



CITY of BRISBANE

Planning Commission Meeting Agenda

Thursday, October 14, 2021 at 7:30 PM • Virtual Meeting

This virtual meeting is compliant with the Ralph M. Brown act as amended by California Assembly Bill No. 361 effective September 16, 2021 providing for a public health emergency exception to the standard teleconference rules required by the Brown Act. The purpose of this is to provide a safe environment for the public, staff and Planning Commissioners, while allowing for public participation. The public may address the Commission using exclusively remote public comment options which are detailed below. The Commission may take action on any item listed in the agenda.

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The Planning Commission Meeting will be an exclusively virtual meeting. Members of the public may view the meeting by logging into the Zoom webinar listed below or on Comcast Channel 27 and the City's YouTube channel at www.youtube.com/Brisbaneca. The agenda materials may be viewed online at www.brisbaneca.org/meetings.

Join Zoom Webinar: www.brisbaneca.org/webinar-pc

Meeting ID: 970 0458 3387

Passcode: 215153

TO ADDRESS THE COMMISSION:

Members of the public are encouraged to submit written comments before the meeting to the project planner. See posted public notices at <https://www.brisbaneca.org/cd/page/public-notices> for planner contact information. For items that are not public hearings, refer to the staff report for planner contact information. Members of the public who join the live Zoom webinar may address the Commission in the meeting when called upon by the Chairperson. Please use the "Chat" box in Zoom to alert staff that you want to address the Commission.

Members of the public watching the meeting on YouTube or Channel 27 may email or text comments **prior to the start of the particular agenda item** to the below email and text line:

Email: jswiecki@brisbaneca.org

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A call-in number is also available for those watching the meeting on YouTube or Channel 27 for oral communications and public hearing items:

Phone Number: +1 (669) 900-9128

Meeting ID: 970 0458 3387.

After entering the meeting ID and pressing #, simply press # a second time to enter the meeting waiting room. No participant code is required. Please wait to call until the Chairperson and/or staff announces that the phone line is open. When you are let into the meeting, press *6 on your phone to unmute yourself before addressing the Commission. To avoid feedback, please turn off the volume of the meeting broadcast on your TV or computer. You will still be able to hear the Commissioners through your phone.

SPECIAL ASSISTANCE

If you need special assistance to participate in this meeting, please contact the Community Development Department at (415) 508-2120 in advance of the meeting. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Commissioners: Funke, Gomez, Gooding, Patel, and Sayasane

CALL TO ORDER

ROLL CALL

ADOPTION OF AGENDA

CONSENT CALENDAR

Please Note: Items listed here as Consent Calendar Items are considered routine and will be acted upon collectively by one motion adopting the Planning Department's recommendation unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Prior to the motion, the Chairperson will ask if anyone wishes to remove an item from the Consent Calendar.

- A. [Approval of draft meeting minutes of September 16, 2021.](#)

ORAL COMMUNICATIONS (Limited to a total of 15 minutes)

WRITTEN COMMUNICATIONS

OLD BUSINESS

- B. None

NEW BUSINESS

- C. [PUBLIC HEARING: 3435 Bayshore Blvd; Interim Use Permit 2021-UP-2; C-1 Commercial Mixed Use \(Baylands\); Proposed Interim Use Permit for the continued operation of an approximately 4,000 square foot native plants nursery, Mission Blue Nursery, for 5 years. Eric Aronsohn, applicant; Tuntex USA Inc. \(Baylands Development Inc.\), owner.](#)
- D. [PUBLIC HEARING: 2000 Sierra Point Parkway; Grading Review 2021-EX-4; SP-CRO Sierra Point Commercial District; Review of proposed grading consisting of 438 cubic yards of soil, including 427 cubic yards to be exported from the site, to accommodate placement of a previously approved monument sign and landscaping at the northeast corner of the intersection of Sierra Point Parkway and Marina Boulevard.](#)

ITEMS INITIATED BY STAFF

ITEMS INITIATED BY THE COMMISSION

ADJOURNMENT

- E. Adjournment to the regular meeting of October 28, 2021

APPEALS PROCESS

Anyone may appeal the action of the Planning Commission to the City Council. Except where specified otherwise, appeals shall be filed with the City Clerk not later than 15 calendar days following the Planning Commission's decision. Exceptions to the 15 day filing period include the following: appeals shall be filed with the City Clerk within 6 calendar days of the Planning Commission's action for use permits and variances and 10 calendar days for tentative maps and advertising sign applications. An application form and fee is required to make a formal appeal. For additional information, please contact the City Clerk at 415-508-2110.

INTERNET & OTHER ACCESS

Agendas and adopted minutes for meetings of the Planning Commission are posted on the Internet at: www.brisbaneca.org/meetings. Meetings are broadcast live on Comcast Channel 27 and by streaming video on the City's YouTube channel (www.youtube.com/Brisbaneca). Meeting video archives are available on the City's YouTube channel. Rebroadcasts on Channel 27 are during weeks following the meetings, on Fridays at 5 pm and Sundays at 1 pm. For a DVD copy, please contact the Community Development Department.

NOTICE OF DISCLOSURE

Written information or comments that may include a person's name, address, email address, etc. submitted to the City, Planning Commission, and/or City staff are public records under the California Public Records Act, are subject to disclosure and may appear on the City's website.

File Attachments for Item:

A. Approval of draft meeting minutes of September 16, 2021.

BRISBANE PLANNING COMMISSION
Action Minutes of September 16, 2021
Virtual Regular Meeting

CALL TO ORDER

Chairperson Gooding called the meeting to order at 7:30 p.m.

ROLL CALL

Present: Commissioners Gooding, Patel and Sayasane, with Commissioner Gomez arriving after consent calendar
Absent: Commissioners Funke
Staff Present: Senior Planner Johnson and Assistant/Contract Planner Miller

ADOPTION OF AGENDA

Commissioner Sayasane moved to adopt the agenda. Commissioner Patel seconded the motion and it was approved 3-0.

CONSENT CALENDAR

Commissioner Patel moved to adopt the consent calendar (agenda item A). Commissioner Sayasane seconded the motion and it was approved 3-0.

ORAL COMMUNICATIONS

There were no oral communications.

WRITTEN COMMUNICATIONS

Chairperson Gooding acknowledged one written communication from Luc Bouchard in support of agenda item B.

NEW BUSINESS

- A. PUBLIC HEARING: 296 San Benito Road; Grading Review 2021-EX-3; R-1 Residential; Grading Review** for approximately 365 cubic yards of excavation to be exported off site, to allow for construction of a new 1,609 square foot single-family home, including a 2 car garage, and a 376 square foot attached accessory dwelling unit, to replace the existing single-family home. The subject property is an approximately 2,300 square foot lot with an 11% slope.; James Chow Trotter, applicant; Paul & Glenda Jimenez, owner.

Commission Gomez recused himself from this item.

Senior Planner Johnson gave the staff presentation and answered questions from the Commission regarding height limits and measurement standards, as well as driveway parking and retaining wall within in the right-of-way.

James Chow Trotter, Applicant, addressed the Commission in support of the application, and explained how the home design was specific to the homeowners needs and answered questions from the Commission regarding the accessory dwelling unit, driveway and retaining wall in the public right-of-way. Homeowner, Paul Jimenez, clarified to the Commission the purpose of the accessory dwelling unit stating that it would be for family guests and long-term rental use.

Barbara Ebel, Brisbane resident, asked Applicant to clarify the floor area ratio (FAR) and height of garage. Staff provided clarification regarding FAR. The Applicant provided clarification regarding the garage height.

Luc Bouchard, Brisbane resident, addressed the Commission and Staff in support of the application.

Chairperson Gooding acknowledged the written correspondence from Luc Bouchard and stated that there were no additional written correspondence received.

Napallo Gomez addressed the Commission as a Brisbane resident and spoke in support of the application.

With no others wishing to address the Commission, Commissioner Sayasane moved to close the public hearing. Commissioner Patel seconded the motion and it was approved 3-0.

After deliberation, Commissioner Patel moved to approve application 2021-EX-3. Commissioner Sayasane seconded the motion and it was approved 3-0.

B. General Plan Conformity 2021-GPC-1; General Plan Northeast Ridge Subarea; General Plan conformity review of the Toll CA XIX, LP (Toll Brothers) disposition of approximately 136 acres of certain real property at the northern side of the Northeast Ridge Subarea, Parcels B and C to San Mateo County for dedication to Open Space, and Parcel F to the City as an existing improved emergency vehicle access (“EVA”).

Senior Planner Johnson gave the staff presentation and answered a question from Commissioner Patel to clarify the cities maintenance responsibilities of the parcels.

A public comment period of two minutes was given and no comments were received.

With no others wishing to address the Commission, Commissioner Patel moved to close the public comment period. Commissioner Sayasane seconded the motion and it was approved 3-0. Chairperson Gooding recused himself.

After deliberation, Commissioner Gomez moved to adopt resolution 2021-GPC-1. Commissioner Sayasane seconded the motion and it was approved 3-0. Chairperson Gooding recused himself.

PRESENTATION

- C. **Sustainable Accessory Dwelling Unit (ADU) Construction;** Presentation by Barbara Ebel and Greg Anderson on their experience as owner/builders designing and constructing a sustainable ADU. (Limited to 20 minutes, plus Q&A).

Brisbane resident Barbara Ebel gave the slide show presentation that included the 560 SQ FT detached ADU building process, green building techniques used, suggestions for the City, and lessons learned.

ITEMS INITIATED BY STAFF

There were none.

ITEMS INITIATED BY THE COMMISSION

Commissioner Gomez suggested revisiting root protection strategies within the existing tree ordinance when all Commissioners are present.

ADJOURNMENT

Chairperson Gooding read the appeals process for the items presented. With the cancellation of the September 23, 2021 meeting, Chairperson Gooding declared the meeting adjourned to the next regular meeting of October 14, 2021. The meeting adjourned at 9:25 p.m.

Attest:

Kenneth Johnson, Interim Community Development Director

NOTE: A full video record of this meeting can be found on the City's YouTube channel at www.youtube.com/BrisbaneCA, on the City's website at <http://www.brisbaneca.org/meetings>, or on DVD (by request only) at City Hall.

File Attachments for Item:

C. PUBLIC HEARING: 3435 Bayshore Blvd; Interim Use Permit 2021-UP-2; C-1 Commercial Mixed Use (Baylands); Proposed Interim Use Permit for the continued operation of an approximately 4,000 square foot native plants nursery, Mission Blue Nursery, for 5 years. Eric Aronsohn, applicant; Tuntex USA Inc. (Baylands Development Inc.), owner.

City of Brisbane

Planning Commission Agenda Report

TO: Planning Commission For the Meeting of October 14, 2021

SUBJECT: **3435 Bayshore Boulevard;** Use Permit 2021-UP-2, Interim Use Permit for continued operation of a native plants nursery (Mission Blue Nursery); Eric Aronsohn/Tuntex USA Inc. (Baylands Development Inc.), applicant/owner; APN 005-162-240 (southern portion).

REQUEST: An Interim Use Permit is requested for the continued operation of Mission Blue Nursery, an approximately 4,000 square foot native plants nursery, at 3435 Bayshore Boulevard. The nursery has been in operation since 2005 and the request is to allow for the nursery to continue for 5 more years.

RECOMMENDATION: Conditionally approve Use Permit 2021-UP-2, via adoption of Resolution 2021-UP-2 containing the findings and conditions of approval (Attachment C).

ENVIRONMENTAL DETERMINATION: Continued operation of an existing facility is categorically exempt from the provisions of the California Environmental Quality Act per Section 15301 of the State CEQA Guidelines. The exceptions to the categorical exemptions referenced in Section 15300.2 do not apply.

APPLICABLE CODE SECTIONS: Brisbane Municipal Code Chapter 17.41 establishes procedures and required findings for the approval of interim uses in the Baylands subarea. Required findings are set forth in BMC Section 17.41.060, and mandatory conditions of approval are listed in BMC Sections 17.41.060.F and 17.41.070.

DESCRIPTION/BACKGROUND:

The site is located within the southwestern portion of the Baylands Subarea of the General Plan, north of the Brisbane Fire Station and east of Bayshore Boulevard. It is accessed from a paved driveway from Bayshore Boulevard that runs behind the Fire Station.

As indicated above, the nursery has been in operation since 2005, under use permits UP-11-05 and UP-3-16, and no modifications to the facility or operations are proposed for the continuation of the use. The nursery facility consists of a 40'x 100' wood-framed greenhouse, approximately 16 feet in height, set back approximately 200 feet from Bayshore Boulevard. It is roofed with fiberglass panels and shade cloth and open on the sides. Three storage containers are also located on site for storage of tools and planting materials. The facility is screened from public view by heavy vegetation along Bayshore Boulevard.

As described in the applicant's project description (Attachment B), Mission Blue Nursery is operated by the Friends of San Bruno Mountain, a 501(c)(3) non-profit corporation. The facility

specializes in native plants, utilizing seed stock and cuttings from San Bruno Mountain as a plant source for use in habitat restoration projects. Primary clients are habitat restoration contractors, although the facility is licensed for retail sales.

The nursery is operated by volunteers, and access to the facility is by appointment only, with the exception of occasional special event plant sales. On-site activity is limited, as the facility maintains automatic irrigation. Typically one volunteer is present on-site several hours per week. Occasionally a larger number of volunteers may be present for work days and/or special projects.

ANALYSIS AND FINDINGS: The required findings under BMC Sections 17.41.060.A-F and project analysis are as follows:

a) The interim use will not be detrimental to the public health, safety or welfare, or injurious to nearby properties or improvements;

The proposal **complies** with this finding. The facility is a native plants greenhouse located in a self-contained, isolated area with minimal public exposure and/or impact. The small size and low intensity of the proposed operation ensure that impacts on surrounding properties and improvements will continue to be negligible.

b) the interim use will not create any significant environmental impacts;

The proposal **complies** with this finding. As noted previously, the project represents the on-going operation of the native plants nursery, which was constructed and began operation following approval of the first use permit for this facility in 2005. As indicated under the Environmental Determination section, the ongoing use of the facility is categorically exempt from CEQA pursuant to Section 15301 of the State CEQA guidelines.

c) the interim use will not obstruct redevelopment;

The proposal **complies** with this finding. The project is limited to a small, remote corner of the larger Baylands subarea, and the presence of this facility would not hinder future development within the remainder of the larger specific plan area. In the event of redevelopment the use may be discontinued and the relatively small, wood-framed structure and could easily be removed.

d) all required public utilities and other infrastructure are or will be available;

The proposal **complies** with this finding. All necessary utilities and site access was provided with the establishment of the facility in 2005.

e) the use will benefit the property and/or the public;

The proposal **complies** with this finding. The proposed facility plays a valuable role in maintaining and enhancing the biological integrity of San Bruno Mountain by propagating native flora for use in restoration projects. This is consistent with a number of General Plan policies pertaining to the conservation and restoration of open space and biological resources.

f) encourage the employment of Brisbane residents to the extent it is reasonably possible to do so.

This finding **is not applicable** to the proposal. As noted in the applicant's project description, the facility is operated by the Friends of San Bruno Mountain, a 501(c) (3) non-profit corporation, and is fully staffed by volunteers.

Finally, note that this application was provided to the City of Brisbane Public Works, Fire, Building and Police Departments and to the San Mateo County Environmental Health Services Division and no concerns were raised.

ATTACHMENTS:

- A. Vicinity Map
- B. Applicant's Project Description with Site Photos and Site Plan
- C. Draft Resolution 2021-UP-2

Ken Johnson
Ken Johnson, Senior Planner

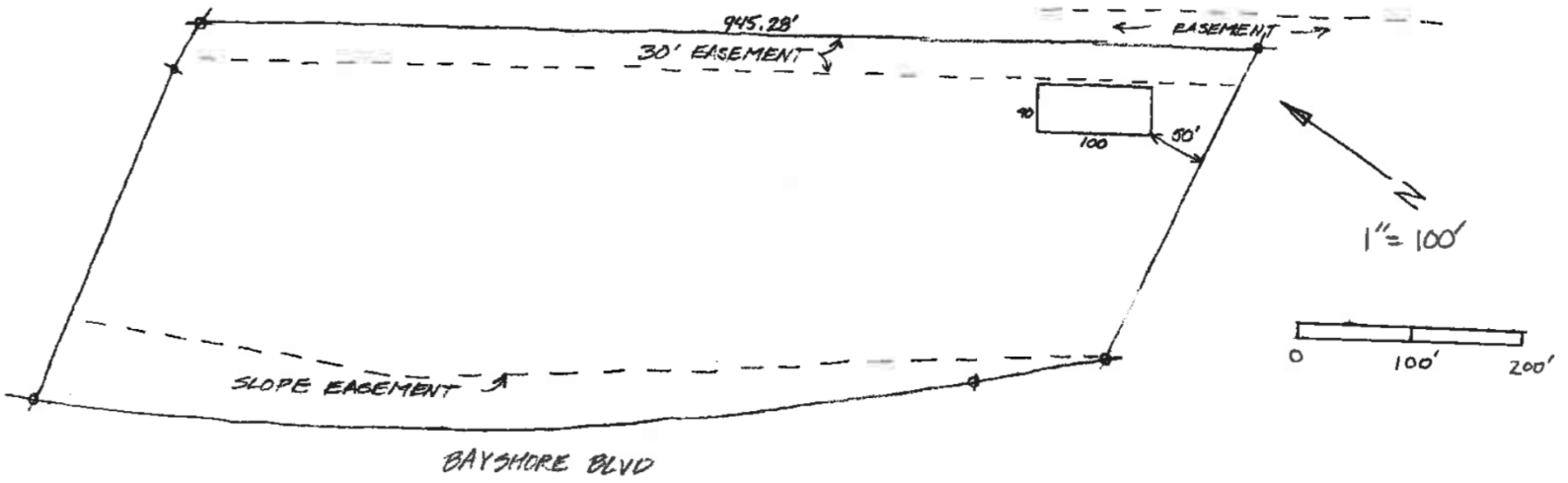
John Swiecki
John Swiecki, Community Development Director

3435 Bayshore Blvd

Site Vicinity Map

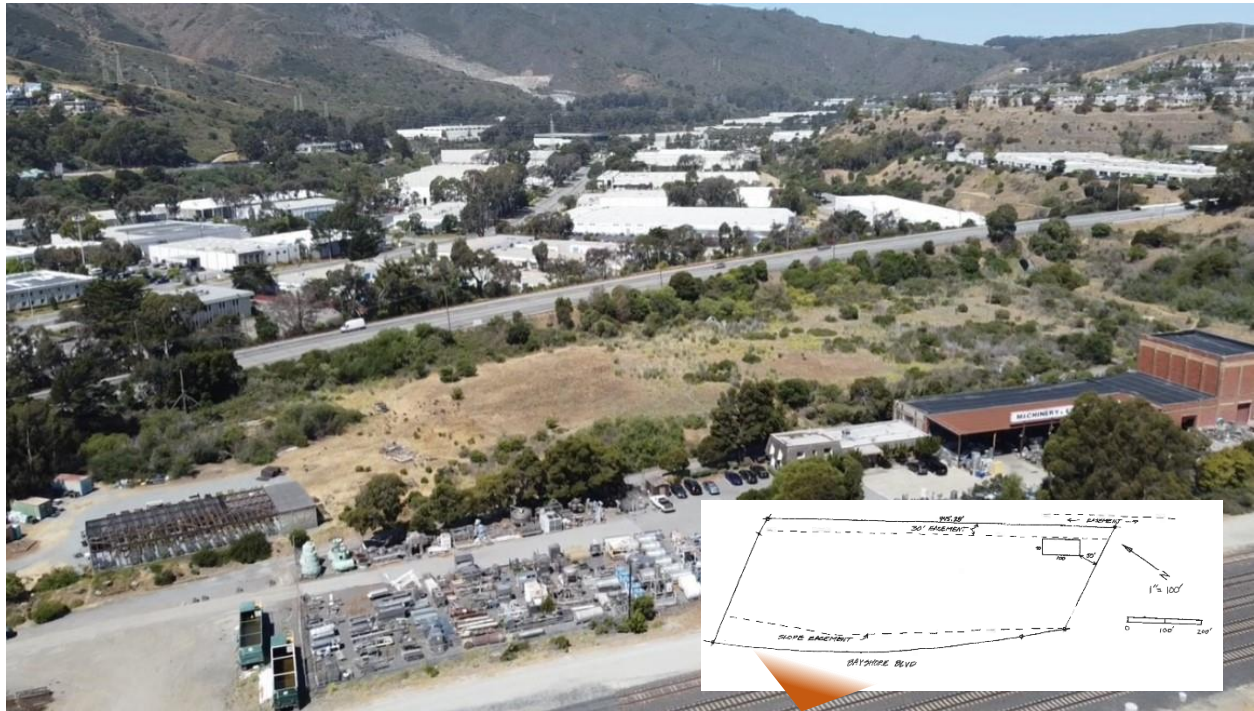


SITE PLAN:



3435 Bayshore Blvd APN 005-162-240

PICTURES:



Drone picture taken by Eric Aronsohn 7/1/2021. Looking west from 90 feet above grade with established nursery on the left and the new tree nursery to the right

ATTACHMENT B.3 APPLICANT'S DESCRIPTION

Description of the proposed use:

The Mission Blue Nursery, located in Brisbane since 2009, grows native plants exclusively from seeds and cuttings collected by permit on San Bruno Mountain and provides these for ecosystem restoration projects on the mountain and throughout the San Francisco peninsula.

Through plant sales and private contracts, the nursery also supplies plants for landscaping projects in local cities including school gardens, backyards, and sustainable streetscapes.

The nursery helps raise awareness about the mountain and its extraordinary and unique flora, promotes drought tolerant and locally adapted landscaping, and contributes extensively to the restoration of habitat for the mountain's rare and endangered species.

Days and Hours of Operation:

The Mission Blue Nursery will continue to operate Monday through Saturday from 9am to 5pm with an occasional Sunday.

Number of Employees on Site:

Mission Blue Nursery: Generally, there will be one or two employees on site at any one time. Nursery employees host individual and small groups of volunteers approximately three days per week. These community volunteers assist employees with the production and maintenance of the nursery.

Company Vehicles and Equipment on Site:

Mission Blue Nursery does not store any vehicles or major equipment other than four existing shipping containers on site.

List the types and quantities of hazardous, toxic, flammable or explosive materials or wastes are involved with the use:

The Mission Blue Nursery stores 220 fluid ounces or less of a fuel and oil mix, inside of a metal cabinet, for powering landscaping equipment such as weed eaters.

The nursery also has four 20 pound propane tanks that are used to power grills for the annual pancake breakfast fundraiser and for heat-treatment of potting soil.

Five gallons or less of isopropyl alcohol are also stored and used for sanitizing and disinfecting surfaces like nursery tables and tools.

162 fluid ounces or less of bleach are also stored and used for sanitizing and disinfecting surfaces.

328 fluid ounces or less of PHYSAN 20, a disinfectant solution, are stored and used for disinfecting plant containers.

List any materials and equipment which will be stored outside and explain how they will be screened from public view:

The site currently houses four storage/shipping containers that are screened from viewing on Bayshore Boulevard by a swath of trees including willows, toyon berry, and eucalyptus.

Will the use generate air emissions, odors, smoke or dust? If so, how will these be controlled?

The use will continue to generate limited air emissions when gas-powered equipment such as weed eaters are used. However, such equipment is used approximately 7 days each year, in advance of the property's fire abatement deadline.

Will the use generate noise or vibration? If so, how will these be controlled.

Gas-powered equipment such as weed eaters generate noise however such equipment is used approximately 7 days each year, in advance of the property's fire abatement deadline.

Will the use generate glare, heat or other impacts? If so, how will these be controlled?

The use will not generate glare, heat or other impacts.

Will the use generate waste materials? If so, how will these be disposed?

The use will continue to generate a minimal amount of plant, trash, and recycling waste. This waste is disposed of using the appropriate bins serviced weekly by the South San Francisco Scavenger Company.

How will waste materials from the use be prevented from polluting storm water runoff?

Waste materials are non-polluting and will not impact storm water runoff.

What utilities and other infrastructure are required for your use? Are these existing on the site? If not, how will they be provided?

The site is connected to water, but no other utility. A portable toilet on site is serviced regularly by United Site Services.

The Brisbane Municipal Code requires that your use benefit the property. List the benefits below: (a) eliminating blight or unsightly or hazardous conditions, (b) by installing improvements that will facilitate redevelopment of the property, (c) other:

The Mission Blue Nursery is the only native plant nursery in the State of California that exclusively grows plants native to San Bruno Mountain for use in restoration of the Mountain's native habitats. Additionally, it is the only source of these plants for the Brisbane community to use in creating drought tolerant and wildlife-friendly landscapes with plants that won't negatively impact San Bruno Mountain. Furthermore, the Mission Blue Nursery's demonstration garden has successfully created a vibrant and educational landscape featuring the mountain's native plants on a public-facing portion of the property that was previously covered with bare dirt and weeds.

The Brisbane Municipal Code requires that your use benefit the public. List the public benefits below: (a) creating jobs, (b) generating revenues, (c) providing needs, goods or services, (d) other:

The Mission Blue Nursery has benefitted the public good and would continue to do so. For more than a decade it has:

- Provided the people of San Mateo and San Francisco Counties with access to a unique native plant nursery with locally-adapted and locally-grown plants.
- Supplied over 50,000 plants for a variety of habitat restoration projects on San Bruno Mountain, contributing to the restoration of landscapes that support rare and endangered plants and animals.

- Contributed thousands of plants for sustainable landscaping and green infrastructure projects similar to those envisioned for the Baylands, such as bioswales, residential and commercial landscapes, and gardens.
- Connected people to the unique natural history of San Bruno Mountain by nurturing an appreciation for the mountain's tremendous botanical resources and the web of life supported by this native flora.
- Served hundreds of local students from surrounding school districts through service-learning nursery field trips where youth participate in native plant propagation and botanical activities.
- Generated more than a third of San Bruno Mountain Watch's operating revenue, supporting its programs that engage the public such as community-based ecological restoration and youth education efforts.
- Hosted cherished gatherings—from weekly volunteer programs, to quarterly public plant sales featuring educational speakers, and the annual Pancake Breakfast.
- Provided a fruitful work environment and growth opportunities for employees such as nursery managers, technicians, and interns.

Will you establish a program to encourage employment of Brisbane residents in the construction and operation of the use? Explain:

Brisbane residents were employed in the initial construction of the Mission Blue Nursery, and residents continue to volunteer with its operation.

Draft - RESOLUTION 2021-UP-2
 A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
 CONDITIONALLY APPROVING INTERIM USE PERMIT 2021-UP-26
 FOR A NATIVE PLANTS NURSERY AT
 3435 BAYSHORE BOULEVARD

WHEREAS, Eric Aronsohn, the applicant, applied to the City of Brisbane for Interim Use Permit approval of the continued operation of a native plants nursery at 3435 Bayshore Boulevard, such application being identified as 2021-UP-2; and

WHEREAS, the proposed use is to allow the continued operation of the native plants nursery which was originally approved in 2005 via use permit UP-11-05 and again in 2016 via UP-3-16; and

WHEREAS, on October 14, 2021, the Planning Commission conducted a hearing of the application, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the staff memorandum relating to said application, the plans, the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act per Section 15301 of the State CEQA Guidelines; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein as Exhibit A in connection with the Interim Use Permit.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of October 14, 2021 did resolve as follows:

Interim Use Permit 2021-UP-2 is approved per the conditions of approval attached herein as Exhibit A.

ADOPTED this fourteenth day of October, 2021, by the following vote:

AYES:

NOES:

ABSENT:

 DOUGLAS GOODING
 Chairperson

ATTEST:

 JOHN A. SWIECKI
 Community Development Director

EXHIBIT A

Action Taken: Conditionally approved Interim Use Permit 2021-UP-2 per the staff memorandum with attachments, via adoption of Resolution 2021-UP-2.

Findings:

1. Approval of the use permit is consistent with the General Plan by allowing an interim land use within the Baylands General Plan subarea in accordance with all required findings and conditions;
2. The proposed interim use and the conditions under which it would be operated will not be detrimental to the public health, safety or welfare, or injurious to properties or improvements in the vicinity, as described in the staff memorandum;
3. The proposed interim use is categorically exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines and will not result in any significant adverse environmental impacts;
4. The proposed interim use will not obstruct, interfere with, or delay the intended redevelopment of the property in accordance with the uses anticipated in the General Plan or any adopted specific plan applicable to the site, in that the project is located in a remote corner of the larger Baylands subarea and would not hinder future development within the remainder of the larger specific plan area;
5. All public utilities and other infrastructure improvements required in order for the interim use to be conducted in a safe, sanitary, and lawful manner are available at the site;
6. The use will provide a benefit to the public inasmuch as it assists in the maintenance and enhancement of the biological integrity of San Bruno Mountain through the propagation of native flora for use in restoration projects and opportunities for educational programs in concert with Brisbane School District.

Conditions of Approval:

- A. The Interim Use Permit is approved for continued operation of a native plants nursery to be operated in a manner consistent with the project description provided by the applicant and attached to the October 14, 2021 staff memorandum.
- B. The property owner's agreement with the operator of the interim use shall continue to state that: (i) the operator's right to possession of the premises for the purpose of conducting the interim use is dependent upon the interim use permit having been granted and maintained in full force and effect; and (ii) the operator's right to possession of the premises for the purpose of conducting the interim use will terminate upon any expiration or revocation of the interim use permit; and (iii) it shall be the responsibility of the owner to terminate the operator's possession of the premises upon any expiration or revocation of the interim use permit if the operator continues to utilize the premises for the conduct of such interim use.
- C. The permittee shall be jointly and severally liable for all costs and expenses, including attorney's fee, the City may incur to enforce the conditions of the interim use permit upon

any breach thereof by the permittee, or to abate and remove the interim use upon any failure by the permittee to discontinue such use, or to evict the operator of such use, upon the expiration or revocation of the interim use permit.

- E. The permittee agrees to indemnify, defend and hold the City and its officers, officials, boards, commissions, employees and volunteers harmless from and against any claim, action or proceeding brought by any third party to attack, set aside, modify, or annul the approval, permit or other entitlement given to the applicant, or any of the proceedings, acts or determinations taken, done or made prior to the granting of such approval, permit or entitlement.
- F. This Use Permit is subject to the revocation procedures established in Brisbane Municipal Code Chapter 17.48 should the use not comply with its conditions of approval, or in any way prove to be a nuisance, injurious or detrimental to property or improvements in the neighborhood or to the general welfare of the City, or for any reason whatsoever that the City Council or Redevelopment Agency deems in its sole discretion that makes continuation of this use not satisfactory, or in the event of the repeal of the Interim Use Ordinance.
- G. This Use Permit shall expire **five years** from its effective date (at the end of the 6-day appeal period). **That expiration date is October 20, 2026.**

File Attachments for Item:

D. PUBLIC HEARING: 2000 Sierra Point Parkway; Grading Review 2021-EX-4; SP-CRO Sierra Point Commercial District; Review of proposed grading consisting of 438 cubic yards of soil, including 427 cubic yards to be exported from the site, to accommodate placement of a previously approved monument sign and landscaping at the northeast corner of the intersection of Sierra Point Parkway and Marina Boulevard.

City of Brisbane

Planning Commission Agenda Report

TO: Planning Commission

For the Meeting of 10/14/21

SUBJECT: **Grading Review 2021-EX-4; 2000 Sierra Point Parkway; SP-CRO Sierra Point Commercial District;** Grading Review for 438 cubic yards of grading, of which 427 cubic yards would be exported from the site, to accommodate placement of a previously approved monument sign, flags and relandscaping at the northeast corner of the intersection of Sierra Point Parkway and Marina Boulevard; Chris Mateo (DES Architects + Engineers), applicant; HCP LS Brisbane LLC, owner.

REQUEST: Recommend the City Engineer issue the grading permit to accommodate construction of the previously approved monument sign, flags and relandscaping for 2000 Sierra Point Parkway.

RECOMMENDATION: Conditionally approve Grading Permit 2021-EX-4, via adoption of Resolution 2021-EX-4, containing the findings and conditions of approval (Attachment C).

ENVIRONMENTAL DETERMINATION: The project is categorically exempt from the provisions of the California Environmental Quality Act per Section 15304 of the CEQA Guidelines. The exceptions to this categorical exemption referenced in Section 15300.2 do not apply.

APPLICABLE CODE SECTIONS: Grading permit review by the Planning Commission is required for projects involving site grading of 250 CY or more or 50 CY of soil export per BMC §15.01.081.A and BMC §17.32.220.

PROJECT DESCRIPTION AND BACKGROUND

2000 Sierra Point Parkway is an approximately 10.2 acre developed site at the center of the Sierra Point subarea and is bordered by Sierra Point Parkway to the south and Marina Boulevard wrapping around the site on the western and northern sides. The subarea and site were built atop a closed landfill and the site is relatively flat, except that it has a landscaped berm i, at the intersection of Sierra Point Parkway and Marina Boulevard.

The owner of the site, HCP Life Science, also owns the biotech campus which is under construction immediately to the South at 800-1800 Sierra Point Parkway, “The Shore at Sierra Point” (aka “The Shore”). The building on this subject site, along with the 8000 Marina Blvd building immediately to the east, will serve as an extension of the campus. Together they are referred to as “The Towers”.

On May 27, 2021, the Planning Commission approved sign program revision SR-3-21 which allowed for the replacement of the existing monument sign with The Towers sign at this northeast

corner of the intersection of Sierra Point Parkway and Marina Blvd along with placement of flags behind the sign and relandscaping to replace the existing Palm trees with Ginko trees. This would be to coordinate the “gateways” for The Shore and The Towers, at the northeast and southeast corners of the intersection of Sierra Point Parkway and Marina Boulevard. Subsequent to the Planning Commission’s approval, the applicant submitted for a building permit, which also showed grading that was not previously provided in the plans.

The proposed grading would serve to drop the elevation of these approved features by approximately 2 feet. Although the depth of grading is fairly shallow, the area is large enough that it meets the thresholds for Planning Commission review. Those thresholds are 250 cubic yards of total grading and 50 cubic yards of export off the site. The proposed grading is 438 cubic yards, with 427 cubic yards to be exported from the site.

ANALYSIS AND FINDINGS:

In 2003, the Planning Commission adopted guidelines for reviewing grading permit applications that contain findings for permit approval, as described below. The findings are shown in italics and are all met or not applicable with this proposal, as outlined below.

- *The proposed grading is minimized and designed to reflect or fit comfortably with the natural topography.*

Although the topography is man-made, the proposed grading is minimized to the extent needed to complete the modernization of the previously approved gateway location and would fit comfortably. It would lower the berm especially nearest the public sidewalk and street, in order to lower the level of the proposed sign to be closer to the sidewalk elevation, matching The Shore and The Towers gateways for a more cohesive appearance. The remaining portion of the berm, towards the site’s interior, and the planned landscaping would provide a backdrop for the sign and screen of the parking lot from the street.

- *The proposed grading is designed to avoid large exposed retaining walls.*

No retaining walls are included in this proposal.

- *The proposed grading is designed to conserve existing street trees, any California Bay, Laurel, Coast Live Oak or California Buckeye trees, and three or more trees of any other species having a circumference of at least 30 inches measured 24 inches above natural grade.*

There are no street trees or protected tree species to be removed. Existing Palm trees would be removed and replaced with Ginko sp. trees, as previously approved with the sign review application SR-3-21.

- *The proposed grading complies with the terms of the San Bruno Mountain Area Habitat Conservation Plan Agreement and Section 10(a) Permit, if and as applicable.*

This finding does not apply since the subject property is not located within the boundaries of the San Bruno Mountain Area Habitat Conservation Plan.

ATTACHMENTS:

- A. Aerial site map
- B. Applicant's plans
- C. Draft Resolution 2021-EX-4

Ken Johnson

Ken Johnson, Senior Planner

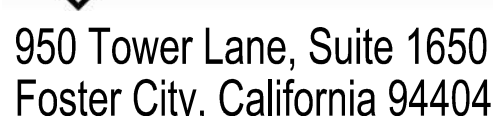
John Swiecki

John Swiecki, Community Development Director

2000 Sierra Point Parkway Site Vicinity Map



www.des-ae.com



2000 Sierra Point Parkway
Brisbane, CA 94005

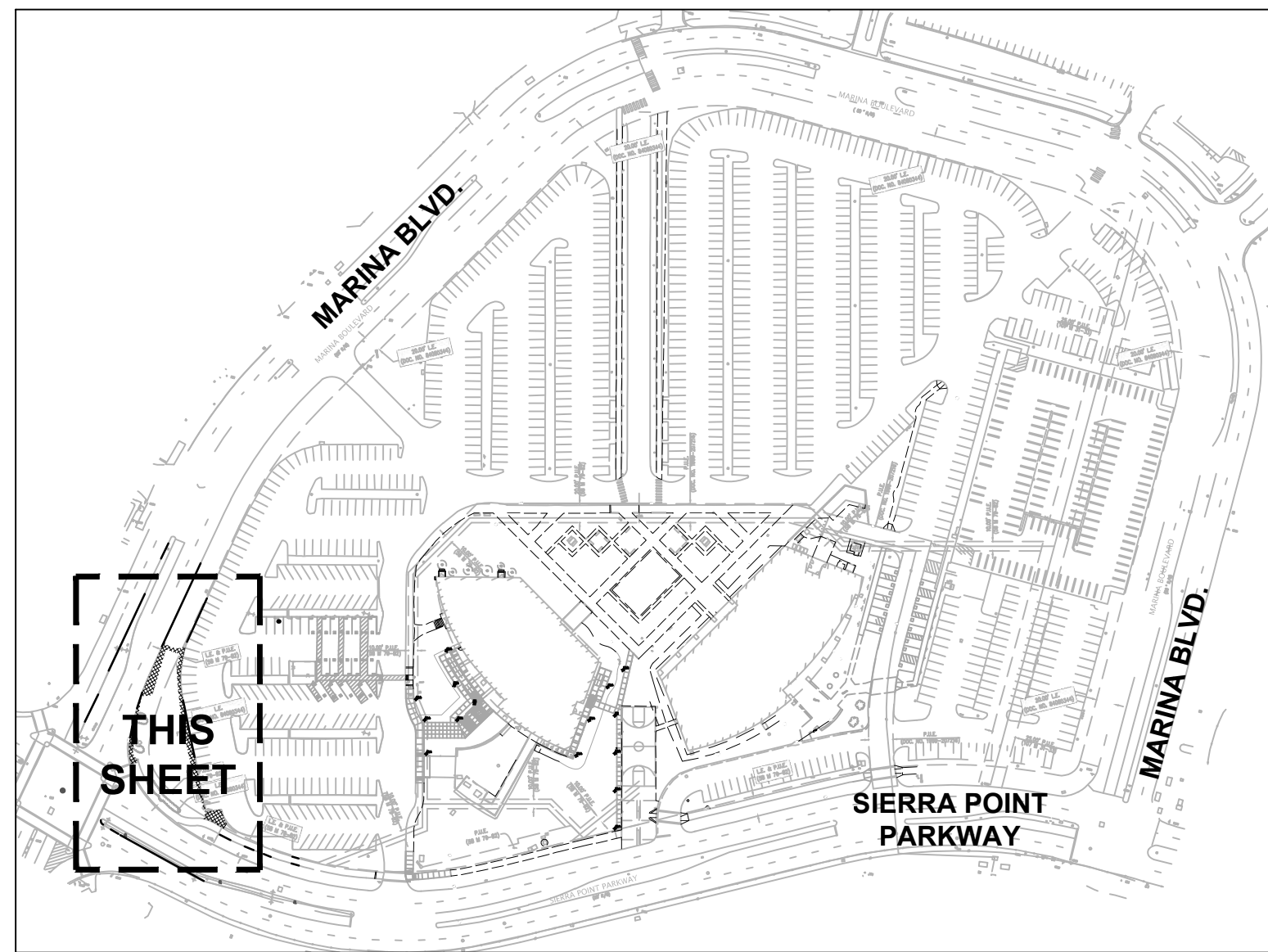
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DES PROJECT NO.: 10194.051



L0.01

SHEET NO.

[illegible]

- BUILDING LINE
- CONCRETE/CURB/RETAINING WALL
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- CONTOUR LINE
- CONTOUR LINE
- DRAINAGE
- PROPOSED & EXISTING EASEMENT LINE
- EASEMENT LINE TO BE VACATED
- EDGE OF ROCK
- ELECTRIC LINE
- FENCE LINE
- FIBER OPTICS LINE
- FIRE SERVICE & VALVE
- GAS LINE—WATER & METER
- IMPROVED PROPERTY LINE
- SANITARY SEWER—MANHOLE & CLEANOUT
- SIDEWALK
- SOIL ELEVATION
- STORM DRAIN—MANHOLE & CATCH BASIN
- STORM DRAIN OVER 24" DIAMETER
- TELEPHONE LINE
- WATER LINE & VALVE
- ELECTRODRAIN
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS METER
- HANDICAP SYMBOL
- HOUSING
- POST INDICATOR VALVE
- TRANSFORMER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGN
- TREE
- UTILITY BOX
- WALK-BOLLARD LIGHT
- WATER VALVE

GRADING/DEMOLITION LIMIT:
EXISTING VEGETATION THAT INTERFERE WITH
NEW CONSTRUCTION & OTHER SUCH
MATERIAL WITHIN THE DEMOLITION BOUNDARY
TO BE REMOVED WHERE NECESSARY FOR
THE CONSTRUCTION OF NEW IMPROVEMENTS,
UNLESS NOTED OTHERWISE.
CONTRACTOR TO PROTECT ALL EXISTING
SURFACE AND UNDERGROUND UTILITY
SERVICE AND STRUCTURES ETC., TO REMAIN
WITHIN THE AREA OF WORK DURING
DEMOLITION AND CONSTRUCTION, TYPICAL FOR
ALL, UNLESS NOTED OTHERWISE. SEE
DEMOLITION NOTE #8 FOR IRRIGATION
DEMOLITION.

LIMIT OF LANDSCAPE MAINTENANCE:
CLEAR AND GRUB. REMOVE EXISTING
VEGETATION AND LANDSCAPE MATERIAL WITHIN
THIS AREA. EXISTING GRADE TO REMAIN. ALL
EXISTING SURFACE AND UNDERGROUND
UTILITY SERVICE AND STRUCTURES, ETC., TO
REMAIN AND BE PROTECTED DURING
CONSTRUCTION.

EXISTING TREES TO BE REMOVED

TEMPORARY FIBER ROLL PER CASQA
CALIFORNIA STORMWATER BMP HANDBOOK
DETAIL SE-5

INSTALL TEMPORARY "DANDY" BAGS OR
ENGINEER APPROVED EQUAL ON ALL CURB
INLET.

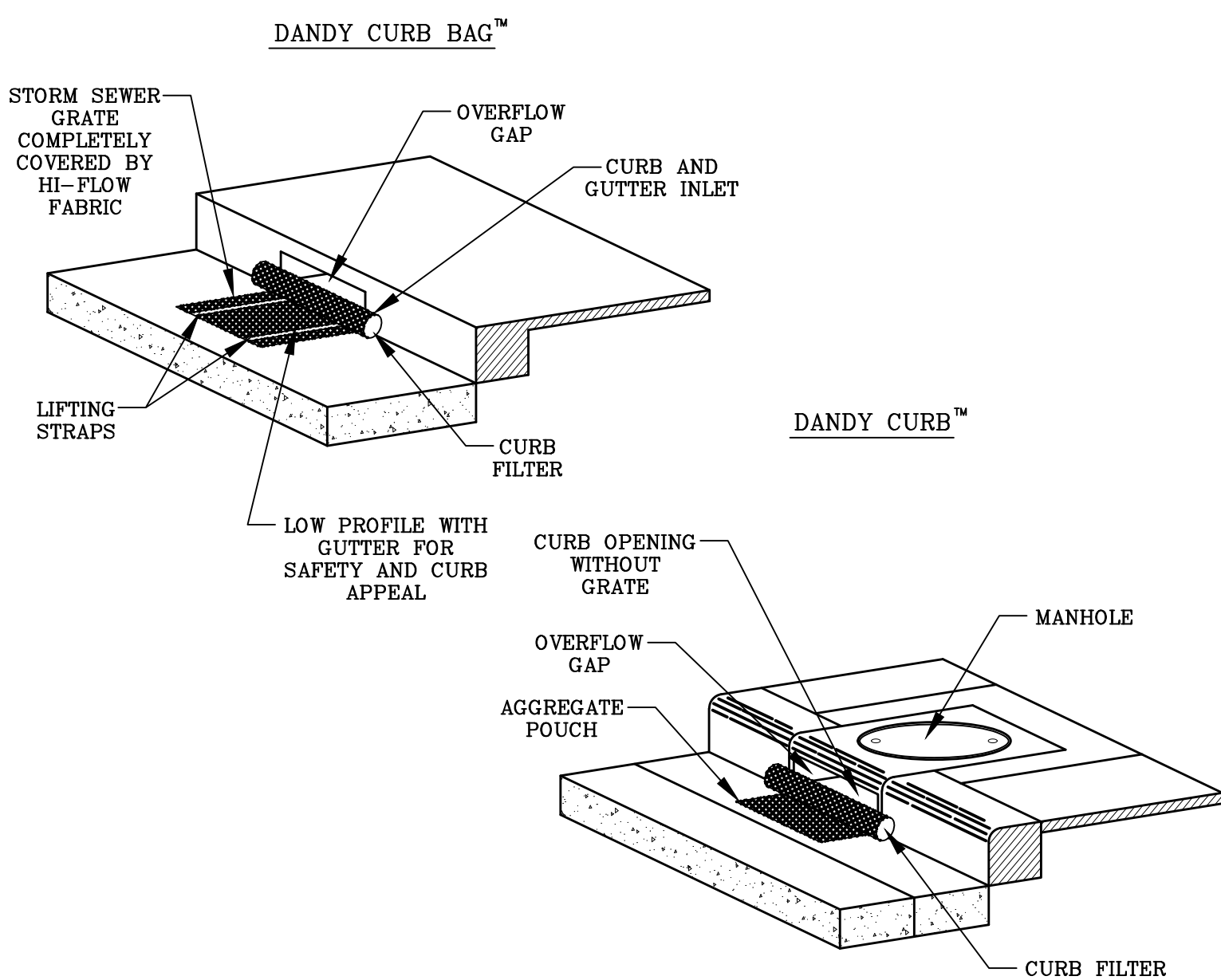
AC	ASPHALTIC CONCRETE
CB	CATCH BASIN
CONC	CONCRETE
DI	DROP INLET
EB	ELECTRIC BOX
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
EW	ELECTRIC WALK
EV	EDGE OF WALK
FC	FACE OF CURB
FF	FINISH FLOOR
FL	FLOW LINE
FO	FIBER OPTIC
IR	IRRIGATION BOX
INV/E	INVERT ELEVATION
IRR	IRRIGATION
UP	UP OF CULVERT
OR	OFFICIAL RECORD
P.I.E.	PUBLIC UTILITY EASEMENT
RIM	RIM ELEVATION
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
TC	TOP OF CURB
THRU	THROUGH
TYP.	TYPICAL
UT	UTILITY BOX
WB	WATER BOX
WM	WATER METER

- 1 (E) TREES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. SEE SHEET TP 1.01.
- 2 REMOVE (E) TREES.
- 3 REMOVE (E) MONUMENT SIGNS/RETAINING WALLS.
- 4 (E) SURFACE UTILITIES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION AND MINOR/PO TH TO PROPOSED GRADE AS NEEDED. SEE GRADING AND DRAINAGE PLANS.
- 5 DEMOLITION LIMIT ALONG (E) BACK OF CURB. (E) CURB TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 6 (E) SIGN POST TO BE REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 7 DEMOLITION LIMIT ALONG (E) EDGE OF WALK. (E) WALK TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 8 (E) SURFACE UTILITIES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
- 9 INSTALL TEMPORARY FIBER ROLL PER CASHA CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-5 PER DETAIL 0X & 0X THIS SHEET ALONG LINE OF WORK. ADJUST LOCATION IN FIELD AS NEEDED. REMOVE AT COMPLETION OF WORK.
- 10 INSTALL TEMPORARY STORM DRAIN INLET PROTECTION AND TEMPORARY "DANDY" BARS OR ENGINEER APPROVED EQUAL SEDIMENT CONTROL DEVICE ON ALL EXISTING/PROPOSED STORM DRAIN CATCH BASIN PER DETAIL 0X THIS SHEET 04.02 REMOVE AT COMPLETION OF WORK.

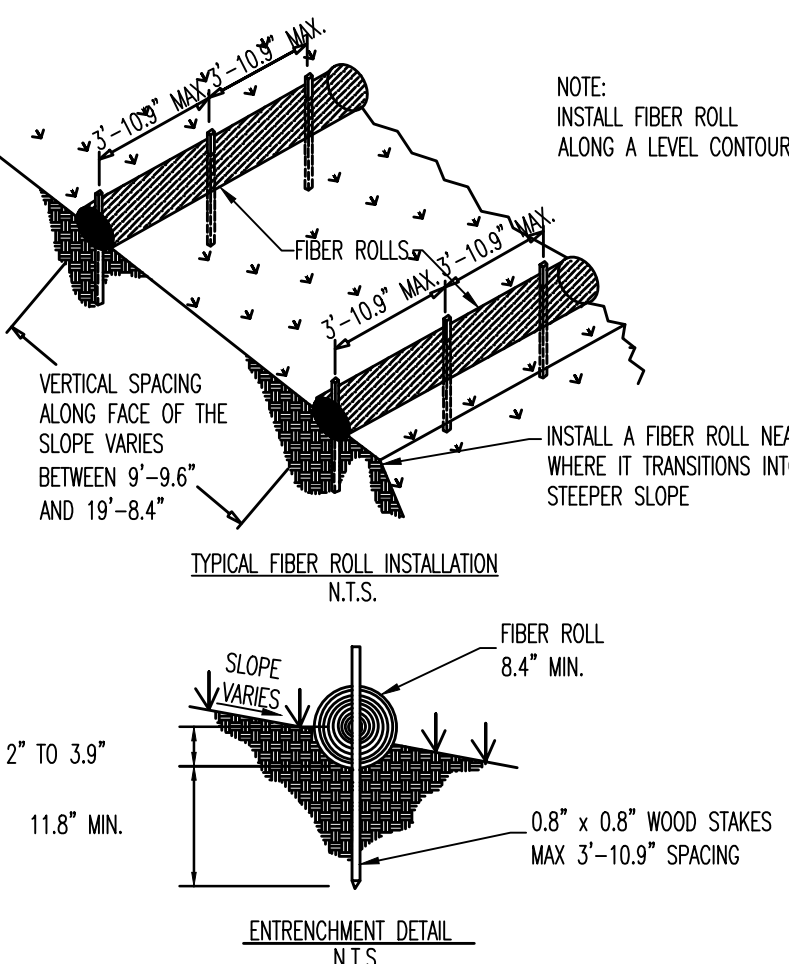
REFER TO THE FOLLOWING CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) BMP FACT SHEETS (WWW.CABMPHANDBOOKS.COM) FOR EROSION AND SEDIMENTATION CONTROL, WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL:

EC-1	SCHEDULING
EC-2	PRESERVATION OF EXISTING VEGETATION
EC-3	GEOTEXTILES & MATS
EC-5	FIBER ROOTS
EC-7	STREET SWEEPING AND VACUUMING
EC-8	STORM DRAIN INLET PROTECTION
WE-1	WIND EROSION CONTROL
NS-1	WATER CONSERVATION PRACTICES
NS-6	ILLICIT CONNECTION/DISCHARGE
NS-7	POTABLE WATER/IRRIGATION
NS-8	VEHICLE AND EQUIPMENT CLEANING
NS-9	VEHICLE AND EQUIPMENT FUELING
NS-10	VEHICLE AND EQUIPMENT MAINTENANCE
WM-2	WATER DELIVERY AND STORAGE
WM-2	MATERIAL USE
WM-3	STOCKPILE MANAGEMENT
WM-4	SPILL PREVENTION AND CONTROL
WM-5	SOLID WASTE MANAGEMENT
WM-6	HAZARDOUS WASTE MANAGEMENT
WM-7	HAZARDOUS SOIL MANAGEMENT
WM-8	CONCRETE WASTE MANAGEMENT
WM-9	SANITARY / SEPTIC WASTE MANAGEMENT
WM-10	LIQUID WASTE MANAGEMENT

1. CONSTRUCTION WASTE WATER SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWMILLING, CONCRETE WORK ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASTING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE ST IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN INTO THE AREA
2. PAVEMENT CLEANING-- FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED. PREFERABLY, AREAS REQUIRING CLEANING SHOULD BE SWEEP, OR VACUUMED.



1 N.T.S. (120



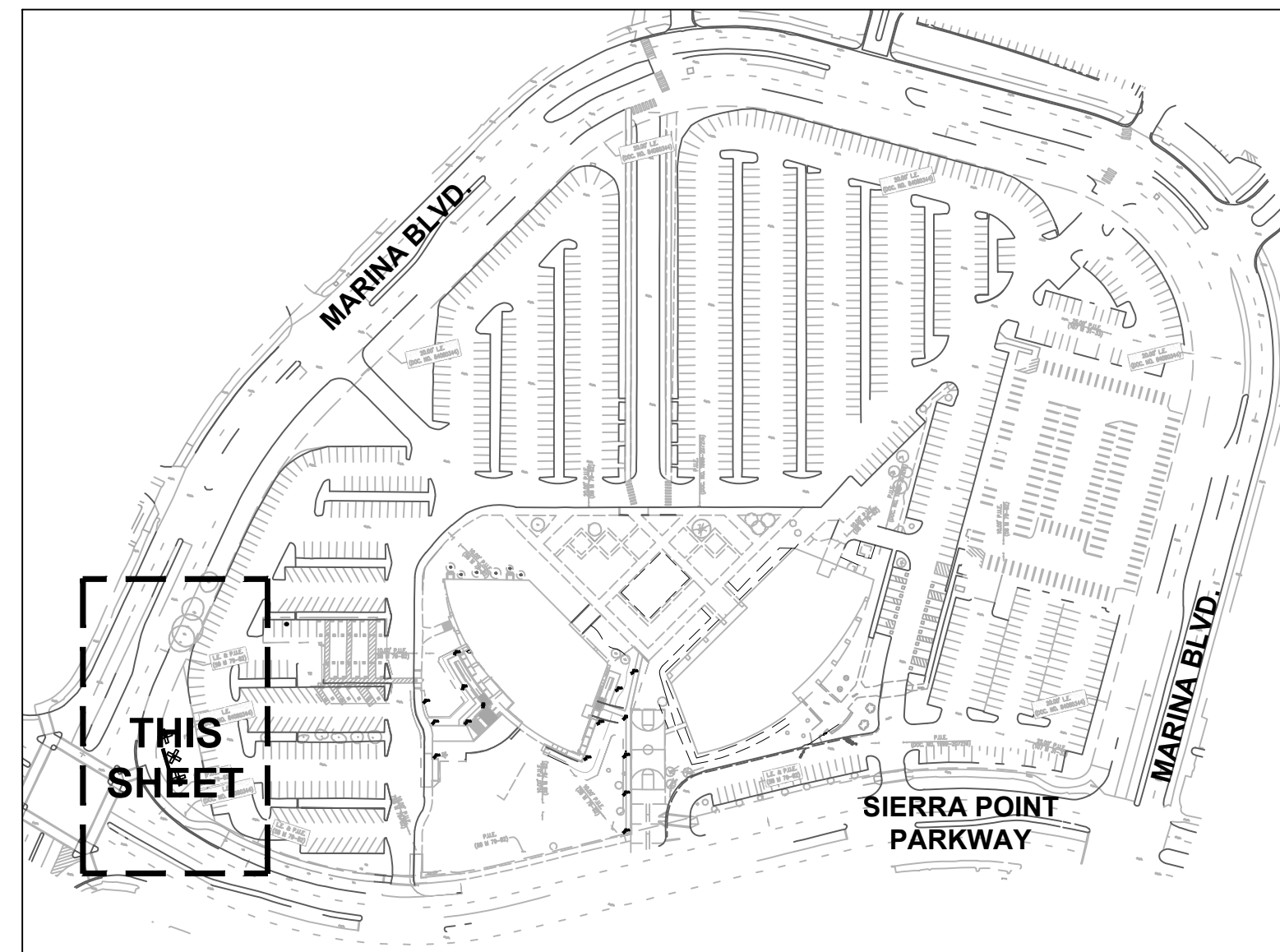
2 N.T.S. (120)

3 N.T.S. (120)

1. THE CONTRACTOR SHALL DEMOLISH, EXCAVATE, REMOVE AND DISPOSE OF EXCESS SOLS, AND DELETERIOUS MATERIAL AS REQUIRED TO CONSTRUCT THE CONTRACT WORK. ALL SUCH EXCESS MATERIAL GENERATED SHALL BE DISPOSED OF FROM THE SITE BY THE CONTRACTOR AT HIS EXPENSE AND STORING SELECTED ITEMS BY OWNERS REPRESENTATIVE FOR SALVAGE AT DESIGNATED LOCATIONS.
2. DEMOLITION AND CONSTRUCTION WORK MAY BE PERFORMED OVER THE TOP OF AND AROUND COMMUNICATION AND POWER SERVICES. CONTRACTOR SHALL WORK BY HAND IN ALL AREAS WHERE THESE SERVICES MIGHT BE HARMED BY LARGER LESS PRECISE EQUIPMENT.
3. THE CONTRACTOR SHALL LOCATE OR HAVE LOCATED AND CLEARLY MARKED (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL UNDERGROUND UTILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION, THAT ARE TO REMAIN.
4. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL KNOWN SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION PRIOR TO SUBMITTING BID TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SOLS MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
7. BACKFILL AND COMPACT ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION OF FOUNDATIONS & UTILITIES TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
8. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS, AND THEN PRESERVE ANY DEPRESSIONS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
9. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED ON THIS PLAN.
10. PRIOR TO COMMENCING DEMOLITION WORK, CONTRACTOR TO NOTIFY AND COORDINATE THE REMOVAL AND/OR ABANDONMENT OF ALL AFFECTED UTILITIES WITH THE APPROPRIATE UTILITY AGENCIES, AND OWNER. CONTRACTOR SHOULD REFER TO UTILITY PLAN FOR LOCATION OF ADDITIONAL DEMO WORK NOTED TO INSTALL NEW UTILITIES.
11. CONTRACTOR SHOULD ALSO REFER TO LANDSCAPE ARCHITECT PLANS, IF AVAILABLE, FOR ADDITIONAL INSTRUCTIONS IN WORKING NEAR (E) TREES THAT ARE TO REMAIN.
12. SEE ELECTRICAL PLAN FOR ADDITIONAL POWER AND COMMUNICATION UTILITIES THAT ARE TO REMAIN OR BE DEMOLISHED.
13. THE BENCHMARK AND SURVEY CONTROL POINTS TO BE MAINTAINED AND PROTECTED BY CONTRACTOR FROM DISTURBANCE DURING CONSTRUCTION UNTIL PROJECT IS COMPLETED.
14. SEE SHEET 1 TO 3 TOPOGRAPHIC SURVEY FOR BENCH MARKS, BASIS OF BEARINGS AND FLOOD PLAN INFORMATION.
15. SEE IRRIGATION PLANS FOR ALL RELOCATED IRRIGATION VALVE CONTROLS BOX AND THE REVISED LAYOUT.
16. ALL EXISTING UTILITIES (SURFACE AND UNDERGROUND) WITHIN PROJECT LIMIT OF WORK TO REMAIN AND BE PROTECTED DURING CONSTRUCTION, UNLESS NOTED OTHERWISE. ADJUST ALL SURFACE UTILITIES RIR, GRATE, BOX, TUP, LID, ETC. TO PROPOSED GRADE.
17. IRRIGATION DEMOLITION WITH DEMOLITION LIMIT: REMOVE DIRPS, SPRAY AND BUBBLER, PRESERVE AND PROTECT SUPPLY LINES.
18. 100% OF TREES, STUMPS, ROOTS AND ASSOCIATED VEGETATION AND SOILS RESULTING PRIMARILY FROM LAND CLEARING SHALL BE REUSED OR RECYCLED PER GBGSC SECTION 5.408.3.

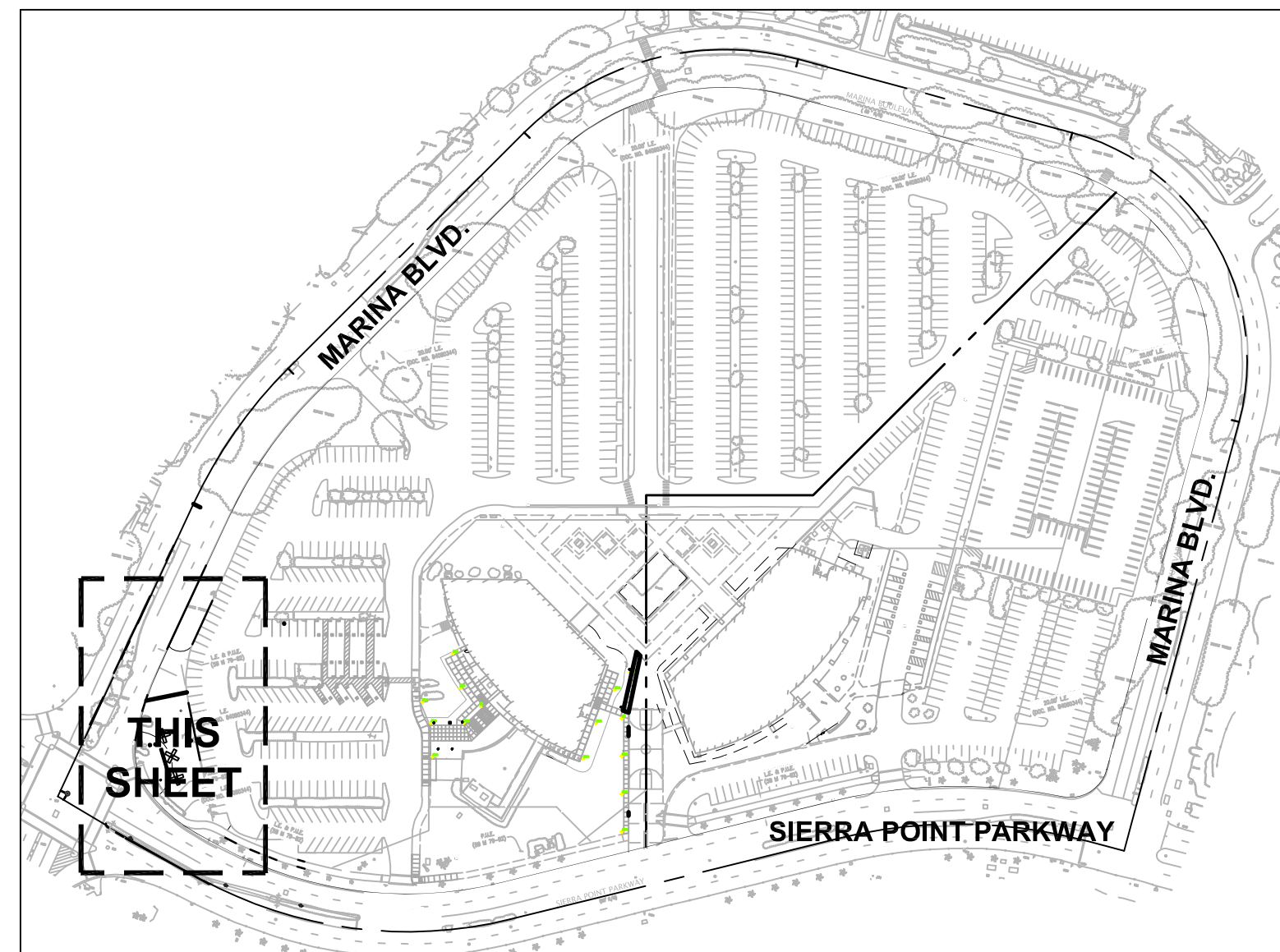
1. CONTRACTOR TO NOTE THAT THE MEASURES SHOWN ON THE EROSION CONTROL PLAN, ARE SCHEMATIC MINIMUM REQUIREMENTS, THE FULL EXTENT OF WHICH IS TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE, AND THE APPROVAL OF THE APPROPRIATE GOVERNMENTAL AGENCIES.
2. ANY AND ALL SEDIMENT AND / OR EROSION CONTROL DETAILS CONTAINED WITHIN THESE PLANS ARE TO BE CONSIDERED AS "REFERENCE DETAILS" ONLY AND DOES NOT RELIEVE THE OWNER/DEVELOPER FROM COMPLIANCE WITH REQUIREMENTS OF LOCAL GOVERNING AGENCIES.
3. EROSION CONTROL MEASURES ARE INTENDED TO PREVENT SEDIMENT AND DEBRIS FROM ENTERING THE CITY, COUNTY STORM DRAIN SYSTEM, SANITARY SEWER SYSTEM OR FROM LEAVING THE SITE. THE CONTRACTOR SHALL MAKE ADJUSTMENTS IN THE FIELD TO MAKE SURE THAT THIS CONCEPT IS COMPLETED.
4. EROSION CONTROL MEASURES AND MEASURES ARE TO BE INSTALLED AND OPERABLE AT THE START OF ALL WORK AND SHALL CONTINUE IN EFFECT UNTIL DISTURBED AREA ARE STABILIZED OR UNTIL INSTALLATION OF THE PERMANENT SITE IMPROVEMENTS ELIMINATES THE NEED FOR THEM.
5. CONTRACTOR SHALL KEEP INSPECTION, MAINTENANCE AND REPAIR PROCEDURES, AS REQUIRED, ON ALL EROSION CONTROL FACILITIES AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON, PRIOR TO ANTICIPATED STORM EVENT AND AT REASONABLE INTERVALS DURING STORM EVENTS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
6. CONTRACTOR SHALL INSPECT AND REPAIR FILTERS AFTER EACH STORM EVENT. REMOVE SEDIMENT FROM SURFACE OF DANDY-BAG OR SIMILAR ENGINE APPROVED DEVICES.
7. CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS AND DEVICES AND SHALL CLEAN THE OUTLET PIPES OF ANY BLOCKAGE AFTER EACH STORM EVENT.
8. THE CONTRACTOR SHALL IMPLEMENT THE BEST AVAILABLE TECHNOLOGY FEASIBLE AND THE BEST CONVENTIONAL POLLUTANT CONTROL TECHNOLOGY TO REDUCE OR ELIMINATE STORM WATER POLLUTION.
9. ANY DIEWATERING WATER SHALL NOT BE DISCHARGED DIRECTLY INTO THE STORM WATER SYSTEM. ALL DIEWATERING WATER MUST BE CHANNLED THROUGH AN APPROVED SEDIMENT BARRIER OR FILTERING CONTROL DEVICE SUCH AS A Fagrad BY OLDCASTLE OR ENGINEER APPROVED EQUIVALENT. EFFORTS TO REMOVE SEDIMENT FROM DIEWATERING WATERS PRIOR TO DISCHARGING THE STORM SYSTEM. CHLORINATED OR DISCHLORINATED WATER SHALL NOT BE DISCHARGED INTO THE STORM DRAIN SYSTEM. THE CONTRACTOR MAY DISPOSE THIS WATER INTO THE SANITARY SEWER SYSTEM UPON APPROVAL OF THE APPLICABLE GOVERNMENTAL AGENCY.
9. GENERAL CONTRACTOR RESPONSIBLE FOR EROSION CONTROL IMPLEMENTATION, U.N.O. ON PLANS.

1. DUST CONTROL SHALL BE PERFORMED AT ALL TIMES, AT THE CONTRACTORS' EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH SECTION 9 OF CALTRANS STANDARD SPECIFICATIONS AND THE REQUIREMENTS OF THE LOCAL JURISDICTION.
2. WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY THE APPROPRIATE GOVERNMENTAL AGENCY IN ORDER TO ENSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
3. WATERING ASSOCIATED WITH ON-SITE CONSTRUCTION ACTIVITY SHALL TAKE PLACE BETWEEN THE ESTABLISHED CONSTRUCTION HOURS AND SHALL INCLUDE AT LEAST ONE LATE-AFTERNOON WATERING TO MINIMIZE THE EFFECTS OF BLOWING DUST.
4. USE DUST-PROOF CHUTES TO LOAD DEBRIS INTO TRUCKS WHENEVER FEASIBLE. WATERING SHOULD BE USED TO CONTROL DUST GENERATION DURING TRANSPORT AND HANDLING OF RECYCLED MATERIALS.



28

SHEET NO.



15	PROPOSED FINISH GRADE CONTOUR - 1 FOOT
15.5	PROPOSED FINISH GRADE CONTOUR - 1/2 FOOT
15	EXISTING FINISH GRADE CONTOUR - 1 FOOT
15.5	EXISTING FINISH GRADE CONTOUR - 1/2 FOOT
←	DIRECTION OF WATER FLOW
TP	SAWCUT OR CONFORM LINE
TP 10.35	PROPOSED SPOT ELEVATION
SDAO	STORM DRAIN AREA DRAIN
SDMH	STORM DRAIN MANHOLE
(E)	EXISTING
FG	FINISH GRADE (TOP OF MULCH)
G.B.	GRADE BREAK
INV	PIPE INVERT
(P)	PROPOSED
TC	TOP OF CURB
TP	TOP OF PAVEMENT

1. THE LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATION WILL REVEAL THE TYPE, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). CONTRACTOR SHALL VERIFY LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES BEING CROSSED OR CONNECTED TO PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR SHALL CONTACT THE UTILITY SERVICE ALERT, FOR LOCATION AND MARKING OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION-PHONE (800) 227-2600.

REFER TO SHEET 1, 2 & 3, BOUNDARY, PARTIAL
TOPOGRAPHIC AND UTILITY SURVEY BY KIER
WRIGHT.

- CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL BE IN POSSESSION AND FAMILIAR WITH THE "PAVEMENT AND EARTHWORK RECOMMENDATIONS" BY: GEOSYNTEC, DATED JANUARY 31, 2020 AND "SOILS AND FOUNDATION RECOMMENDATIONS" BY: GEOSYNTEC, DATED JANUARY 31, 2020 LOCATED ON THE CONSTRUCTION DOCUMENTS (PLANS AND SPECIFICATIONS) AND RECOMMENDATIONS WITH REGARD TO EARTHWORK AND IMPORTED MATERIALS, WILL BE DECIDED IN FAVOR OF THOSE STATED WITHIN THE RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE OR DIRECTED BY SUPPLEMENTAL INSTRUCTIONS.
- DAMAGE TO ANY KNOWN EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
- CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FULLY AWARE OF ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATION PRIOR TO SUBMITTING A BID.
- CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY & REQUIRED CONSTRUCTION AND ENCROACHMENT PERMITS FOR THIS PROJECT.
- THE EXISTING FIRE HYDRANTS AT OR NEAR THE SITE MUST BE MAINTAINED AND ACTIVE AT ALL TIMES AND ANY NEW HYDRANTS MUST BE MADE ACTIVE AND SERVICEABLE PRIOR TO COMPLETION. BECAUSE BROUGHT TO CONSTRUCTION SITE AND CONSTRUCTION TAKING PLACE, FIRE ACCESS OVER ALL EXISTING SURFACE PAVEMENTS, DRIVEWAYS, SIDEWALKS, AND DRIVEWAYS, AND UNDERGROUND CONSTRUCTION REQUIREMENTS FOR COORDINATING CONSTRUCTION ACCESS AND PROTECTION REQUIREMENTS DURING CONSTRUCTION PHASE WITH FIRE DEPARTMENT.
- CONTRACTOR TO COORDINATE WORK, STAGING AND STORAGE AREAS WITH OWNER PRIOR TO CONSTRUCTION.
- EXCAVATION OF 5 FEET OR MORE IN DEPTH MAY REQUIRE AN EXCAVATION PERMIT FROM THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL SAFETY.
- ATTENTION IS CALLED TO: SECTION 1540 (A) (1) OF THE CONSTRUCTION SAFETY ORDERS (TITLE 8 CALIFORNIA ADMINISTRATION CODE SECTION 1540), ISSUED BY THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS BOARD PURSUANT TO THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT OF 1973, AS AMENDED, WHICH STATES: "PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO IDENTIFY AND MARK ALL EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO WATER MAINS, GAS LINES, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND, IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROXIMATE LOCATION OF ALL EXISTING UTILITIES HAS BEEN IDENTIFIED, THE CONTRACTOR SHALL TAKE APPROPRIATE PRECAUTIONS TO AVOID DAMAGE AND WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF ADEQUATE FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION."
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF HIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TO THE CITY OF PALMDALE AND ITS UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICES TO THE PROJECT.
- THE CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY OF PALMDALE, ENGINEER, ARCHITECT, OWNER, DESIGNER, CONSULTANT, CONTRACTOR AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ON THE ENGINEER.
- THE OWNER WILL PROVIDE THE NECESSARY TESTING AND INSPECTION SERVICES FOR THE ON-SITE WORK INDICATED ON THE CONSTRUCTION DOCUMENTS, IN THE SPECIFICATION SECTIONS, AND ON THE BASIS THEREOF THE CONTRACTOR SHALL CONDUCT TESTING, RECORD, TEST, REPORT, RETEST, CORRECT, REREFORM AND THE APPROVAL OF ALL IMPORT MATERIALS DELIVERED TO THE SITE. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MINIMUM OF 48-HOURS OF NOTIFICATION PRIOR TO NEEDING SUCH TESTING. THE CONTRACTOR SHALL ALSO PROVIDE APPROPRIATE CONSULTANTS, I.E., GEOLOGICAL, TO ADDRESS ANY ITEMS INCLUDING SITE RISKS, ARISING FROM DISCOVERED CONDITIONS RELATED TO SOIL CONDITIONS, OR PROBLEMS.
- THE CONTRACTOR SHALL FURNISH INSTALLED, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION, AND SHALL DRAINER AND DISPOSAL OF THE WATER SO AS TO NOT CAUSE INJURY TO ANY PARTY. ANY DRAINAGE WATER SHALL BE DISCHARGED INTO THE STREET TO THE STORM WATER AND NOT TO THE SANITARY SEWER. WATER MUST BE CHANNCELED THROUGH AN APPROVED SEDIMENT BARRIER OR FILTERING CONTROL DEVICE SUCH AS DRAINAGE BASIN TO REMOVE SEDIMENT FROM DRAINING WATERS PRIOR TO THE STORM WATER SYSTEM. THE CONTRACTOR MAY DISPOSE THIS WATER INTO THE SANITARY SEWER SYSTEM UPON APPROVAL OF THE APPLICABLE GOVERNMENTAL AGENCY. THE CONTRACTOR SHALL NOT BE ALLOWED TO DISCHARGE ANY POLLUTANTS OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH CAUSES DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COSTS FOR DRAINAGE SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 6" FOOT BELOW THE BOTTOM OF EXCAVATION OF ANY PILE TO THE SPECIFIED ELEVATION. DISPOSAL OF WATER SHALL BE IN ACCORDANCE WITH THE APPROVED SWPPP AND SHALL NOT DAMAGE PROPERTY, CREATE A PUBLIC NUISANCE OR VIOLATE THE LAW. THE CONTRACTOR SHALL HAVE AN AVAILABLE EMERGENCY RESPONSE EQUIPMENT AND PERSONNEL ON SITE FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION. THE DRAINAGE SYSTEM SHALL OPERATE CONTINUOUSLY UNTIL BACK-FILL HAS BEEN COMPLETED TO 1' ABOVE NORMAL STATIC GROUNDWATER LEVEL.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER TRAFFIC CONTROL DEVICES NECESSARY TO MAINTAIN SAFE TRAFFIC FLOW AND ACCESS TO THE LOCAL AREA TRAFFIC CONTROL, HANDBOOK AND CAL-OSHA SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN (TCP) FOR THE APPROVAL OF THE GOVERNMENTAL AGENCY WHEN TRAFFIC CONTROL IS REQUIRED. THE CONTRACTOR SHALL ALLOW A MINIMUM OF FIVE (5) WORKING DAYS FOR REVIEW, BY THE AGENCY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESPONDING TO ANY LOCAL COMPLAINTS ABOUT CONSTRUCTION NOISE.
- CONTRACTOR EQUIPMENT, TOOLS, ETC. SHALL NOT BE CLEANED OR RINSED INTO A STREET, GUTTER OR DRAINAGE. WASH WATER SHALL BE COLLECTED IN A VACUUM SUMP FROM THE SITE AND NOT DISCHARGED TO THE STREET OR DRAINAGE.
- CONCRETE / GUINITE TRACKS AND CONCRETE / PLASTER FINISHING OPERATIONS SHALL NOT DISCHARGE WASH WATER INTO THE STREET GROUES OR DRAINS.
- ALL CONSTRUCTION DEBRIS SHALL BE GATHERED ON A REGULAR BASIS AND PLACED IN A DUMPSTER WHICH IS FULLY OPENED OR REMOVED WEEKLY, WHEN FEASIBLE, TIPS SHALL BE USED ON THE GROUND TO COLLECT FALLING DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORMWATER POLLUTION POLLUTION. CONSTRUCTION AND DEMOLITION PILES SHALL BE SECURELY COVERED WITH A tarp OR OTHER MEANS TO CONTAIN DEBRIS.
- ALL CHANGES TO THE APPROVED CONSTRUCTION DOCUMENTS WITH RESPECT TO MATERIALS AND PRODUCT, NECESSARY BY A LACK OF THE SPECIFIED PRODUCT, UNACCEPTABLE DELIVERY TIMES, AND/OR VALUE ENGINEERING BY THE OWNER, CONTRACTOR OR SUBCONTRACTORS, SHALL BE SUBJECT TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL IN ADVANCE OF ORDERING AND DELIVERY TO THE PROJECT.
- CONTRACTOR RESPONSIBLE FOR CONFIRMING ALL FOOTING FOR SIGNS, FLAG POLES, LIGHTS, FENCING, AND OTHER ARCHITECTURAL UTILITY FEATURES TO BE INSTALLED WILL NOT CONFLICT WITH ALL EXISTING OR PROPOSED UNDERGROUND UTILITIES, SHOWN ON THESE PLANS.
- IF THERE IS DISCREPANCY BETWEEN IMPROVEMENT PLANS AND SITE DETAILS, CONTRACTOR TO PROVIDE PROJECT ENGINEER WITH RF FOR CLARIFICATION OF DESIGN INTENT PRIOR TO PROCEED.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITIES OF ALL FORMS OF EARTHWORK ON THIS PROJECT AND BASING THE BID ON THOSE QUANTITIES WITH FULL KNOWLEDGE THAT ADDITIONAL PROCESSES – INCLUDING ENGINEERING – AND QUANTITIES ARE ALSO TO BE INCLUDED IN THE BID PER THE FOLLOWING NOTES.

2. THE CONTRACTOR SHALL MAKE AN INITIAL DETERMINATION OF THE QUANTITIES, BASED ON A DETAILED SITE VISIT, THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL REPORT, THE FINISH GRADES SHOWN ON THESE DRAWINGS, THE SIZE AND EXTENT OF FOOTINGS, THE PREPARATION AND MATERIALS USED FOR FOUNDATIONS, DRAINAGE SECTIONS, AND THE SIZE AND DEPTH OF UTILITY TRENCHES, INCLUDING THE UTILITY CONTRACTORS ANTICIPATED RE-USE OF EXISTING MATERIAL FOR BACKFILL IF ANY. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE PROJECT SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE CIVIL ENGINEER.

3. THE CONTRACTOR SHALL MEET THE GRADES SHOWN ON THE DRAWINGS, ADJUSTING THE AMOUNT OF MATERIAL TO BE MOVED TO MAINTAIN THE PROJECT BALANCE. THE CONTRACTOR SHALL BE AWARE ABOUT THE SITE BALANCING. NO ADJUSTMENTS TO THE GRADES SHALL BE PERMITTED UNLESS SPECIFICALLY APPROVED BY THE ARCH/ENR IN WRITING AFTER THE IMPACT OF ANY GRADE CHANGES (IMPACT TO RAMPS, STAIRS, WALKS, W/ OTHERS, ETC.) HAS BEEN THOROUGHLY REVIEWED BY THE ARCH/ENR. WHEN CHANGES TO THE EARTHWORK ARE MADE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CHANGES. THE CONTRACTOR SHALL NOT ASSUME ANY CHANGES TO THE FINISHED GRADES SHOWN ON THESE DRAWINGS WILL BE PERMITTED.

4. THE EARTHWORK SPECIFICATIONS MAY HAVE SPECIFIC REQUIREMENTS FOR BRINGING FILL MATERIAL ONTO THE SITE (IMPORT) IF THE EXISTING SOILS ARE NOT SUITABLE FOR FILL MATERIAL IN CERTAIN AREAS. THE EARTHWORK SPECIFICATIONS MAY IDENTIFY ALTERNATIVES THAT ALLOW TREATMENT OF EXISTING SOILS TO MAINTAIN SOILS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CHANGES. THESE DRAWINGS MUST ALSO BE CONSIDERED WHEN DETERMINING THE ALTERNATIVE TO BE USED.

5. AFTER THE BID IS AWARDED THE CONTRACTOR SHALL SUBMIT A DETAILED EARTHWORK HANDLING PLAN THAT SHOWS THE INTENT AND LOCATIONS OF EARTH MOVEMENT AND QUANTITIES OF CUT, FILL, IMPORT AND EXPORT AS THE PROJECT WAS BID. PROPOSING ALTERNATIVE PLANS THAT MAY IDENTIFY GRADE CHANGES TO MAINTAIN SOILS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CHANGES. THE CONTRACTOR SHALL NOT RELY ON THE CONTRACTOR'S RESPONSIBILITY OF PREPARING AN EARTHWORK PLAN AS BID.

6. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL, STAKING, CONTRACTOR SHALL FIELD CHECK ALL INTERPOLATED ELEVATIONS MARKED WITH (X)OCCASIONALLY AND REPORT ANY DISCREPANCIES GREATER THAN 0.50" TO OWNER'S PROJECT CIVIL ENGINEER. PROPOSED GRADES ARE SHOWN IN BOLD TEXT.

7. ALL SUBGRADES AND FILL SHALL COMPLY WITH THE CONSTRUCTION SPECIFICATIONS AND DETAILS PER PROJECT SPECIFICATION 31.20.0 PER SECTION 3.5.

7.1. THE EXISTING GROUND SURFACE SHOULD BE COMPACTED TO 95% RELATIVE COMPACTION WITH MOISTURE CONTENT WITHIN -3% TO $+3\%$ OF OPTIMUM MOISTURE CONTENT (OMC)

7.2. THE EXISTING GROUND SURFACE (UPPER 5" (WITHIN LANDSCAPE AREA) SHOULD BE COMPACTED TO 90% RELATIVE COMPACTION WITH MOISTURE CONTENT WITHIN -3% TO $+3\%$ OF OMC.

THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE OWNER'S TESTING AGENCY TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.

8. DO NOT ADJUST GRADES ON GRADING PLAN WITHOUT PRIOR WRITTEN APPROVAL OF ARCHITECT & ENGINEER.

9. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05' OF PROPOSED ELEVATIONS.

10. ALL EXISTING UTILITY STRUCTURES WITHIN THE AREA OF WORK SHALL HAVE THE LIDS, GRATES, COVERS, ETC. ADJUSTED TO BE FLUSH WITH FINISHED GRADES. CONTRACTOR SHALL IDENTIFY ALL SUCH ITEMS BY USE OF THESE PLANS AND A THOROUGH FIELD INVESTIGATION.

11. GEOTECHNICAL CONSULTANT IS TO BE NOTIFIED A MINIMUM OF 72 HOURS PRIOR TO DELIVERY OF ALL MATERIALS TO BE IMPORTED OR EXPORTED FROM THE CALTRANS DEPARTMENT OF TRANSPORTATION CONTRACT. GEOTECHNICAL CONSULTANT MUST BE PRESENT TO OBSERVE ALL EARTHWORK-RELATED ACTIVITIES. IF THERE IS NO GEOTECHNICAL CONSULTANT ON THE PROJECT AN OWNER APPOINTED DESIGNATED AND QUALIFIED REPRESENTATIVE WILL DO THESE TASKS.

12. COMPACTION TESTS WILL BE PERFORMED ON ALL TRENCHES, STREET WORK, FLATWORK AND PARKING AREAS. BUT NOT LIMITED TO SUB-GRADE SOILS, AGGREGATE SUB-BASE AND BASE COURSE MATERIALS TO VERIFY THAT COMPACTION CONFORMS TO GOVERNMENT AGENCY AND STANDARD PROJECT SPECIFICATIONS SECTION 31.20.0 BY FIELD TECHNICIANS ASSIGNED BY PROJECT. GEOTECHNICAL ENGINEER AND/OR TESTING SERVICES SHALL BE PERFORMED BY CERTIFIED TESTING LABORATORY IN CONFORMANCE WITH THE TESTS OF CALTRANS DEPARTMENT OF TRANSPORTATION (CALTRANS), SOIL SAMPLING AND TESTING FREQUENCY SHALL CONFORM TO CHAPTER 6-1 OF THE CALTRANS CONSTRUCTION MANUAL AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND/OR CITY ENGINEER. ALL TESTING AND RE-TESTING WILL BE AT THE CONTRACTOR'S EXPENSE.

13. NO SITE GRADING SHALL OCCUR UNLESS APPROVED EROSION CONTROL MEASURES ARE IN PLACE.

14. GRADING ALONG THE EXTERIOR BOUNDARIES OF THE PROPERTY SHALL NOT INTERFERE WITH THE NATURAL DRAINAGE OF THE ADJACENT PROPERTIES. NOTIFY PROJECT ENGINEER IF CONFLICT OCCURS, DUE TO PROPOSED GRADING OR CONSTRUCTION OF NEW IMPROVEMENTS PRIOR TO CONTINUING WORK.

15. PRIOR TO INSTALLING MULCH, COBBLE, AND/OR LANDSCAPING, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO VISIT THE SITE AND REVIEW GRADING TO ENSURE THE DESIGN INTENT IS BEING MET.

16. PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER.

17. DEMOLITION LIMIT, CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREE TO BE PROTECTED, AND DRAINAGE COURSES TO BE DELINEATED WITH FIELD MARKERS.

18. REFER TO PROJECT SPECIFICATIONS 31.20.0 PER SECTION 3.5, AND SITE SOIL MANAGEMENT PLAN FOR ACCEPTABLE FILL MATERIAL.

19. DEPTH TO CLAY CAP IS UNKNOWN WITHIN PROJECT AREA. IT HAS BEEN FOUND AS SHALLOW AS 2 FEET BELOW GROUND SURFACE (BGS), AND MORE OFTEN BETWEEN 3 AND 7 FEET BGS IN OTHER AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CHANGES. CONTRACTOR SHOULD MAINTAIN THE DEPTH OF THE CLAY CAP AND THE OWNER AND GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED.

4	PROVIDE A FLAT AREA AT ELEVATION 14.50 FOR FUTURE MONUMENT SIGN. SEE SHEET L8.02 FOR FOUNDATION DETAIL.
5	FUTURE FLAG POLES. SEE SHEET L8.02 FOR FOUNDATION DETAILS.
6	PROPOSED REDWOOD HEADER ON GRADE. SEE DETAIL ON SHEET L8.01

THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES WHERE CONNECTIONS ARE TO BE MADE TO, OR WHERE NEW UTILITIES WILL BE CROSSING SO THAT EXISTING FLOWLINE ELEVATIONS, TOP OF PIPES, ETC., AND LOCATIONS CAN BE FIELD VERIFIED BEFORE THE START OF ANY CONSTRUCTION. ADVISE CIVIL ENGINEER OF ANY DISCREPANCIES, AND/OR REQUIRED CLEARANCE CANNOT BE OBTAINED.

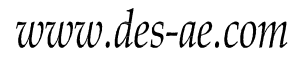
1. INSTALL DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 18" BELOW THE SURFACE IN NON-PAVED AREAS, AND AT BOTTOM OF BASECOURSE FOR PAVED AREAS. GREEN, PRINTED WITH "CAUTION-STORM DRAIN LINE BELOW", CALIPSO TYPE 2 OR ENGINEER APPROVED EQUAL.
2. ALL PIPES SHALL BE LAID ACCURATELY ACCORDING TO THE SLOPES AND ELEVATIONS SHOWN ON THE PLANS. CONTRACTOR SHALL BEGIN WORK AT DOWNSTREAM POINT OF CONNECTION TO (E) STORM DRAIN OR OUTLET, AND WORK UPSTREAM TO ENSURE A CONTINUOUS POSITIVE SLOPE. PRIOR TO BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL VERIFY CROSSINGS AND CONNECTION POINTS VIA POTHOLES TO CONFIRM PIPE LOCATIONS AND DEPTHS TO ENSURE NO CONFLICTS WITH THE PROPOSED PIPE.

EARTHWORK ESTIMATE SHOWN BELOW ARE FOR AREA WITHIN THE GRADING LIMIT ONLY. THE SCOPE OF PROPOSED LANDSCAPE IMPROVEMENT OUTSIDE THE GRADING LIMIT IS ANTICIPATED TO BE LIMITED TO RE-PLANTING ONLY, AND NO EARTHWORK CUT/FILL WILL BE GENERATED.

EARTHWORK ESTIMATE SHOWN BELOW ARE TO BE USED FOR ESTIMATING PURPOSE ONLY AND NO GUARANTEE IS MADE AS TO THE ACCURACY OF THIS INFORMATION.

EARTHWORK ESTIMATE IS PREPARED BY EARTHCAL.COM, DATED
08/13/2020

EXCAVATION (CUT): 438 CUBIC YARD
EMBANKMENT (FILL): 13 CUBIC YARD
NET BALANCE: 427 CUBIC YARD (EXPORT)



2000 Sierra Point Parkway
Brisbane, CA 94005

GRADING AND DRAINAGE PLAN

[illegible]

DRAWN BY: E. CH

REVIEWED BY: C. BOY

APPROVED BY: C.BOWEN

DES PROJECT NO.: 10194.051



© 2019

SITE

L2.01

SHEET NO



TREES KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
	GIN AUT	Ginkgo b. 'Autumn Gold'	Autumn Gold Maidenhair Tree	60" Box ---

KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ACH MIL	Achillea millefolium	Yarrow	1 gal	24" O.C./As Shown.
CAL SPE	Calandrinia spectabilis	Rock Purslane	5 gal	As Shown.
CAR DIV	Carex divulsa/ Carex tumulicola	Berkeley Sedge	1 gal	24" O.C.
CHO TEC	Chondropetalum tectorum	Cape Rush	1 gal	As Shown.
EYO JAP	Euonymus japonicus 'Aureo-marginatus'	Golden Euonymus	1 gal	As Shown.
LOM BRE	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 gal	As Shown.



Achillea millefolium



Calandrinia spectabilis



Carex tumulicola



Chondropetalum tectorum



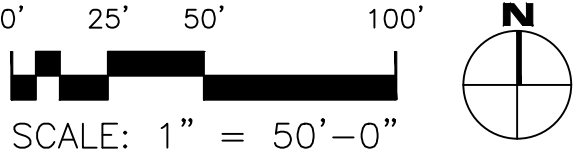
Euonymus japonicus 'Aureo-marginatus'



Lomandra longifolia 'Breeze'



Ginkgo b. 'Autumn Gold'



Apr 09, 2021 - 3:57pm Y:\Shen P:\HQP\SierraPointTowers\Site\10194051\Draw\Common\Plant-Corner.dwg



2000 Sierra Point Parkway
Brisbane, CA 94005

950 Tower Lane, Suite 1650, Foster City, California 94404
Project Number: 10194.051

PLANTING PLAN AND PALETTE
Issued for Grading Review
08.06.21



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Issued for Grading Review
08.06.21

Monument Design – Rendering

The Towers at Sierra Point
14 April 2021 Site Monument For Permit

Draft
RESOLUTION 2021-EX-4

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
CONDITIONALLY APPROVING GRADING PERMIT 2021-EX-4
TO ACCOMMODATE PREVIOUSLY APPROVED SIGNAGE AND LANDSCAPING
AT 2000 SIERRA POINT PARKWAY

WHEREAS, Chris Mateo applied to the City of Brisbane for Grading Permit review, to grade a total of 438 cubic yards, with 427 cubic yards to be exported from the southwest corner of 2000 Sierra Point Parkway, such application being identified as 2021-EX-4; and

WHEREAS, on May 27, 2021, the Planning Commission approved sign program revision SR-3-21 which allowed for the replacement of the existing monument sign with “The Towers” sign at the subject location, along with placement of flags behind the sign and relandscaping to replace the existing Palm trees with Ginko trees; and

WHEREAS, the proposed grading is consistent with previously approved SR-3-21; and

WHEREAS, on October 14, 2021, the Planning Commission conducted a hearing of the application, publicly noticed in compliance with Brisbane Municipal Code, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the staff memorandum relating to said application, and the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; pursuant to Section 15304 of the State CEQA Guidelines; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein, as Exhibit A, in connection with the requested Grading Permit review;

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of October 14, 2021 did resolve as follows:

Grading Permit 2021-EX-4 is approved by the Planning Commission, which recommends City Engineer approval of the grading permit in compliance with the conditions of approval attached herein as Exhibit A.

ADOPTED this 14th day of October, 2021, by the following vote:

AYES:
NOES:
ABSENT:

Douglas Gooding
Chairperson

ATTEST:

JOHN A. SWIECKI, Community Development Director

DRAFT
EXHIBIT A

Action Taken: Approval of Grading Permit 2021-EX-4, recommending the City Engineer's issuance of a grading permit, per the staff memorandum with attachments, via adoption of Resolution 2021-EX-4.

Findings:

1. The proposed grading is minimized and designed to reflect or fit comfortably with the topography.
2. The proposed grading would not include retaining walls.
3. The proposed grading would not remove existing street trees, nor any California Bay, Laurel, Coast Live Oak or California Buckeye trees. Existing Palm trees would be removed and replaced with Ginko sp. trees, as previously approved with the sign review application SR-3-21
4. The finding requiring that grading complies with the terms of the San Bruno Mountain Area Habitat Conservation Plan Agreement and Section 10(a) Permit is not applicable since the subject property is not located within the boundaries of the San Bruno Mountain Area Habitat Conservation Plan.

Conditions of Approval:

- A. The applicant shall obtain a building permit and a grading permit prior to proceeding with construction and shall comply with any conditions imposed through those permit applications.
- B. Prior to issuance of a building permit, the applicant shall obtain an encroachment permit for any work within the public right-of-way or temporary closure of portions of the public right-of-way.
- C. Minor modifications may be approved by the Planning Director in conformance with all requirements of the Municipal Code.