



## Planning & Building Department Planning Commission

Laurie Simonson, 1<sup>st</sup> District  
Frederick Hansson, 2<sup>nd</sup> District  
Zoe Kersteen-Tucker, 3<sup>rd</sup> District  
Manuel Ramirez, Jr., 4<sup>th</sup> District  
Steve Dworetzky, 5<sup>th</sup> District

County Office Building  
455 County Center  
Redwood City, California 94063  
(650) 363-1859

### Action Minutes

## DRAFT

MEETING NO. 1597

Wednesday, May 13, 2015

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In the Board of Supervisors Chambers, Hall of Justice and Records, located at 400 County Center, Redwood City.

Vice Chair Simonson called the meeting to order at 9:03 a.m.

**Pledge of Allegiance:** The Pledge of Allegiance was led by Vice Chair Simonson.

**Roll Call:** Commissioners Present: Hansson, Kersteen-Tucker, Ramirez,  
Simonson (arrived at 9:03)  
Commissioners Absent: Dworetzky  
Staff Present: Monowitz, Fox, Shu (arrived at 9:17 AM)

Legal notice published in the San Mateo County Times on May 2, 2015 and in the Half Moon Bay Review on April 29, 2015.

**Oral Communications** to allow the public to address the Commission on any matter not on the agenda.

None.

**Consideration of the Minutes** of the Planning Commission meeting of April 8, 2015.

Commissioner Ramirez moved, and Commissioner Hansson seconded, that the minutes be approved as submitted. **Motion carried 4-0-0-0.**

**Consideration of the Minutes** of the Planning Commission meeting of April 22, 2015.

Commissioner Ramirez moved, and Commissioner Kersteen-Tucker seconded, that the minutes be approved with minor edits proposed by Commissioner Simonson. **Motion carried 4-0-0-0.**

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**REGULAR AGENDA  
9:00 a.m.**

- 1. **Owner/Applicant:** MidPeninsula Regional Open Space District  
 File No.: PLN2015-00006  
 Location: Purisima Creek Open Space Preserve  
 Assessor’s Parcel No.: 067-320-220

Consideration of a Coastal Development Permit and Timberland Preserve/Coastal Zone Minor Development Permit, pursuant to sections 6328.4 and 6965 of the County Zoning Regulations respectively; and a Grading Permit, pursuant to Section 8602 of the County Grading Ordinance, for the removal and replacement of an existing vehicular bridge at a location on Purisima Creek. Application deemed complete February 6, 2015. Please direct any questions to Senior Planner Mike Schaller at 650-363-1849 or [mschaller@smcgov.org](mailto:mschaller@smcgov.org).

**SPEAKERS:**

None

**COMMISSION ACTION:**

Commissioner Hansson moved and Commissioner Ramirez seconded to close the public hearing. **Motion carried 4-0-0-0.**

Commissioner Kersteen-Tucker moved to approve the project, and Commissioner Hansson seconded the motion. **Motion carried 4-0-0-0.**

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the request, making the findings and adopting conditions of approval as follows:

**FINDINGS:**

Regarding the Environmental Review, Found:

- 1. That the Commission, acting as a responsible agency, has reviewed and considered the Mitigated Negative Declaration, prepared by Mid-Peninsula Regional Open Space District (District) as Lead Agency.

Regarding the Coastal Development Permit, Found:

- 2. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program, including protection of biological resources as discussed in Section 2(a) of the attached report.
- 3. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program, including protection of biological resources.

Regarding the Grading Permit, Found:

4. That the project will not have a significant adverse effect on the environment. Staff reviewed the Initial Study, prepared by the applicant, pursuant to California Environmental Quality Act (CEQA) regulations, and determined that the project, if undertaken with appropriate mitigation measures, would not have a significant adverse impact on the environment. The Negative Declaration's mitigation measures have been incorporated into the recommended conditions of approval to ensure that the project will have no adverse impacts to the environment.

5. That the project conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan. As stated previously, this project is exempt from review against the County General Plan. However, it was reviewed against the policies of the Local Coastal Program (as subset of the General Plan specifically for the Coastal Zone) and the County Zoning Regulations, which implement the policies of the General Plan. As stated above, the project was found consistent with both sets of regulations. The project, as proposed and conditioned, conforms to the standards in the Grading Ordinance, including those relative to an erosion and sediment control plan, dust control plan, and the timing of grading activity.

Regarding the Minor Development Permit, Found:

6. That the pedestrian/vehicle bridge and trail comply with the definition of a Minor Development under County Zoning Regulations Section 6953.1(c) (Timberland Preserve Zone - Coastal Zone).

**CONDITIONS OF APPROVAL:**Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on May 13, 2015. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.
2. These permits shall be valid for two (2) years from the date of approval in which time a building permit shall be issued. Any extension of the permits shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

Mitigation Measures

3. Focused plant surveys for each species listed in the Biological Assessment shall be conducted in the spring prior to initial ground breaking to determine the species' presence or absence in areas that would be disturbed by construction and earth-movement activities. If any special-status plant species are found, areas supporting the species shall be avoided, where feasible. Work shall not start if a special-status plant specimen and its required habitat conditions are found within the impact area while a plan detailing on-site mitigation is developed based on consultation with the California Department of Fish and Wildlife (CDFW). Construction work may start once such plan has been approved by the CDFW.
4. The following avoidance measures for the San Francisco dusky-footed woodrat will be implemented:

- A. Preconstruction Surveys: A qualified biologist shall conduct San Francisco dusky-footed woodrat nest surveys prior to initial groundbreaking to determine the presence or absence of nests in areas that would be disturbed by construction and earth-movement activities. If feasible, disturbance of woodrat nests shall be avoided by staging construction-related equipment and materials away from known nest sites. If during the survey, a woodrat nest is detected, the District will complete one of the following avoidance minimization measures. These measures are listed in order of priority, where the first measure is the preferred measure to be implemented as it provides the least amount of impact to the woodrat. If the first measure cannot be implemented due to extenuating site conditions, the second shall be implemented and so forth down the list.
1. Any trail alignment, access road or staging area will be relocated to avoid the woodrat nest by at least 5 feet. Safety and/or silt fencing (for nests downslope) will be erected around all nests within 25 feet of the trail alignment, road or staging area to avoid impacts during construction.
  2. For all woodrat nests that cannot be avoided by project activities (i.e., will require relocation), the CDFW should be consulted with one of the two following options:
    - a. If the nest appears inactive (e.g., no scat or fresh leaves and twigs), approval will be sought from the CDFW to dismantle the nest and replace the lost resource by building an artificial nest. One artificial nest should be built for every one existing inactive nest that is dismantled.
    - b. If the nest appears active, approval will be sought from the CDFW to (1) trap the occupant(s) of the nest, (2) dismantle the nest, (3) construct a new artificial nest with the materials from the dismantled nest, and (4) release the occupant(s) into the new artificial nest. The new nest should be placed no more than 20 feet from its original location and as far from the project footprints as necessary to be protected from construction activities. Nests should only be moved in early morning during the nonbreeding season (October through February). If trapping has occurred for three consecutive nights and no woodrats have been captured, the nest should be dismantled and a new nest constructed.

A California Natural Diversity Database (CNDDDB) form shall be filled out and submitted to the CDFW for any San Francisco dusky-footed woodrats that are trapped. Once trapped, nests shall be torn down and rebuilt surrounding an inverted wooden planter (or similar structure) having at least one entrance and exit hole that is slightly buried into the ground to anchor. Any nest material encountered shall be placed within the nest structure during rebuilding. A small handful of seeds shall be placed within the relocated structure. Relocated nests are intended to provide a release site and opportunity for the woodrats to relocate to another nest (most woodrats average more than one nest and often do not remain with a relocated nest). Once nests are moved, any trapped woodrats should be released into the reconstructed nest during daylight hours so that they seek refuge in the reconstructed nests. In most instances, it is expected that the animal will remain in the reconstructed nest until it has an opportunity to relocate to another nest site at night. Relocated nests are expected to eventually be re-colonized and should be monitored one year post-construction using visual surveys

to determine if a relocated nest has returned to use. A monitoring report should be submitted to the CDFW to document use or nonuse of relocated nests.

- B. Employee and Contractor Education Program: The District will conduct an employee education program prior to the initiation of project activities. The program will consist of a brief presentation by persons knowledgeable in special-status species biology and legislative protection to explain concerns to contractors and their employees. The program would include the following: a description of woodrats and their habitat needs; an explanation of the status of the woodrats and their protection under state law; and a list of measures being taken to reduce impacts to woodrats during project activities. If a woodrat nest is found on the project footprint, it is to be left alone and all operations should stop. Notify the Project Site Lead and District Staff (if the site lead is a contractor) or notify the District Natural Resources Program Manager if the Project Lead is a District Staff.
  - C. Daily Monitoring: During the construction phase of the project, a qualified biologist, District Natural Resources staff or a trained, on-site monitor will check the site in the morning every day before construction activities begin for the presence of woodrats or other wildlife within the work area. If a woodrat is found, the monitor shall have the authority to stop construction in the immediate area and immediately notify appropriate District Staff (Natural Resources Program Manager or designated staff). If the monitor is the District's Natural Resources Staff, or qualified biologist, they will have the authority to notify the CDFW for guidance on procedure. Subsequent recommendations made by the CDFW shall be followed. The monitor would not handle or try to relocate any special-status species.
  - D. Speed Limit: Vehicles shall not drive more than 5 miles per hour within the construction area if these species have been determined to be present. If any woodrat is seen in the path of a vehicle, the vehicle shall stop until the animal is out of the path. Parked vehicles shall be thoroughly checked underneath before they are moved to ensure that no woodrat is on the ground below the vehicle.
5. The following avoidance measures for the California red-legged frogs will be implemented:
- A. Pre-Construction Surveys for Special-Status Amphibians including the California Red-Legged Frog (CRLF): Surveys for the CRLF and other special-status amphibians shall be conducted before construction begins. In the unlikely event CRLF eggs or tadpoles are found, a 100-foot buffer shall be established around the location until juveniles disperse from the breeding site, as determined by a qualified biologist. If adults are present in the construction area, work shall be stopped until individuals are allowed to disperse on their own volition, or the species is relocated by a qualified biologist with permission to handle the CRLF. With these measures in place, the impact for the CRLF would be reduced to a less than significant level.
  - B. Employee and Contractor Education Program: An employee and contractor education program shall be implemented to educate all construction personnel on CRLF identification and procedures should CRLF be observed in the project area. If a CRLF is found on the project footprint, it is to be left alone and all operations should stop. Notify the Project Site Lead and District Staff (if the site lead is a contractor) or notify the District Natural Resources Program Manager if the Project Lead is a District Staff.

- C. Daily Monitoring: During the construction phase of the project, a qualified biologist, District Natural Resources staff or a trained, on-site monitor will check the site in the morning every day before construction activities begin for the presence of the CRLF or other wildlife within the work area. If a CRLF is found, the monitor shall have the authority to stop construction in the immediate area and immediately notify appropriate District Staff (Natural Resources Program Manager or designated staff). The monitor would not handle or try to relocate any special-status species.
- D. Speed Limit: Vehicles shall not drive more than 5 miles per hour within the construction area if these species have been determined to be present. If any CRLF is seen in the path of a vehicle, the vehicle shall stop until the animal is out of the path. Parked vehicles shall be thoroughly checked underneath before they are moved to ensure that no CRLF is on the ground below the vehicle.
6. Project Compliance with All State and Federal Permits: The project may potentially affect a number of species that fall under the jurisdiction of the CDFW, United States Fish and Wildlife Service (USFWS), and National Marine Fisheries Service (NMFS). Each of these permits would be reviewed by agency personnel who are experts in conservation of these sensitive species. The federal permits granted under Section 404 of the Clean Water Act would be required for the construction of the project. The State of California would also have to issue a streambed alteration agreement for the project. The project shall attain and comply with all state and federal permits for the project. Implementation of this mitigation would reduce the impacts on candidate, sensitive, or special-status species to a less than significant level.
7. If noise-generating construction activity takes place during the breeding season (April 1 to September 15), construction activity shall be restricted between 1.5 hours after sunrise to 1.5 hours before sunset to minimize disturbance of potential nesting murrelets using forest habitat as a travel corridor between inland nesting and coastal habitat.
8. A qualified biologist will conduct pre-construction nesting bird surveys within 30 days of project beginning, of all trees and snags greater than 6 inches DBH and all shrubs taller than 8 feet proposed for removal. If bird nests are observed, an appropriate buffer zone will be established around all active nests to protect nesting adults and their young from construction disturbance. Removal of trees, snags, or woody shrubs with identified avian nests shall be postponed until all young are fledged and have left the tree.
9. If mature trees or snags will be removed during the bat breeding season (April 1 through August 31), a qualified bat biologist shall inspect trees and the bridge for potential roost sites. If no potential roost sites are found, no additional mitigation is necessary. Surveys will consist of a daytime pedestrian survey looking for evidence of bat use (e.g., guano) and/or an evening emergency survey to note the presence or absence of bats. If evidence of bat use is observed, the number and species of bats using the roost will be determined. Bat detectors may be used to supplement survey efforts, but are not required.

If roosts of pallid bats are determined to be present and must be removed, the bats will be excluded from the roosting site before the bridge is removed. A program addressing compensation, exclusion methods, and roost removal procedures will be developed in consultation with the CDFW before implementation. Exclusion methods may include use of one-way doors at roost entrances (bats may leave but not reenter), or sealing roost entrances

when the site can be confirmed to contain no bats. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young). The loss of each roost (if any) will be replaced in consultation with the CDFW and may include construction and installation of bat boxes suitable to the bat species and colony size that was excluded from the original roosting site. Roost replacement will be implemented before bats are excluded from the original roost sites. The District has successfully constructed bat boxes elsewhere that have subsequently been occupied by bats. Once the replacement roosts are constructed and it is confirmed that bats are not present in the original roost site, the bridge may be removed.

10. Replant appropriate vegetation at a 3:1 ratio in the project area, as seen in Figure 5 (attached to the staff report). This would include planting within the rock slope protection placed on the channel banks. Planting within the site shall occur in four general planting zones: active channel, lower shaded riparian, upper riparian/upland, and direct seeding (upland). Active channel is the zone nearest to the channel flow and represents the planting that shall be completed around the pools, habitat structures, and riffle edges. This zone is comprised of willows. The second zone, lower shade riparian, is comprised of riparian shrub-like dogwood, coffeberry, and current. The third zone is upper riparian/upland that is largely composed of trees, such as red alders and redwoods, and woody shrubs. The highest elevation zone shall consist of a native erosion control mix.
11. Prior to the initiation of construction or ground disturbing activities, the District staff or archaeological monitor shall conduct a meeting to train all construction personnel of the potential for exposing subsurface cultural resources and to recognize possible buried cultural resources.
12. If there is an unanticipated discovery of archaeological deposits or remains during project implementation, construction crews shall stop all work within 100 feet of the discovery and notify District staff. A qualified archaeologist will assess the discovery, complete an archaeological evaluation and provide recommendations.
13. Implementation of the following measures will reduce potential impacts to cultural and historical resources, including buried and unknown archeological, paleontological, and human remains, to a less than significant level:
  - If cultural, historical and/or paleontological resources are encountered during construction, every reasonable effort shall be made to avoid the resources. Work shall stop within 50 feet of the find until a qualified resources expert can assess the significance of the find.
  - A reasonable effort will be made by the District to avoid or minimize harm to the discovery until significance is determined and an appropriate treatment can be identified and implemented. Methods to protect finds include fencing and covering remains with protective material such as culturally sterile soil or plywood.
  - If vandalism is a threat, 24-hour security shall be provided.
  - Construction operations outside of the find location can continue during the significance evaluation period and while mitigation for cultural, historical and/or paleontological

resources is being carried out, preferably with a qualified resources expert monitoring any subsurface excavations.

- If a resource cannot be avoided, a qualified resources expert will develop an appropriate Action Plan for treatment to minimize or mitigate the adverse effects. The District will not proceed with construction activities within 100 feet of the find until the Action Plan has been reviewed and approved.
- The treatment effort required to mitigate the inadvertent exposure of significant cultural, historical and/or paleontological resources will be guided by a research design appropriate to the discovery and potential research data inherent in the resource in association with suitable field techniques and analytical strategies. The recovery effort will be detailed in a professional report in accordance with current professional standards. Any non-grave associated artifacts will be curated with an appropriate repository.
- Project construction documents shall include a requirement that project personnel shall not collect cultural, historical and/or paleontological resources encountered during construction. This measure is consistent with Federal Guideline 36 CFR 800.13(a) for invoking unanticipated discoveries.

14. In the event human remains, including skeletal remains, graves, or Native American burial sites or graves, are discovered, such as during the course of any ground disturbing activities (grading, excavating, trenching, digging), construction or maintenance activities, the following procedures shall be followed:
- a. All work shall immediately cease and there shall be no further excavation or disturbance of the site or the area in the vicinity of the discovery.
  - b. Notify District staff immediately.
  - c. District staff shall immediately notify the San Mateo County Coroner to evaluate the remains, and follow the procedures and protocols set forth in §15064.5(e) of the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387).
  - d. Secure the area and no further disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has made a determination of origin and disposition, which shall be made within two working days from the time the Coroner is notified of the discovery, pursuant to State Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98.
  - e. If the Coroner determines that the remains are or may be of a Native American, the Coroner shall notify the California Native American Heritage Commission (NAHC) pursuant to subdivision (c) of the State Health and Safety Code within 24 hours, which will determine and notify the Most Likely Descendant (MLD). The MLD may recommend within 48 hours of their notification by the NAHC the means of treating or disposing of, with appropriate dignity, the human remains and grave goods. In the event of difficulty in locating a MLD or failure of the MLD to make a timely recommendation, the human



remains and grave goods shall be reburied with appropriate dignity on the property in a location not subject to further subsurface disturbance.

- f. If the Coroner determines that the remains are not those of a Native American, the Coroner would make recommendations for the treatment and disposition of the remains. Construction work shall not begin again until the County Coroner has examined the remains, assessed their significance, and offered recommendations for any additional exploratory measures deemed necessary for the further evaluation of, and/or mitigation of adverse impacts.
15. All equipment to be used during construction must have an approved spark arrester.
  16. Cut grass and reduce fuels around construction sites where vehicles are allowed to park.
  17. Minimize use of mechanical construction equipment during hot, dry, windy weather.
  18. Hired contractors shall be required to:
    - a. Provide water to suppress potential fires caused by the work performed.
    - b. Remind workers that smoking is prohibited at the work site and on any District land per contract conditions and District Ordinance.
    - c. Maintain working ABC fire extinguishers on all vehicles in the work area.

#### Grading Permit Conditions

19. The provision of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Per San Mateo County Ordinance Section 8605.5, all equipment used in grading operations shall meet spark arrester and fire-fighting tool requirements, as specified in the California Public Resources Code.
20. No grading activities shall commence until the applicant has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section.
21. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 8606.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 8606.5 of the Grading Ordinance.
22. For the final approval of the grading permit, the applicant shall ensure the performance of the following activities within thirty (30) days of the completion of grading:
  - a. The engineer shall submit written certification to the Department of Public Works and the Geotechnical Section that all grading has been completed in conformance with the approved plans, conditions of approval, and the Grading Ordinance.
  - b. All applicable work during construction shall be subject to observation and approval by the geotechnical consultant. Section II of the Geotechnical Consultant Approval form

must be submitted to the County's Geotechnical Engineer and the Current Planning Section.

23. The applicant shall implement their proposed erosion control measures, as shown on the plans and materials submitted on January 6, 2015, prior to the beginning of grading or construction operations. Re-vegetation of denuded areas shall begin immediately upon completion of grading/construction operations as shown on the plans and materials submitted on January 6, 2015.
24. The grading permit "hard card" and the building permit shall be issued at the same time. No grading shall occur until the "hard card" has been issued.
25. Unless approved, in writing, by the Community Development Director, no grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion.
26. The applicant shall submit a letter to the Current Planning Section, a minimum of two (2) weeks prior to commencement of grading, stating the date when grading will begin.

#### Building Inspection Section

27. Sediment and erosion control measures must be installed prior to beginning any site work and maintained throughout the term of the permit. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

#### Geotechnical Section

28. The applicant shall comply with all requirements of the Geotechnical Section prior to the issuance of a grading permit and/or building permit.

#### Department of Public Works

29. Prior to the issuance of the building permit or planning permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
30. Plans, with specific construction details, shall be stamped and signed by the registered civil engineer and submitted to the Fire Department, the Building Inspection Section, and the Department of Public Works for review and approval prior to construction. The applicant shall provide a profile of the bridge and approaches to the bridge prior to construction. Maximum slopes shall not exceed 15%.

31. The applicant shall submit a traffic control plan prior to issuance of a building permit to direct foot and vehicular traffic around this location.

Dust Control Measures

32. To address potential dust created by construction activities, the applicant shall implement their standard dust control measures, including:

- Water all active construction areas at least twice daily where needed, based on site and ambient conditions, to reduce dust emissions.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
- Pave, apply water daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites where needed, based on site and ambient conditions, to reduce dust emissions.
- Sweep daily all paved access roads, parking areas, and staging areas at construction sites if visible soil material is accumulating on surfaces.
- Sweep streets daily if visible soil material is carried onto adjacent public streets.
- Enclose, cover, water daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.)
- Limit traffic speeds on unpaved roads to 15 mph.
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- Replant vegetation in disturbed areas as quickly as possible.
- Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.

Parking

33. No construction personnel shall be allowed to park on Higgins Canyon or Purisima Creek Roads during project construction. All existing public parking spaces in the Preserve’s parking lot off of Higgins Canyon Road shall be kept open for the public during construction.

2.	<b>Applicant:</b>	<b>County of San Mateo Planning and Building Department</b>
	File No.:	PLN2015-00149
	Location:	Countywide

Consideration of amendments to the San Mateo County Zoning Regulations (Chapter 35.5 – Flood Hazard Areas) to add and amend specific language in the “General Provisions” section of this chapter. Please direct any questions to Senior Planner Mike Schaller at 650-363-1849 or [mschaller@smcgov.org](mailto:mschaller@smcgov.org).

**SPEAKERS:**

None.

**COMMISSION ACTION:**

Commissioner Kersteen-Tucker moved and Commissioner Hansson seconded to close the public hearing. **Motion carried 4-0-0-0.**

Commissioner Kersteen-Tucker moved to recommend the ordinance to the Board of Supervisors, and Commissioner Ramirez seconded the motion. **Motion carried 4-0-0-0.**

Based on information provided by staff and evidence presented at the hearing, the Planning Commission recommended that the Board of Supervisors adopt the draft ordinance:

**RECOMMENDATION:**

Adopt the amendments to the San Mateo County Zoning Regulations (Chapter 35.5 of the County Ordinance Code) to add and amend specific language in the “General Provisions” section of this chapter.

- 3. **Owner/Applicant:**           **Jeffrey Hunt Stoddard Trust**  
     File No.:                        PLN2014-00459  
     Location:                       24707 Highway 9, La Honda  
     Assessor’s Parcel No.:    085-170-010

Consideration of: (1) General Plan Map Amendment changing the land use designation of one parcel from Open Space to Timber Production, and (2) Zoning Map Amendment to rezone same parcel from Resource Management (RM) to Timberland Preserve Zone (TPZ) for the property located at 24707 Highway 9, La Honda in the unincorporated South Skyline area of San Mateo County. Please direct any questions to Senior Planner Melissa Ross at 650-599-1559 or [mross@smcgov.org](mailto:mross@smcgov.org).

**SPEAKERS:**

- 1. Bob Berlage, Big Creek Lumber
- 2. Lennie Roberts, Committee for Green Foothills

**COMMISSION ACTION:**

Commissioner Simonson moved and Commissioner Kersteen-Tucker seconded to close the public hearing. **Motion carried 4-0-0-0.**

Commissioner Kersteen-Tucker moved to continue the item to a date uncertain, and Commissioner Ramirez seconded the motion. **Motion carried 4-0-0-0.**

Based on information provided by staff and evidence presented at the hearing, and with the applicant’s concurrence, the Planning Commission continued the item to a date uncertain to allow additional time for:

1. The applicant and staff to discuss the option of cancelling the Williamson Act contract instead of the County-initiating non-renewal.
2. The applicant to submit a Timber Management Plan meeting the requirements of Zoning Regulations Section 6770 prepared or approved as to content by a registered professional forester.
3. Staff to provide additional analysis on the four criteria for entering into the Timberland Preserve Zone as outlined in Section 6721 of the Zoning Regulations.
4. Staff to provide information about possible options to rezoning.

4. **Applicants:** **Midpeninsula Regional Open Space District, County of San Mateo Parks Department**  
 File No.: PLN2015-00162  
 Location: Various

Consideration of a recommendation to designate portions of unincorporated rural San Mateo County as Priority Conservation Areas, which are open space areas of regional significance that have broad community support and an urgent need for protection. These areas provide important agricultural, natural resources, historical, scenic, cultural, recreational, and/or ecological values and ecosystem functions. The four different categories (natural resources, agricultural lands, urban greening, and regional recreation) recognize the role of different kinds of Priority Conservation Areas, which are an element of Plan Bay Area, a long-range plan led by the Association of Bay Area Governments to meet the requirements of 2008 Senate Bill 375, which calls on the state’s 18 metropolitan areas to develop a Sustainable Communities Strategy to accommodate future population growth and reduce greenhouse gas emissions from cars and light trucks. Please direct any questions to Project Planner Sam Herzberg at 650-363-1823 or [sherzberg@smcgov.org](mailto:sherzberg@smcgov.org).

**SPEAKERS:**

1. Jane Mark, Planning Manager for the Midpeninsula Regional Open Space District

**COMMISSION ACTION:**

Commissioner Hansson moved and Commissioner Ramirez seconded to close the public hearing. **Motion carried 4-0-0-0.**

Commissioner Kersteen-Tucker moved to recommend the resolution to the Board of Supervisors, and Commissioner Ramirez seconded the motion. **Motion carried 4-0-0-0.**

Based on information provided by staff and evidence presented at the hearing, the Planning Commission recommended that the Board of Supervisors approve a resolution recommending to the Association of Bay Area Governments the designation of ten Priority Conservation Areas in San Mateo County by adopting the findings contained in Attachment A of the staff report.

**FINDINGS TO THE BOARD OF SUPERVISORS:**

Found that:

1. The proposed designation of Priority Conservation Areas conforms to the County General Plan. Specifically, the proposed project conforms to the Vegetative, Water, Fish and Wildlife Resources, Soil Resources, Water Supply, and Climate Change Policies of the General Plan.
  2. The proposed designation of Priority Conservation Areas conforms to the County Local Coastal Program. Specifically, the proposed project conforms to the Recreation/Visitor Serving Facilities Component of the Local Coastal Program.
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5. **Correspondence and Other Matters**

None

6. **Consideration of Study Session for Next Meeting**

Recommendation to move forward with the Vacation Home Rental Regulations Study Session at the next scheduled meeting on May 27, 2015.

7. **Director's Report**

In addition to the Priority Conservation Area designation that will be considered by the Board of Supervisors on May 19, 2015 there are two other matters:

- o Appeal of the Big Wave Project
- o Continuation of the Affordable Housing Initiative

Acting Director Steve Monowitz updated the Planning Commission that the appeal of the 2099 Sharon Road subdivision in the West Menlo Park was denied by the Board of Supervisors and the Planning Commission's decision was upheld.

Lastly, the State Department of Housing and Community Development has issued the certification of the Housing Element update.

Status of the existing BACE site location was given to the Planning Commission.

8. **Adjournment**

The meeting adjourned at 11.21 AM