

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

**DATE:** September 25, 2019

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration and approval of a schedule of grading operations and haul routes for the Ascension Heights Subdivision. The project is located in the unincorporated San Mateo Highlands area of San Mateo County. A condition of approval for the subdivision requires the applicant to submit a schedule of grading operations, including details of the off-site haul operations and route, for review and approval by the Planning Commission prior to the issuance of a grading permit "hard card" that allows grading operations to commence.

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

**PROPOSAL**

Per the Board of Supervisor's decision letter dated February 16, 2016, the applicant is submitting a schedule of grading operations to be considered for approval by the Planning Commission prior to issuance of a grading permit "hard card" that allows grading operations to commence (Condition No. 14).

**RECOMMENDATION**

Staff recommends approval of the schedule of grading operations, including proposed haul routes, because they are consistent with the Board of Supervisors' adopted conditions of approval contained within the letter of decision, dated February 16, 2016.

**BACKGROUND**

Report Prepared By: James A. Castañeda, AICP

Applicant/Owner: Bel Aire Heights LLC

Location: Six contiguous parcels of property (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 subject 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 subject site via Parrott Drive. At the center of the subject site is an existing potable water tank, owned and operated by the California Water Service Company with several cellular communications facilities established on the site, located on a separate 22,500 sq. ft. parcel, which is not part of the proposed project. The site was graded over 40 years ago, which consisted of 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 at 30-foot intervals were created along Ascension Drive as a result. 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 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's consideration of the revised subdivision project and certification of FEIR and continued the hearing to hear additional public testimony.

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|-------------------|--|
| 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. |

## **DISCUSSION**

### A. **BACKGROUND**

The approved project is a modification of the original 25-lot subdivision application that was denied by the Planning Commission in 2009. Based on feedback from the Planning Commission at that time, the applicant revised the design to reduce the size of the subdivision to 19 lots. The Planning Commission reviewed and considered the revised project at three Planning Commission hearings in 2015 and approved the project on October 14, 2015. An appeal to the Board of Supervisors was received on October 28, 2015 from community members. On February 9, 2016, the Board of Supervisors upheld the decision of the Planning Commission's approval subject to 51 conditions of approval. The Board of Supervisors conditioned 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 for projects with approved grading permits.

The submitted schedule of grading is required to 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 and obtain Planning Commission approval. However, prior to issuance of a grading permit "hard card" that allows the applicant to commence grading operations, the applicant will need to address the County's wet weather grading prohibition, either by obtaining and exemption from this requirement<sup>1</sup>, or by providing a schedule of grading operations that does not involve any land disturbance prior to April 30th.

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<sup>1</sup> Such exemptions are contingent upon the Community Development Directors approval, which is based on weather forecasts and supplemental contingencies that limit the amount of disturbance to that which can be properly contained prior to the next possible rain event.

## B. SCHEDULE OF GRADING ACTIVITIES

As required by the condition of approval, the schedule of grading activities (Attachment B) contains details as to the timing of the multiple grading elements, equipment used, haul-route, and dust, debris and traffic control measures.

### 1. Schedule

As summarized in page EX-2 of Attachment B, the grading activities will be done in two phases. Phase I consists of land clearing, mass grading and construction of the road base of the new access road. Phase II involves the completion of the mass grading, fine grading, and installation of utilities and other subdivision infrastructure. Phase I is expected to last 90 days, of which of the most significant activities include removal of trees (15 days), site clearing (10 days), grading cut for Lots 6, 7, 11 and 12 (30 days), relocation of water main (20 days), and additional grading (30 days) that includes installation of new site access. Phase II is expected to last 105 days which includes completion of the remainder of mass grading (30 days), installation of storm drain and sanitary sewer, water services, detention tanks and other subdivision infrastructure. Repair of the existing eroded areas will occur during this phase.

Note that while the schedule does show projected dates for individual grading events, exact start of grading is dependent on when the applicant has satisfied all conditions subject to the issuance of a grading permit "hard card." Grading activities are subject to Condition No. 10 that specifies that no grading be allowed during the winter season (October 1 and April 30) unless approved by the Community Development Director.

### 2. Haul-off Equipment

As illustrated on page EX-1 on Attachment B, the applicant is proposing to utilize trucks capable of transporting 20-cubic yard roll off containers. Equipment shall be equipped with diesel particulate matter filters, only low Reactive Organic Gas (ROG) coatings and only Tier 2 or better trucks shall be used.

A list of the equipment to be utilized includes:

- Doosan Excavator (97,000 lbs. and 67,000 lbs.)
- John Deer 310 Backhoe
- Cat D-5 Dozer
- 4-yard Doosan loader
- Mustang Skid steer loader
- 2 Bomag 84-inch drum vibratory compactors

- 2 on-site semi bottom dump trucks
- On-site/off-site semi end dump trucks for dirt off-haul (20 cubic yards)
- 4,000 gallon water truck for all-day dust control
- Cat 23-yard off-road truck for grading
- Street sweeper (to be used as needed)

3. Haul Route

The applicant is proposing arrival of haul trucks for both Phases I and II via Polhemus Road and Ascension Drive (see page EX-4 on Attachment B). Phase I haul trucks will approach the site from Ascension Road by left turns onto Rainbow Drive, right on Lakeshore Drive, and turning right on Bel Aire Road. This is to allow trucks to access the site through the existing road making a left turn coming down Bel Aire Road as they will not be able to negotiate the acute angle right turn turning from Bel Aire Road. During Phase II, the new site entrance constructed in Phase I will allow haul trucks to perform a right turn coming uphill on Bel Aire Road. Therefore, for Phase II haul truck arrivals will switch to continuing up Ascension Drive and making a left on Bel Aire Road to enter the site from the right. All haul trucks exiting the site for both Phases I and II will utilize an uphill route via Bel Aire Road, Laurie Lane, right on Parrot Drive, left on CSM Drive, and left on Perimeter Road to utilize Hillsdale Boulevard to reach Highway 92 (see page EX-7 on Attachment B). Haul trucks will be timed 10 to 15 minutes apart from 9:00 a.m. to 3:00 p.m.

Given the limited options to arrive and depart the subject site, staff has determined the proposed approach is acceptable in order to conduct off haul operations in a safe and effective manner.

4. Dust, Debris and Traffic Control Measure

As listed on page EX-3 on Attachment B, the applicant will be implementing the following measures:

- Stabilized construction entrance from Bel Aire Road.
- All loads leaving site tarped.
- Site dust control will utilize a 4,000 gallon water truck running throughout the workday.
- Street leaving site will be swept off daily or as many times as needed to keep the streets clean from dust or dirt.
- Two flagmen will be utilized for traffic control in front of the site entrance off Bel Aire Road for trucks entering and exiting the site with signage.

These measures are consistent with the County's Construction Best Management Practices (BMPs) as well as the Board of Supervisors' adopted conditions of approval and mitigation measures.

## **ATTACHMENTS**

- A. Proposed Recommended Finding
- B. Grading Schedule and Haul Route Details

JAC:pac - JACDD0471\_WPU.DOCX

Attachment A

County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDING**

Project File Number: PLN 2002-00517

Hearing Date: September 25, 2019

Prepared By: James A. Castañeda, AICP

For Adoption By: Planning Commission

**RECOMMENDED FINDING**

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

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# ATTACHMENT B

**County of San Mateo - Planning and Building Department**



# Express Waste Profile



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Disposal Facility: 3650 Vasco Road Landfill CA

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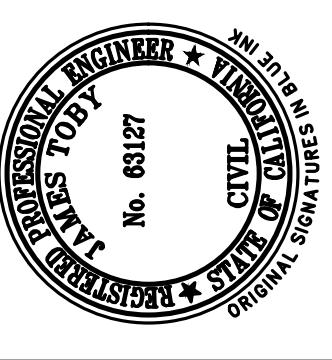
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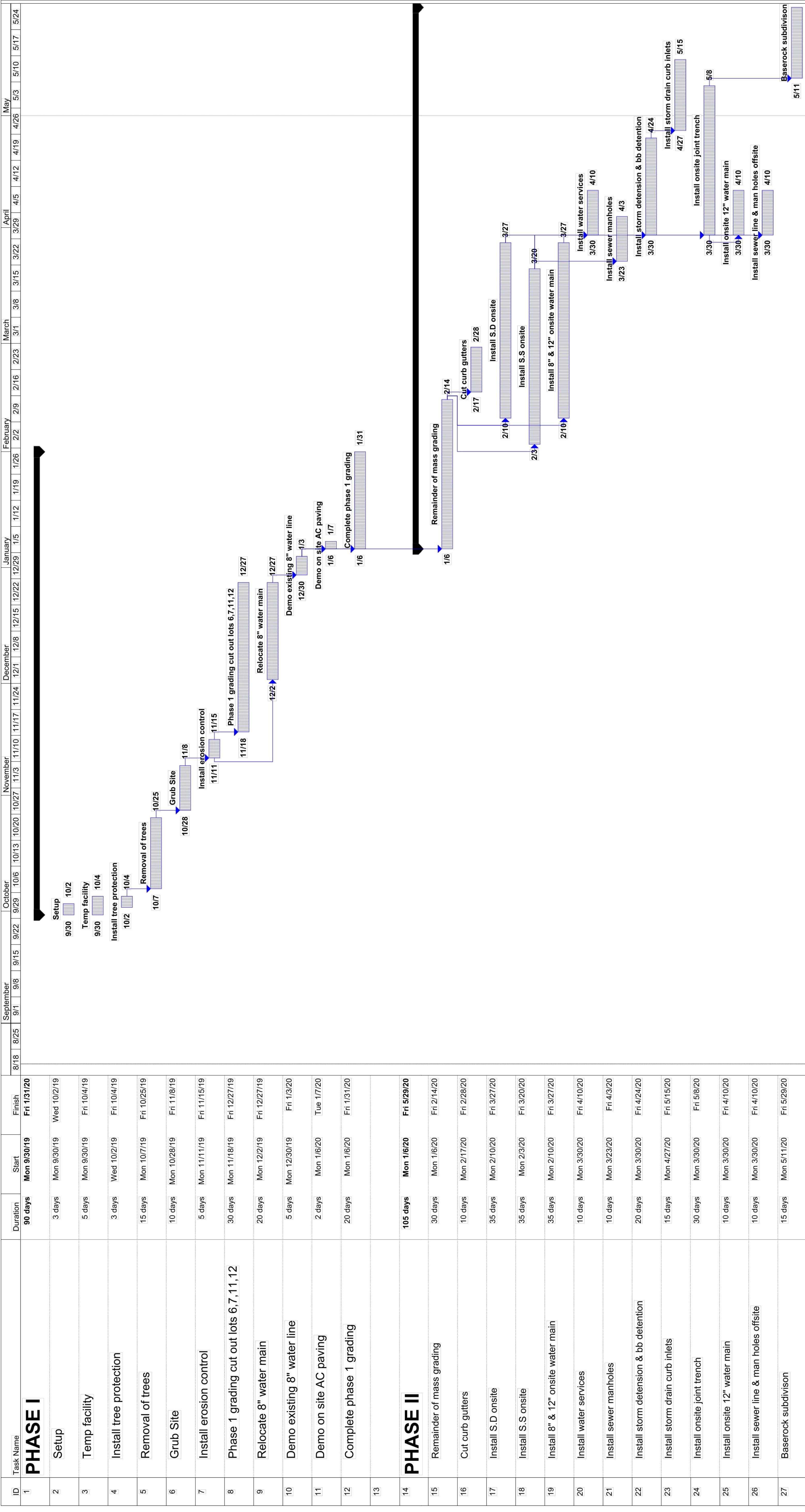
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**CONSTRUCTION SCHEDULE**  
**SUBDIVISION**  
**BEL AIRE HEIGHTS, INC.**  
**SAN MATEO, CALIFORNIA**



Project: Bel Aire Heights  
Date: Wed 8/21/19

Progress  
Milestone

Project Summary  
External Tasks

Page 1

JOB NO.: 219022

DATE: 08-22-19

SCALE: AS NOTED

DESIGN BY: AH

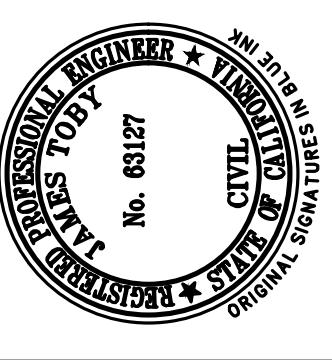
DRAWN BY: RM

REVISIONS BY

**EX-2**

2 OF 8 SHEETS





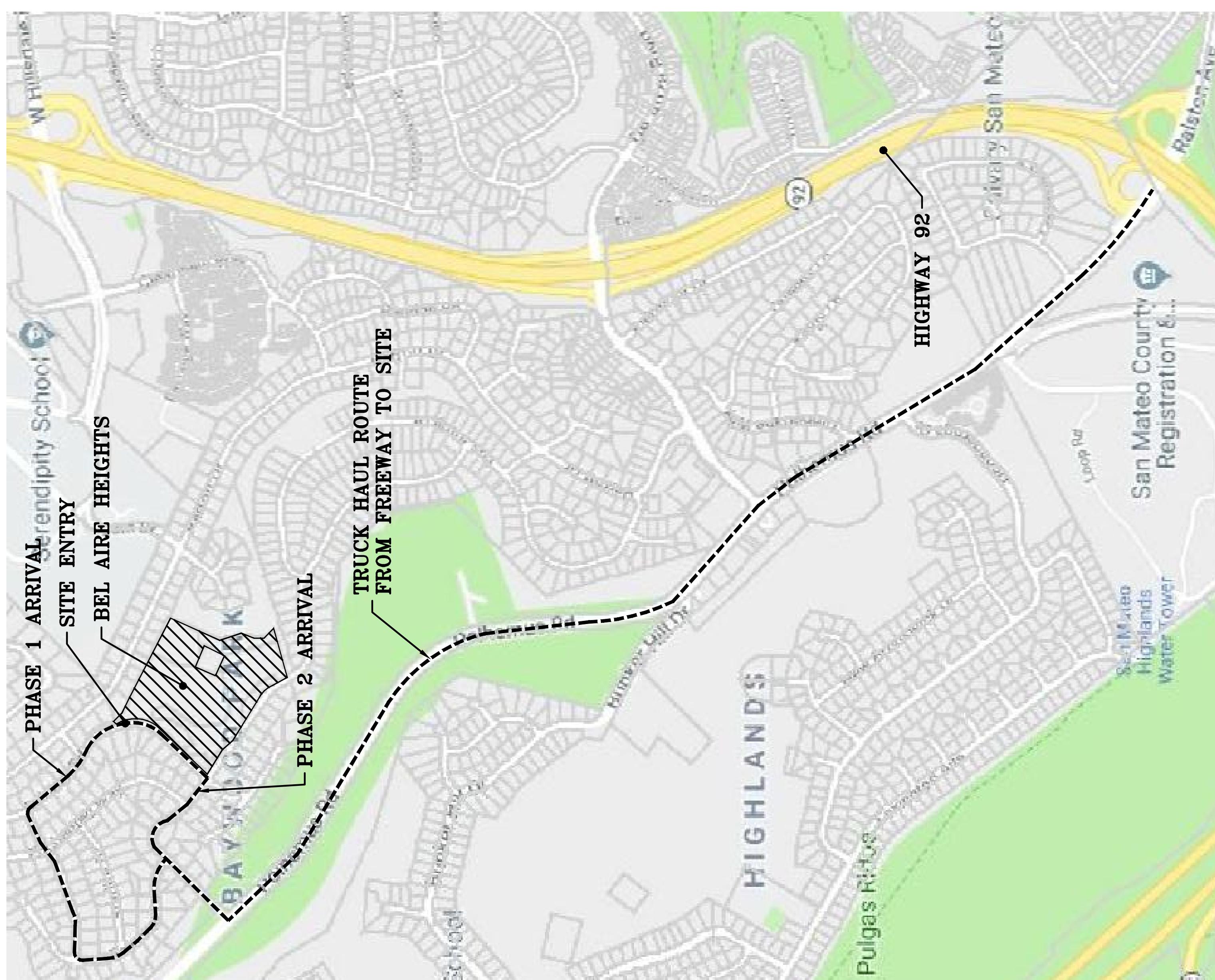
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TO SITE - OVERALL  
TRUCK HAUL ROUTE  
BEL AIRE HEIGHTS  
SUBDIVISION  
SAN MATEO, CALIFORNIA

RESIDENTIAL PARCELS ALONG HAUL ROUTE

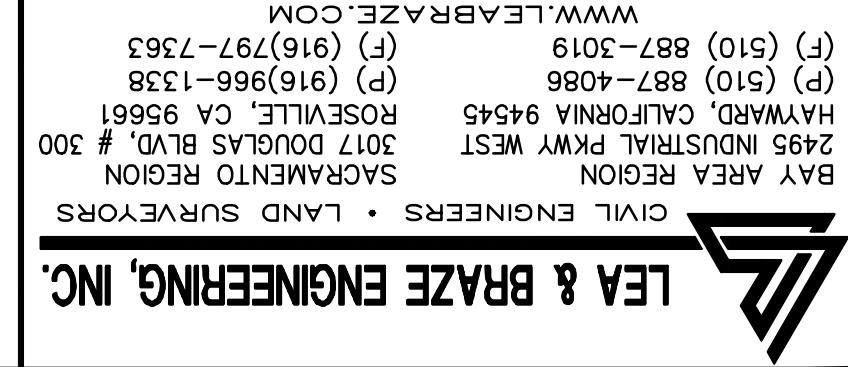
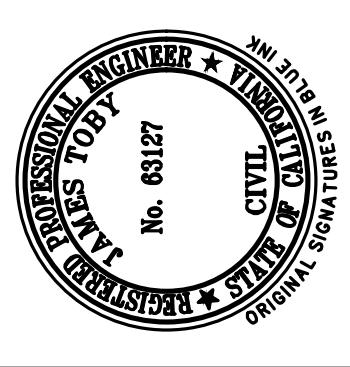
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38	038-155-010 1426 BEL AIRE RD
39	041-222-010 1432 BEL AIRE RD
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87	038-177-160 1424 RAINBOW DR
88	038-174-120 1417 RAINBOW DR
89	038-171-70 1418 RAINBOW DR
90	038-171-70 1419 STARLITE DR
91	038-174-300 1435 RAINBOW DR
92	038-171-60 1428 RAINBOW DR
93	038-171-200 1406 RAINBOW DR
94	038-171-100 1390 RAINBOW DR
95	038-173-100 188 STARLITE DR
96	038-173-130 1384 RAINBOW DR
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118	038-155-080 1383 ENCHANTED WY
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120	038-152-130 1351 BEL AIRE RD
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124	038-155-060 1366 BEL AIRE RD
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126	038-155-050 1374 BEL AIRE RD
127	038-152-090 1383 BEL AIRE RD
128	038-155-030 1392 BEL AIRE RD
129	038-155-030 1398 BEL AIRE RD



EX-4

4 OF 8 SHEETS





TRUCK HAUL ROUTE  
BEL AIRE HEIGHTS  
SUBDIVISION  
SAN MATEO, CALIFORNIA

PHASE 2 - DIRECTIONS  
(UNINCORPORATED) SAN MATEO COUNTY

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⑥ CONTINUE ON BEL AIRE ROAD  
SITE WILL BE ON THE RIGHT-HAND SIDE  
EX-6

⑤ TURN LEFT ON BEL AIRE ROAD  
EX-6

④ TURN RIGHT ON ASCENSION DRIVE  
EX-6

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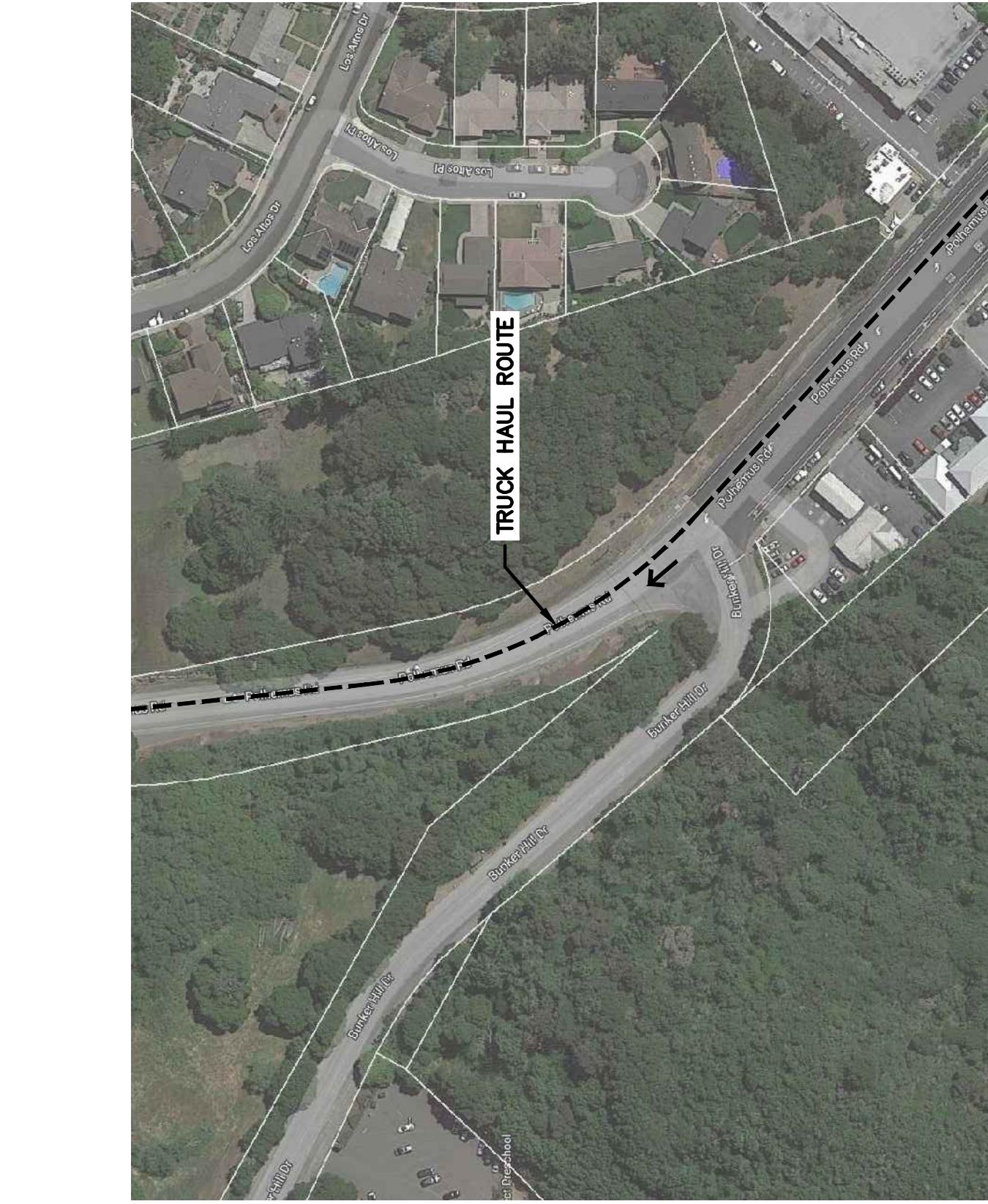
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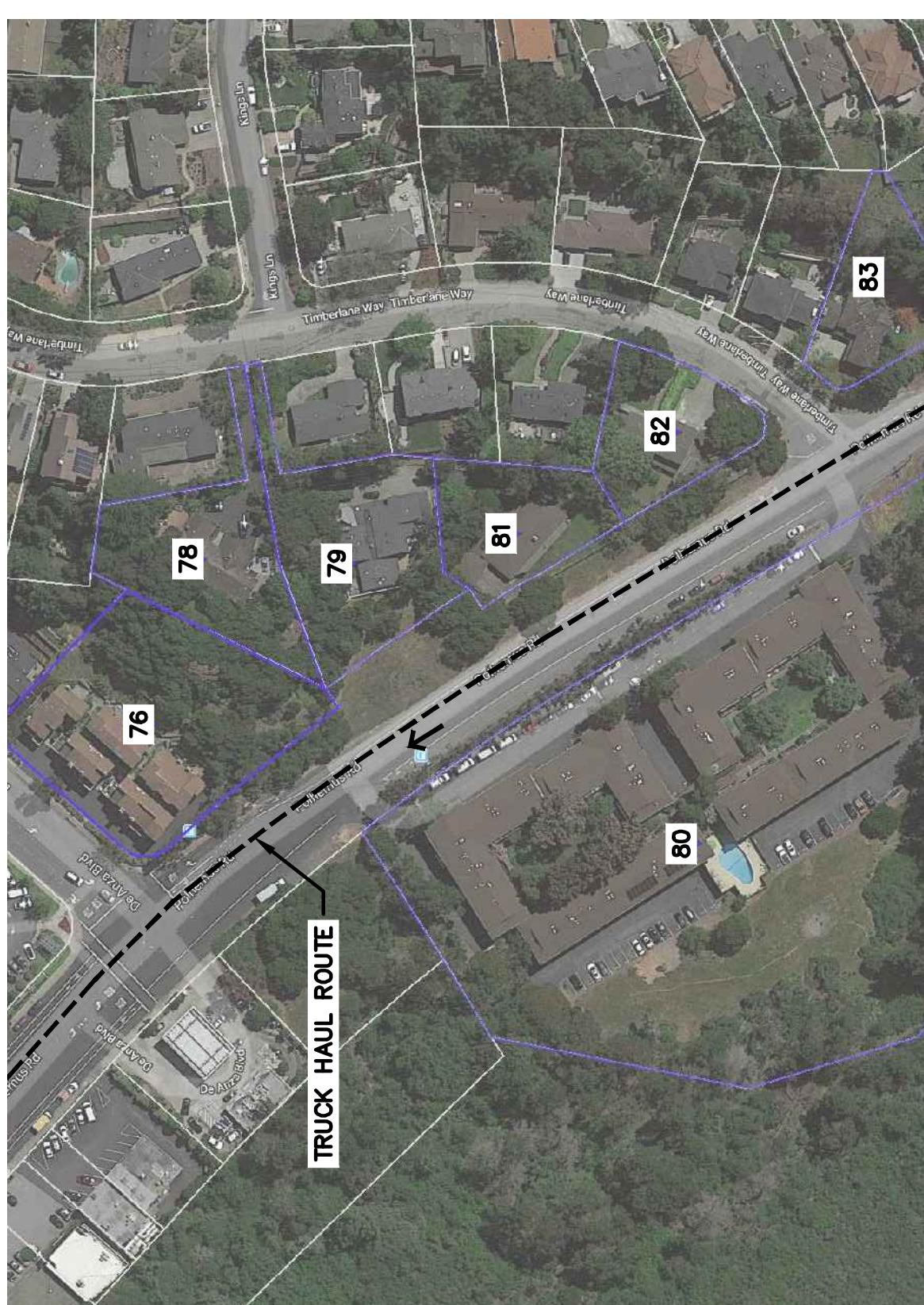
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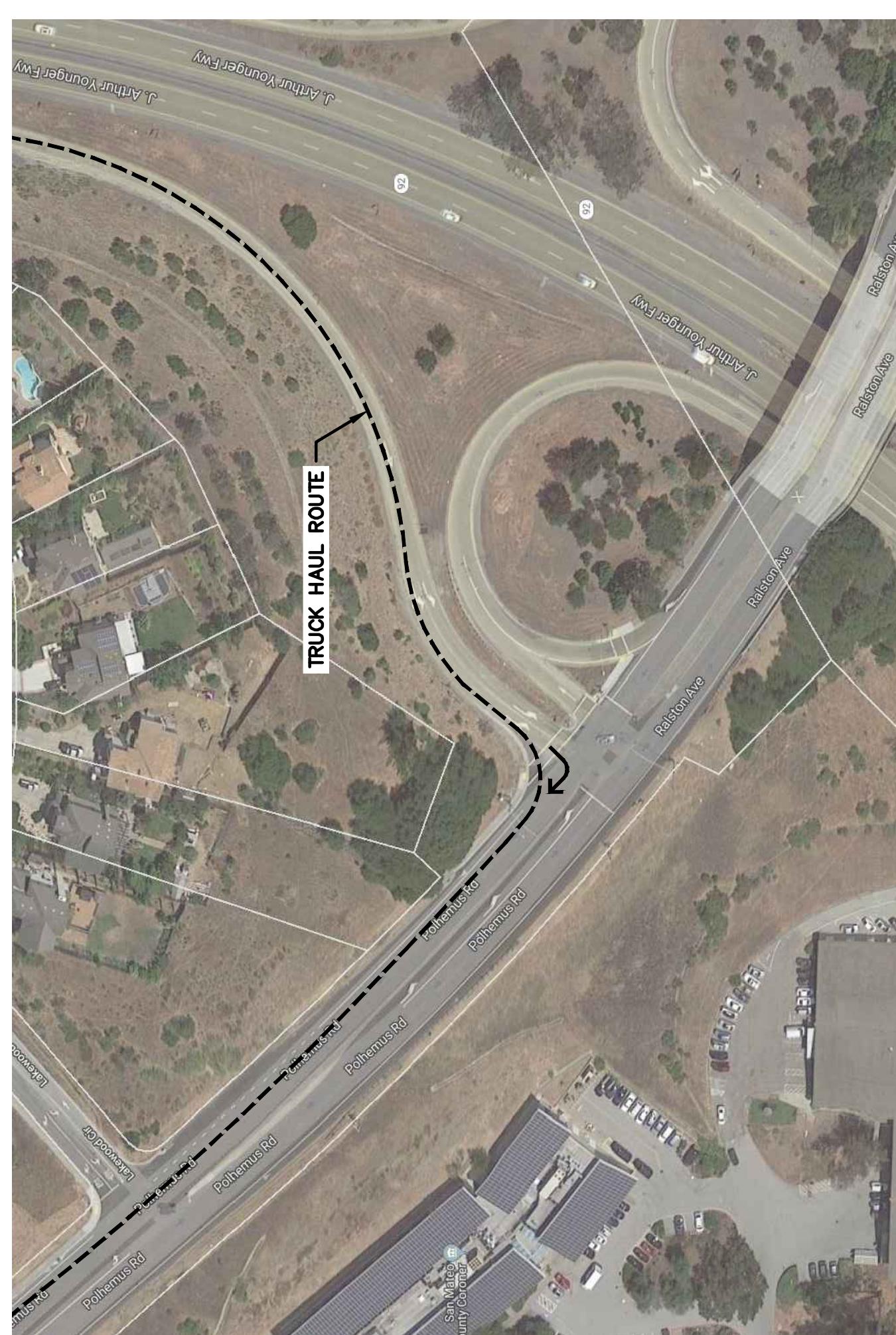
**EX-6**



① TURN RIGHT ONTO POLHEMUS ROAD  
EX-6



② CONTINUE NORTHWEST ON POLHEMUS ROAD  
EX-6



③ EXIT HIGHWAY 92 WEST AT RALSTON AVENUE  
EX-6



④ TURN RIGHT ON ASCENSION DRIVE  
EX-6



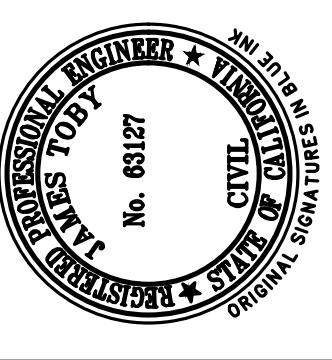
⑤ TURN LEFT ON BEL AIRE ROAD  
EX-6



⑥ CONTINUE ON BEL AIRE ROAD  
SITE WILL BE ON THE RIGHT-HAND SIDE  
EX-6

REVISIONS	BY
JOB NO:	219022
DATE:	08-22-19
SCALE:	AS NOTED
DESIGN BY:	AH
DRAWN BY:	RM
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6 OF 8 SHEETS



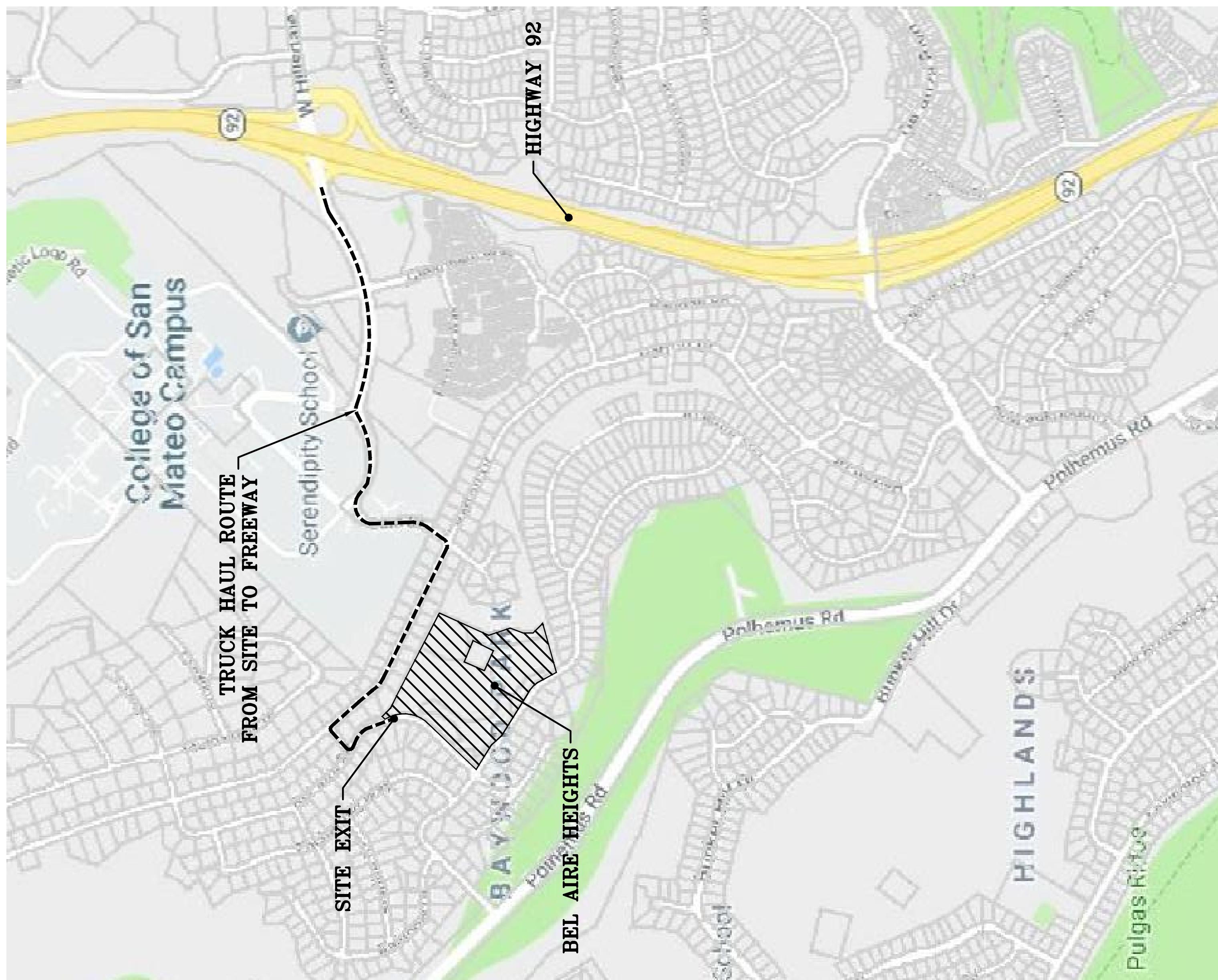
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**EX-7**

RESIDENTIAL PARCELS ALONG HAUL ROUTE

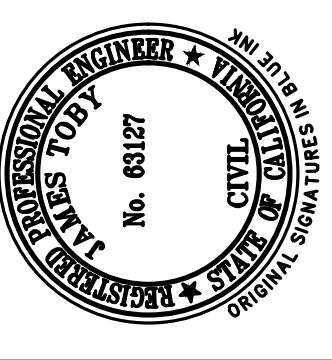
ABN	SITE ADDRESS
1.	041-121-010
2.	041-122-010
3.	038-16-110
4.	038-16-160
5.	038-16-100
6.	038-16-150
7.	038-16-090
8.	038-16-140
9.	038-16-080
10.	038-16-130
11.	038-16-070
12.	038-16-120
13.	038-16-060
14.	038-16-110
15.	038-16-050
16.	038-16-100
17.	038-16-040
18.	038-16-090
19.	038-16-120
20.	038-16-080
21.	038-16-070
22.	038-16-120
23.	038-16-080
24.	038-16-120
25.	038-15-120
26.	038-16-170
27.	038-15-110
28.	038-16-040
29.	038-15-100
30.	038-16-020
31.	038-15-080
32.	038-16-010
33.	038-16-180
34.	038-15-080
35.	038-15-070
36.	038-15-070
37.	038-15-080
38.	038-15-020
39.	038-15-010
40.	041-222-020



**FROM SITE - OVERALL**

7 OF 8 SHEETS

REVISIONS	BY
-	-
JOB NO:	219022
DATE:	08-22-19
SCALE:	AS NOTED
DESIGN BY:	AH
DRAWN BY:	RM
SHEET NO:	-



No. 63127

CIVIL  
ENGINEERREGISTERED  
IN CALIFORNIA

BY

THE STATE OF CALIFORNIA

RECEIVED

JULY 1998

REGISTRATION

NUMBER

100-1000000

EX-8

SHEET NO.

8

OF 8 SHEETS

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