interceptor Tree 2A** is located to the west of the site near the driveway.
- **Interceptor Tree 2B** is located to the west of the site near the driveway.

I. Routine Maintenance Activities

The principal maintenance objective is to maintain tree growth and health. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1 Routine Maintenance Activities for Interceptor Trees		
No.	Maintenance Task	Frequency of Task
1	Evaluate health of interceptor tree and groundcover. Remove and replace in kind all dead and diseased vegetation.	Annually, or as needed
2	Prune and weed to keep tree neat and orderly in appearance.	Annually, or as needed
3	Inspect interceptor tree using the attached inspection checklist.	Annually, or as needed

II. Prohibitions

Do not use pesticides or other chemical applications to treat diseased plants, control weeds or removed unwanted growth. Employ non-chemical controls (biological, physical and cultural controls) to treat a pest problem. Prune plants properly and at the appropriate time of year. Provide adequate irrigation for landscape plants. Do not over water.

¹ Attached site plan must match the site plan exhibit to Maintenance Agreement.

Interceptor Trees Maintenance Plan
Property Address: 88 Cowpens Way, San Mateo CA

Date of Inspection: _____
Treatment Measure No.: _____

IV. Inspections

The attached Flow-Through Planter Inspection and Maintenance Checklist shall be used to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

Interceptor Trees Inspection and Maintenance Checklist

Property Address: 88 Cowpens Way, San Mateo CA

Property Owner: Highland Estates Development I, LLC / Contact: Noel Chamberlain

Treatment Measure No.: _____ Date of Inspection: _____ Type of Inspection: Monthly Pre-Wet Season
 After heavy runoff End of Wet Season
 Inspector(s): _____ Other: _____

Defect	Conditions When Maintenance Is Needed	Maintenance Needed? (Y/N)	Comments (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)	Results Expected When Maintenance Is Performed
1. Tree	Tree is dead, diseased and/or overgrown.			Tree is healthy and attractive in appearance.
2. Trash and Debris Accumulation	Trash and debris accumulated near the interceptor tree.			Trash and debris removed from around the interceptor tree and disposed of properly.
3. Miscellaneous	Any condition not covered above that needs attention to maintain tree health and growth.			Tree is healthy and attractive in appearance.

**Storm Drain Outfall Maintenance Plan for
88 Cowpens Way, San Mateo CA
NOM2021--00009**

January 7, 2022

Project Address and Cross Streets

Lot 11 - 88 Cowpens Way

Assessor's Parcel No. 041-101-450

Property Owner: Highland Estates Development I, LLC

Phone No.: (650) 595-5582

Designated Contact: Noel Chamberlain

Phone No.: (650) 595-5582

Mailing Address: 655 Skyway, Suite 230

San Carlos, California 94070

The property contains two (2) storm drain outfall systems, one (1) storm drain inlet surrounded by rocks, rip-rap, two (2) keyways, and one (1) flared end section, located as shown in the attached site plan¹.

- **Storm Drain Outfall 4A** is located to the north of the site.
- **Storm Drain Outfall 4B** is located to the northeast of the site.

I. Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which reduces efficiency and may lead to ponding and failure. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1		
Routine Maintenance Activities for Storm Drain Outfall		
No.	Maintenance Task	Frequency of Task
1	Inspect inlet or outlet for debris and blockages. Clear obstructions and remove debris.	Monthly prior to the rainy season, or as needed after storm events
2	Inspect inlets for channels, soil exposure or other evidence of erosion. Clear obstructions and remove sediment.	Monthly prior to the rainy season, or as needed after storm events
3	Inspect apron for displacement of the riprap and damage to the underlying fabric.	Weekly prior to the rainy season, or as needed after storm events
4	Inspect for scour beneath the riprap and around the outlet.	Weekly prior to the rainy season, or as needed after storm events

¹ Attached site plan must match the site plan exhibit to Maintenance Agreement.

II. Prohibitions

Do not use pesticides or other chemical applications to treat diseased plants, control weeds or removed unwanted growth. Employ non-chemical controls (biological, physical and cultural controls) to treat a pest problem. Prune plants properly and at the appropriate time of year. Provide adequate irrigation for landscape plants. Do not over water.

III. Mosquito Abatement

Standing water shall not remain in the treatment measures for more than five days, to prevent mosquito generation. Should any mosquito issues arise, contact the San Mateo County Mosquito and Vector Control District (SMCMVCD), as needed for assistance. Mosquito larvicides shall be applied only when absolutely necessary, as indicated by the SMCMAD, and then only by a licensed professional or contractor. Contact information for SMCMAD is provided below.

San Mateo County Mosquito and Vector Control District
1351 Rollins Road
Burlingame, CA 94010
PH: (650) 344-8592
FAX: (650) 344-3843
[Email: info@smcmvcd.org](mailto:info@smcmvcd.org)

IV. Inspections

The attached Flow-Through Planter Inspection and Maintenance Checklist shall be used to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

Storm Drain Outfall Inspection and Maintenance Checklist

Property Address: 88 Cowpens Way, San Mateo CA

Property Owner: Highland Estates Development I, LLC / Contact: Noel Chamberlain

Treatment Measure No.: _____ Date of Inspection: _____ Type of Inspection: Monthly Pre-Wet Season
 After heavy runoff End of Wet Season
 Other: _____

Inspector(s): _____

Defect	Conditions When Maintenance Is Needed	Maintenance Needed? (Y/N)	Comments (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)	Results Expected When Maintenance Is Performed
1. Standing Water	When water stands in inlet between storms and does not drain within five days after rainfall.			There should be no areas of standing water once inflow has ceased. Any of the following may apply: debris or trash blockages removed, pipe cleaned, or filling scour depressions.
2. Trash and Debris Accumulation	Trash and debris accumulated in the inlet.			Trash and debris removed from the pipe and disposed of properly.
3. Sediment	Evidence of sedimentation.			Material removed so that there is no clogging or blockage. Material is disposed of properly.
4. Erosion	Scour beneath the riprap and around the outlet, channelization around inlet or outlet and/or other evidence of erosion.			Obstructions and sediment removed so that water flows freely and disperses over a wide area. Obstructions and sediment are disposed of properly. Repair damage to slopes or underlying filter fabric immediately.
5. Displacement or Fabric Damage	Rocks have moved from the original riprap boundary or fabric is ripped.			Repair fabric and replace riprap that has washed away. If riprap continues to wash away, consider using larger material.
6. Flared End Section Damage	Flared end section is broken.			Replace flared end section.
6. Miscellaneous	Any condition not covered above that needs attention in order for the storm drain system to function as designed.			Meet the design specifications.

**Storm Drain System for
88 Cowpens Way, San Mateo CA
NOM2021-00009
January 7, 2022**

Project Address and Cross Streets
Lot 11 - 88 Cowpens Way

Assessor's Parcel No. 041-101-450

Property Owner: Highland Estates Development I, LLC

Phone No.: (650) 595-5582

Designated Contact: Noel Chamberlain

Phone No.: (650) 595-5582

Mailing Address: 655 Skyway, Suite 230
San Carlos, California 94070

The property contains storm drain pipes and one (1) trench drain, located as shown in the attached site plan¹.

I. Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which reduces efficiency and may lead to ponding and failure. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1 Routine Maintenance Activities for Storm Drain		
No.	Maintenance Task	Frequency of Task
1	Inspect storm trench drain for debris and blockages. Clear obstructions and remove debris.	Annually prior to the rainy season, or as needed after storm events
2	Inspect pipe for debris, blockages, and pipe damage. Clear obstructions, remove debris, and replace in kind as necessary.	Annually prior to the rainy season, or as needed after storm events

II. Prohibitions

Do not use pesticides or other chemical applications to treat diseased plants, control weeds or removed unwanted growth. Employ non-chemical controls (biological, physical and cultural controls) to treat a pest problem. Prune plants properly and at the appropriate time of year. Provide adequate irrigation for landscape plants. Do not over water.

¹ Attached site plan must match the site plan exhibit to Maintenance Agreement.

Storm Drain Maintenance Plan
Property Address: 88 Cowpens Way, San Mateo CA

Date of Inspection: _____
Treatment Measure No.: _____

III. Mosquito Abatement

Standing water shall not remain in the treatment measures for more than five days, to prevent mosquito generation. Should any mosquito issues arise, contact the San Mateo County Mosquito and Vector Control District (SMCMVCD), as needed for assistance. Mosquito larvicides shall be applied only when absolutely necessary, as indicated by the SMCMAD, and then only by a licensed professional or contractor. Contact information for SMCMAD is provided below.

San Mateo County Mosquito and Vector Control District
1351 Rollins Road
Burlingame, CA 94010
PH: (650) 344-8592
FAX: (650) 344-3843
[Email: info@smcmvcd.org](mailto:info@smcmvcd.org)

IV. Inspections

The attached Flow-Through Planter Inspection and Maintenance Checklist shall be used to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

Storm Drain Inspection and Maintenance Checklist

Property Address: 88 Cowpens Way San Mateo, CA

Property Owner: Highland Estates Development I, LLC / Contact: Noel Chamberlain

Treatment Measure No.: _____ Date of Inspection: _____ Type of Inspection: Monthly Pre-Wet Season
 After heavy runoff End of Wet Season
 Other: _____

Inspector(s): _____

Defect	Conditions When Maintenance Is Needed	Maintenance Needed? (Y/N)	Comments (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)	Results Expected When Maintenance Is Performed
1. Standing Water	When water stands in storm drain trench drain or pipe between storms and does not drain within five days after rainfall.			There should be no areas of standing water once inflow has ceased. Any of the following may apply: debris or trash blockages removed or pipe cleaned.
2. Trash and Debris Accumulation	Trash and debris accumulated in the trench drain or pipe.			Trash and debris removed from the inlet or trench drain and disposed of properly.
3. Pipe Damage	When pipe is broken and does not carry flow downstream.			Meet the design specifications.
4. Miscellaneous	Any condition not covered above that needs attention in order for the storm drain system to function as designed.			Meet the design specifications.

**Storm Drain Outfall Maintenance Plan for
88 Cowpens Way, San Mateo CA
NOM2021--00009**

January 7, 2022

Project Address and Cross Streets

Lot 11 - 88 Cowpens Way

Assessor's Parcel No. 041-101-450

Property Owner: Highland Estates Development I, LLC

Phone No.: (650) 595-5582

Designated Contact: Noel Chamberlain

Phone No.: (650) 595-5582

Mailing Address: 655 Skyway, Suite 230

San Carlos, California 94070

The property contains two (2) storm drain outfall systems, one (1) storm drain inlet surrounded by rocks, rip-rap, two (2) keyways, and one (1) flared end section, located as shown in the attached site plan¹.

- **Storm Drain Outfall 4A** is located to the north of the site.
- **Storm Drain Outfall 4B** is located to the northeast of the site.

I. Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which reduces efficiency and may lead to ponding and failure. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1 Routine Maintenance Activities for Storm Drain Outfall		
No.	Maintenance Task	Frequency of Task
1	Inspect inlet or outlet for debris and blockages. Clear obstructions and remove debris.	Monthly prior to the rainy season, or as needed after storm events
2	Inspect inlets for channels, soil exposure or other evidence of erosion. Clear obstructions and remove sediment.	Monthly prior to the rainy season, or as needed after storm events
3	Inspect apron for displacement of the riprap and damage to the underlying fabric.	Weekly prior to the rainy season, or as needed after storm events
4	Inspect for scour beneath the riprap and around the outlet.	Weekly prior to the rainy season, or as needed after storm events

¹ Attached site plan must match the site plan exhibit to Maintenance Agreement.

II. Prohibitions

Do not use pesticides or other chemical applications to treat diseased plants, control weeds or removed unwanted growth. Employ non-chemical controls (biological, physical and cultural controls) to treat a pest problem. Prune plants properly and at the appropriate time of year. Provide adequate irrigation for landscape plants. Do not over water.

III. Mosquito Abatement

Standing water shall not remain in the treatment measures for more than five days, to prevent mosquito generation. Should any mosquito issues arise, contact the San Mateo County Mosquito and Vector Control District (SMCMVCD), as needed for assistance. Mosquito larvicides shall be applied only when absolutely necessary, as indicated by the SMCMAD, and then only by a licensed professional or contractor. Contact information for SMCMAD is provided below.

San Mateo County Mosquito and Vector Control District
1351 Rollins Road
Burlingame, CA 94010
PH: (650) 344-8592
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[Email: info@smcmvcd.org](mailto:info@smcmvcd.org)

IV. Inspections

The attached Flow-Through Planter Inspection and Maintenance Checklist shall be used to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

Storm Drain Outfall Inspection and Maintenance Checklist

Property Address: 88 Cowpens Way, San Mateo CA

Property Owner: Highland Estates Development I, LLC / Contact: Noel Chamberlain

Treatment Measure No.: _____ Date of Inspection: _____ Type of Inspection: Monthly Pre-Wet Season
 After heavy runoff End of Wet Season
 Other: _____

Inspector(s): _____

Defect	Conditions When Maintenance Is Needed	Maintenance Needed? (Y/N)	Comments (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)	Results Expected When Maintenance Is Performed
1. Standing Water	When water stands in inlet between storms and does not drain within five days after rainfall.			There should be no areas of standing water once inflow has ceased. Any of the following may apply: debris or trash blockages removed, pipe cleaned, or filling scour depressions.
2. Trash and Debris Accumulation	Trash and debris accumulated in the inlet.			Trash and debris removed from the pipe and disposed of properly.
3. Sediment	Evidence of sedimentation.			Material removed so that there is no clogging or blockage. Material is disposed of properly.
4. Erosion	Scour beneath the riprap and around the outlet, channelization around inlet or outlet and/or other evidence of erosion.			Obstructions and sediment removed so that water flows freely and disperses over a wide area. Obstructions and sediment are disposed of properly. Repair damage to slopes or underlying filter fabric immediately.
5. Displacement or Fabric Damage	Rocks have moved from the original riprap boundary or fabric is ripped.			Repair fabric and replace riprap that has washed away. If riprap continues to wash away, consider using larger material.
6. Flared End Section Damage	Flared end section is broken.			Replace flared end section.
6. Miscellaneous	Any condition not covered above that needs attention in order for the storm drain system to function as designed.			Meet the design specifications.

EXHIBIT D: PHOTOGRAPHS OF STORMWATER TREATMENT MEASURES

Attach photographs of each feature.

**Exhibit E: Stormwater Treatment Measure Operation and Maintenance
Inspection Report to the County of San Mateo, California**

NOM2020-00009

SUBMIT TO THE COUNTY BY DECEMBER 31 EACH YEAR.

This report and attached Inspection and Maintenance Checklists document the inspection and maintenance conducted for the identified stormwater treatment measure(s) subject to the Maintenance Agreement between the County and the property owner during the annual reporting period indicated below.

I. Property Information:

Property Address and APN: 88 Cowpens Way, San Mateo APN: 041101450

Property Owner: _____

II. Contact Information:

Name of person to contact regarding this report: _____

Phone number of contact person: _____

Email: _____

III. Reporting Period:

This report, with the attached completed inspection checklists, documents the inspections and maintenance of the identified treatment measures during the time period from _____ to _____.

IV. Summary of Inspections:

The following inspections for stormwater treatment measures located on the property were conducted during this Reporting Period per the O&M Agreement:

Identifier	Type of Treatment Measure	Inspection Date(s)*	Inspection Summary
1A - 1E	Flow through Planter		*See Attached Checklists
2A and 2B	Interceptor Evergreen Tree		In Good Health? (Y/N) Maintenance Performed? (Y/N)
3A-3J	Storm Drain		Inspected for Damage? (Y/N) Blockages Removed? (Y/N)
4A and 4B	Storm Drain Outfall		Preventing Erosion? (Y/N) Sediment Removed? (Y/N) Rock Added? (Y/N)

*Attach all corresponding Inspection and Maintenance Checklists to this Annual Report and submit to the County of San Mateo Planning & Building Department.