

**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.

- 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 an 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 existing 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

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

# **ATTACHMENT B**





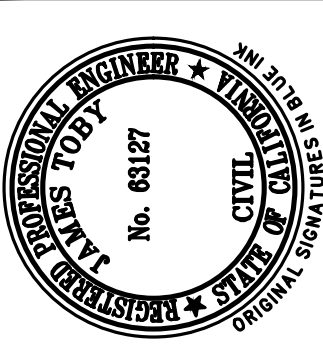












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**BEL AIRE HEIGHTS  
 SUBDIVISION  
 SAN MATEO, CALIFORNIA**  
 (UNINCORPORATED) SAN MATEO COUNTY

**TRUCK HAUL ROUTE  
 FROM SITE - OVERALL**

REVISIONS	BY

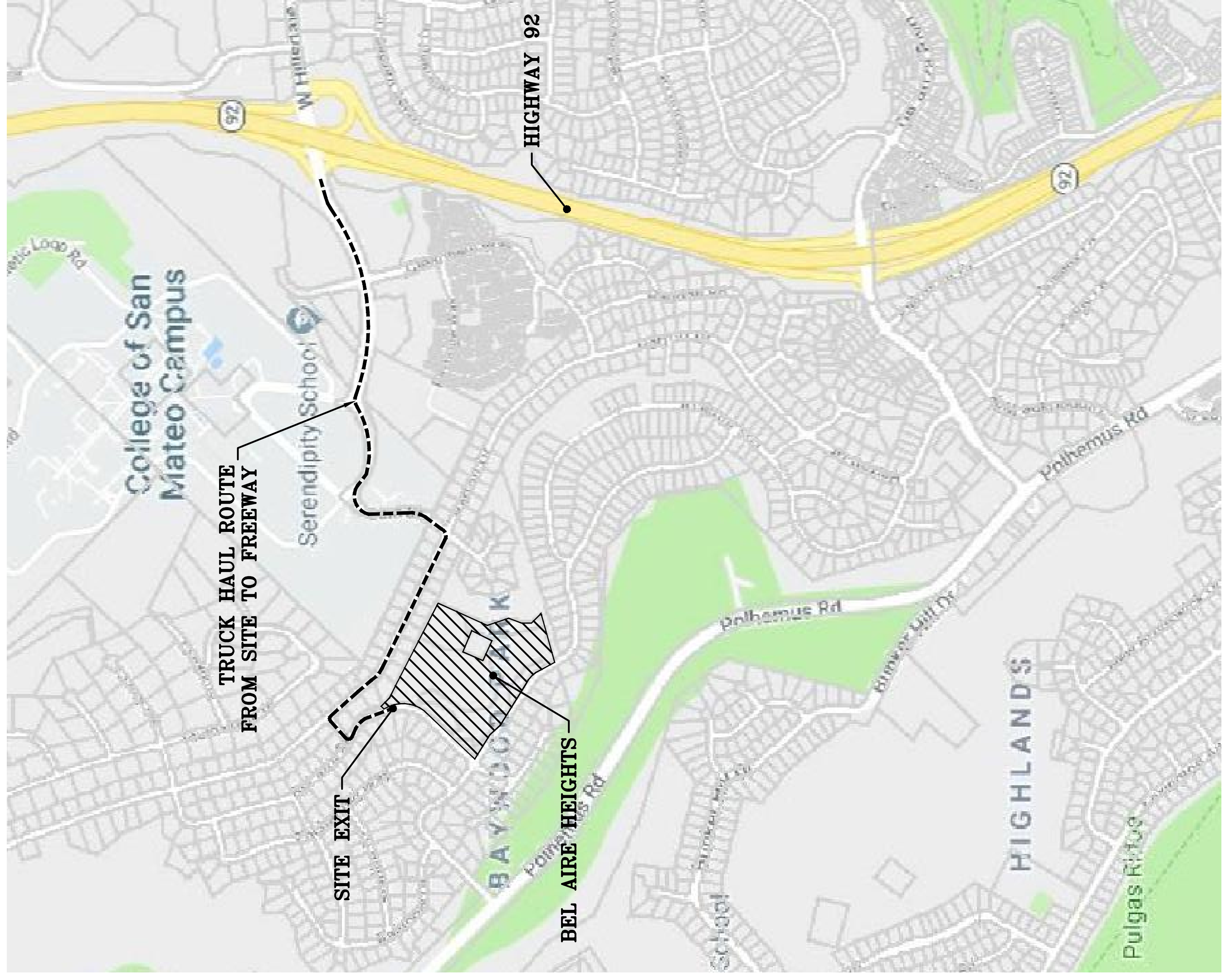
  

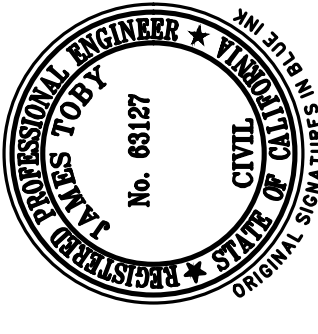
JOB NO:	2190922
DATE:	08-22-19
SCALE:	AS NOTED
DESIGN BY:	AH
DRAWN BY:	RM
SHEET NO:	

**EX-7**  
 7 OF 8 SHEETS

**RESIDENTIAL PARCELS ALONG HAUL ROUTE**

AIN	041-121-010	SITE ADDRESS
1.	041-121-010	1615 PARROTT DR
2.	041-122-010	1616 PARROTT DR
3.	038-162-160	1598 PARROTT DR
4.	038-162-160	1598 PARROTT DR
5.	038-161-100	1587 PARROTT DR
6.	038-162-150	1586 PARROTT DR
7.	038-161-090	1575 PARROTT DR
8.	038-162-140	1574 PARROTT DR
9.	038-162-130	1563 PARROTT DR
10.	038-161-080	1566 PARROTT DR
11.	038-161-070	1551 PARROTT DR
12.	038-161-060	1551 PARROTT DR
13.	038-161-060	1539 PARROTT DR
14.	038-162-110	1538 PARROTT DR
15.	038-161-050	1527 PARROTT DR
16.	038-162-100	1526 PARROTT DR
17.	038-161-040	1514 PARROTT DR
18.	038-162-090	1489 PARROTT DR
19.	038-161-030	1489 PARROTT DR
20.	038-162-080	1486 PARROTT DR
21.	038-162-070	1486 PARROTT DR
22.	038-162-070	1475 PARROTT DR
23.	038-161-010	1475 PARROTT DR
24.	038-162-060	1459 PARROTT DR
25.	038-151-120	1459 PARROTT DR
26.	038-162-170	1450 PARROTT DR
27.	038-151-110	1443 PARROTT DR
28.	038-162-040	1438 PARROTT DR
29.	038-151-100	1438 PARROTT DR
30.	038-151-090	1427 PARROTT DR
31.	038-151-090	1427 PARROTT DR
32.	038-162-180	1414 PARROTT DR
33.	038-151-080	1419 PARROTT DR
34.	038-151-070	1399 PARROTT DR
35.	038-152-070	1399 PARROTT DR
36.	038-152-080	1414 BEL AIRE RD
37.	038-155-020	1426 BEL AIRE RD
38.	038-155-010	1426 BEL AIRE RD
39.	041-222-020	1438 BEL AIRE RD
40.	041-222-020	1438 BEL AIRE RD





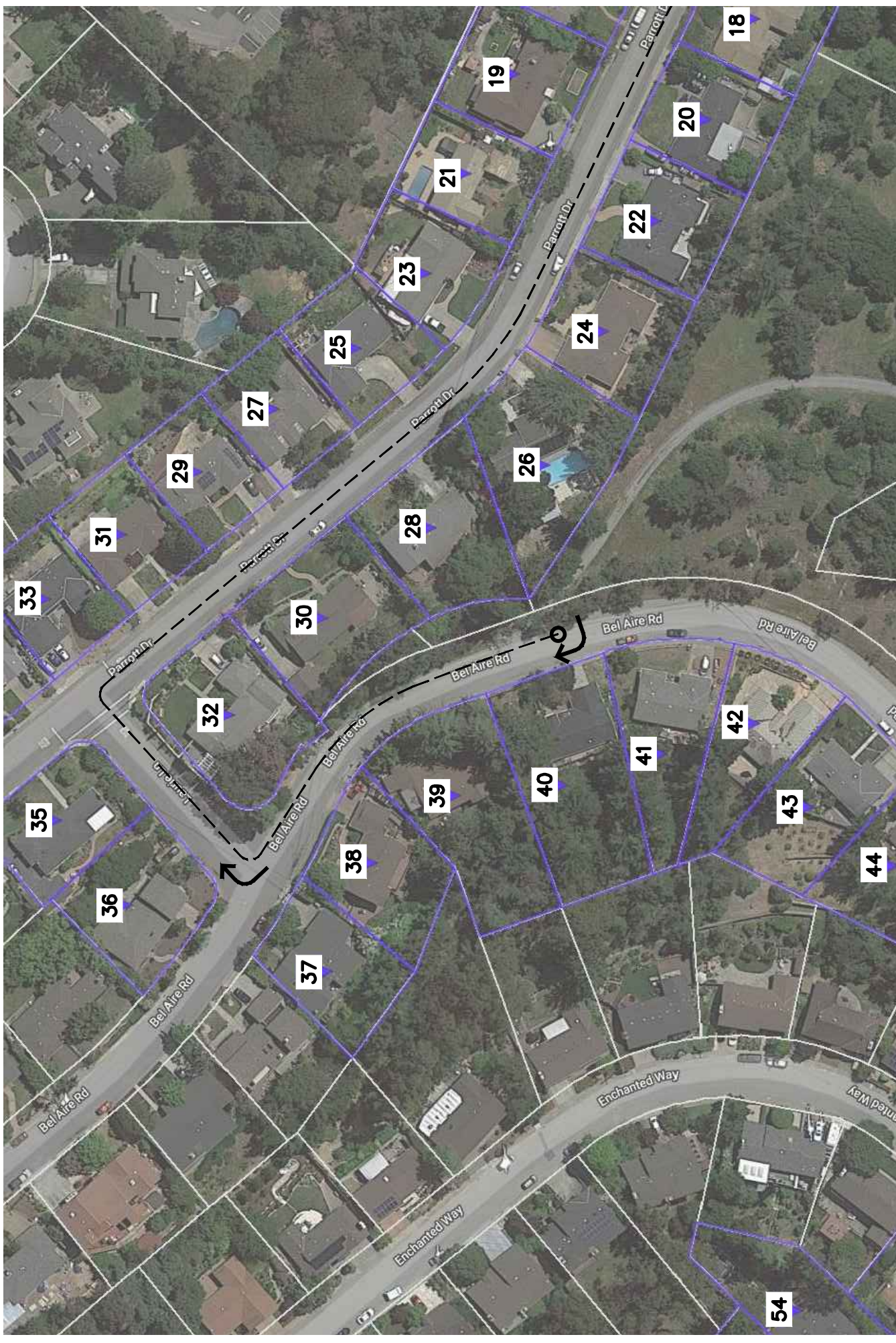
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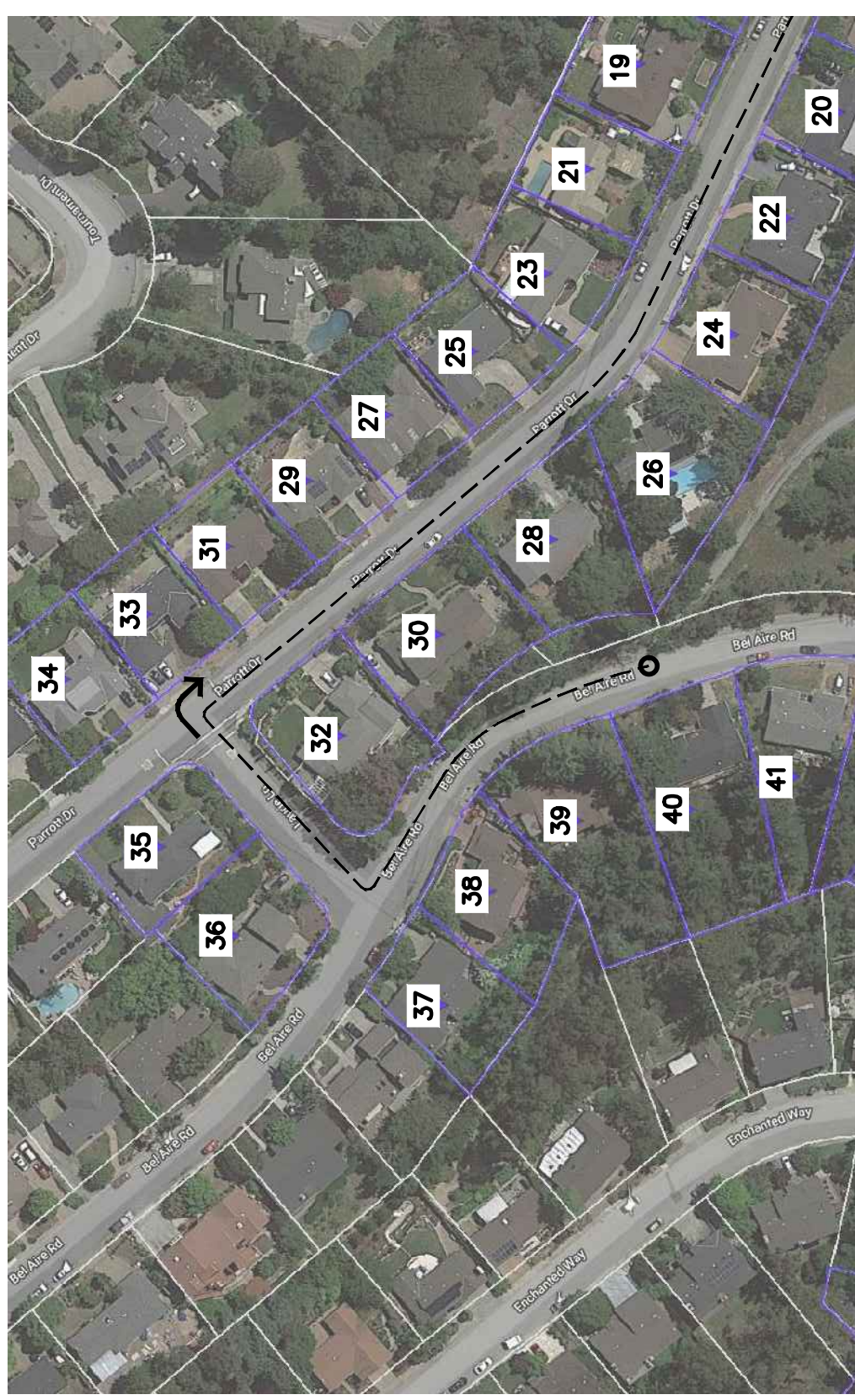
**TRUCK HAUL ROUTE  
 FROM SITE - DIRECTIONS**

REVISIONS	BY	
JOB NO:	2190922	
DATE:	08-22-19	
SCALE:	AS NOTED	
DESIGN BY:	AH	
DRAWN BY:	RM	
SHEET NO:		

**EX-8**  
 8 OF 8 SHEETS



**1** EXIT SITE HEADING NORTHWEST ON BEL AIRE ROAD  
 TURN RIGHT ON LAURIE LANE



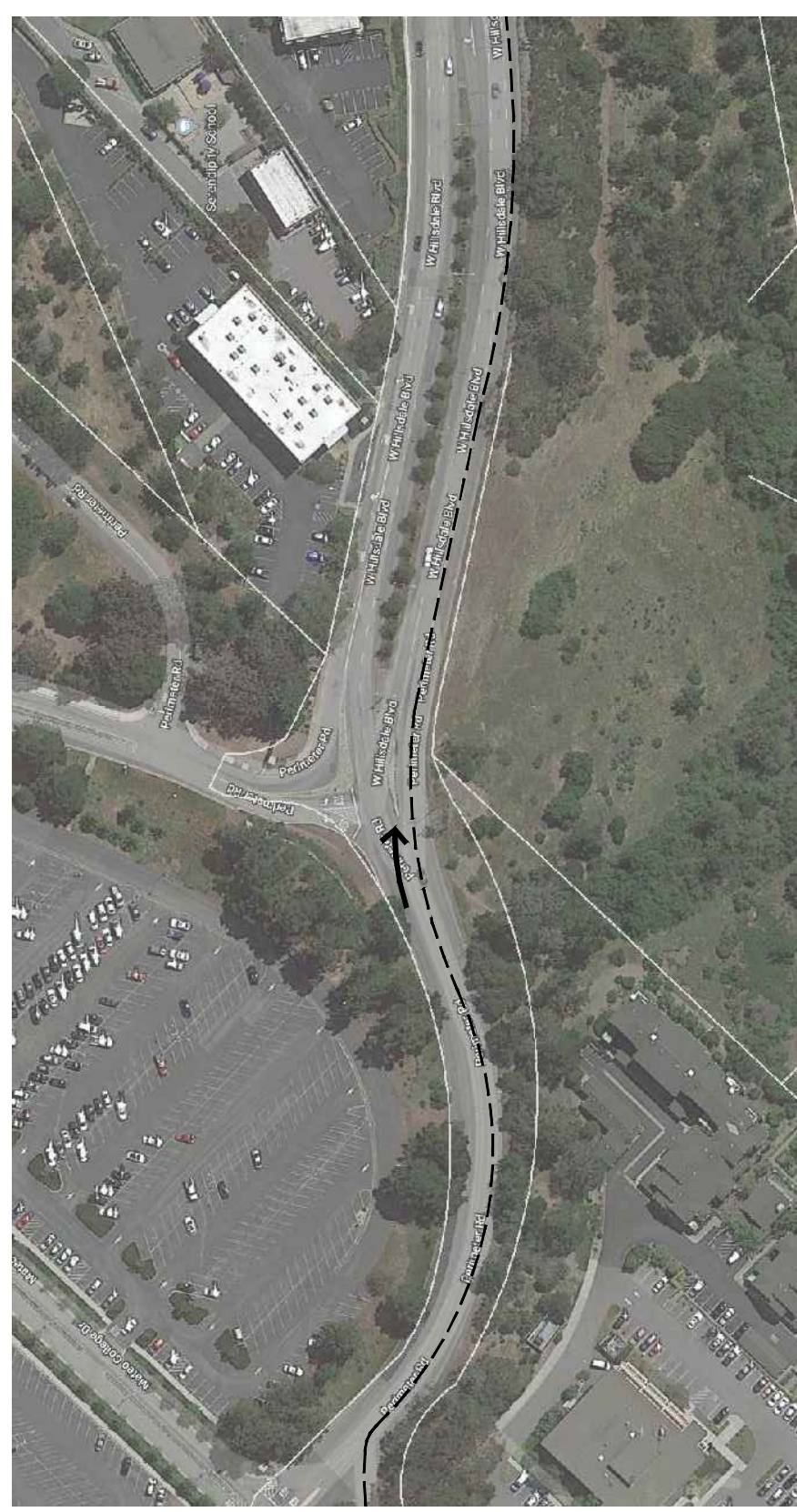
**2** TURN RIGHT ON PARROTT DRIVE



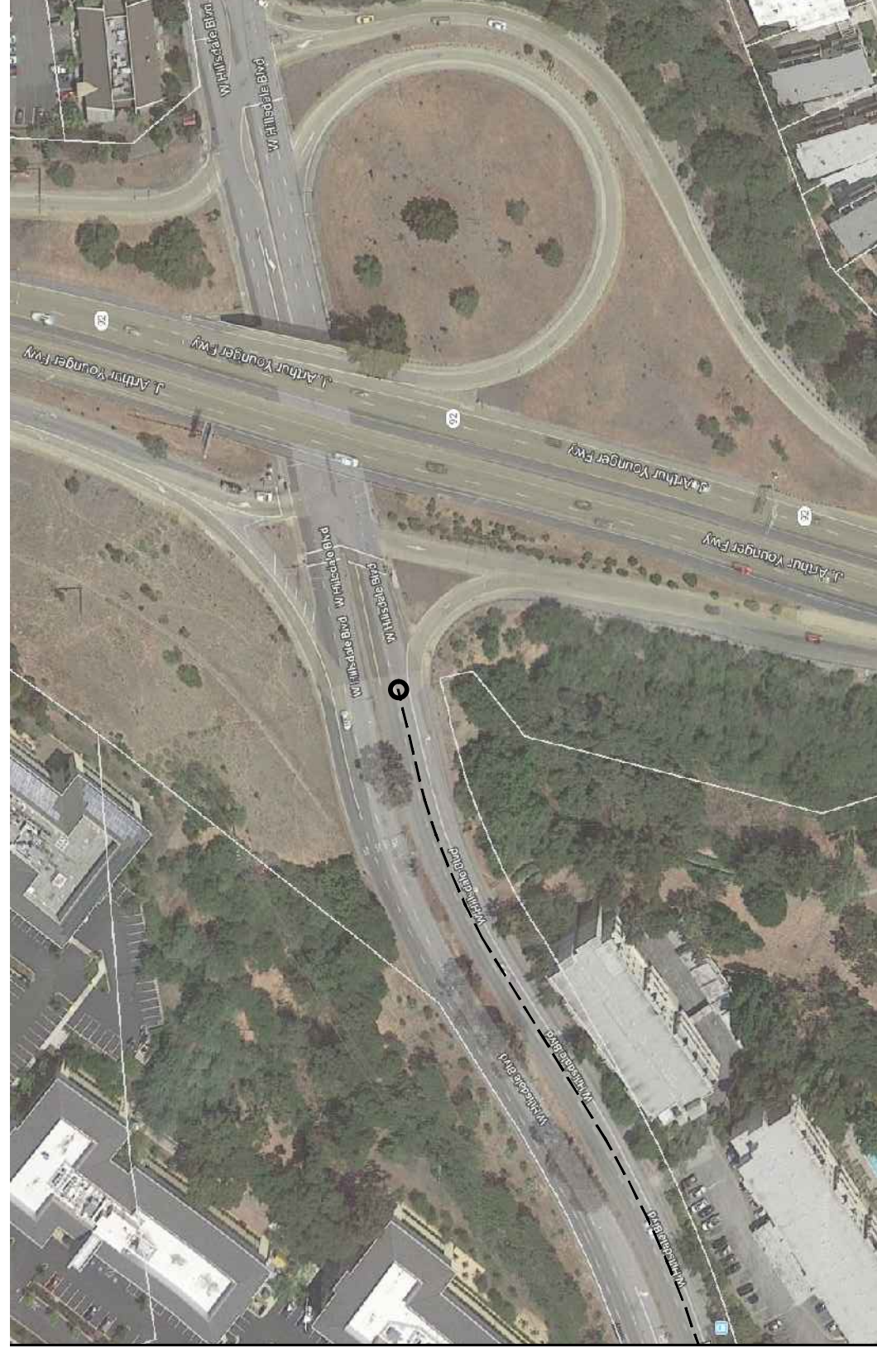
**3** TURN LEFT ON CSM DRIVE



**4** TURN RIGHT ON PERIMETER DRIVE



**5** TURN RIGHT ON WEST HILSDALE BOULEVARD



**6** ENTER HIGHWAY 92 EAST AT RALSTON AVENUE