



Planning & Building Department Planning Commission

Kumkum Gupta, 1st District
Frederick Hansson, 2nd District
Zoe Kersteen-Tucker, 3rd District
Manuel Ramirez, Jr., 4th District
Mario Santacruz, 5th District

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

ACTION MINUTES

MEETING NO. 1647
Wednesday April 25, 2018

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

Chair Ramirez called the meeting to order at 9:00 a.m.

Pledge of Allegiance: The Pledge of Allegiance was led by Chair Kersteen-Tucker

Roll Call: Commissioners Present: Gupta, Hansson, Ramirez, Kersteen-Tucker, Santacruz
Staff Present: Monowitz, Fox, Shu

Legal Notice published in the San Mateo County Times on April 14, 2018 and the Half Moon Bay Review on April 18, 2018.

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 February 28, 2018. The Planning Commission all agreed to table the minutes until the next meeting in order to allow more time to review.

Commissioner Ramirez moved for approval of the Consent Agenda, and Commissioner Gupta seconded the motion. **Motion carried 5-0-0-0** approving one item as follows:

CONSENT AGENDA 9:00 a.m.

- Owner/Applicant:** Peninsula Open Space Trust/ Rita Gianni
File No.: PLN2015-00413
Location: 4309 Cloverdale Road, Pescadero
Assessor's Parcel Nos.: 086-270-010, 087-190-010

Consideration of a Coastal Development Permit (CDP), pursuant to Section 6328.4 of the County Zoning Regulations, and a Grading Permit, pursuant to Section 9283 of the County Ordinance Code, and a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA),

for bridge repairs done in September 2015 and replacement of the bridge with a new 20-ft. wide free spanning bridge over Butano Creek on Gianni Ranch. The project includes the removal of 2 trees. The project is appealable to the California Coastal Commission.

FINDINGS

For the Environmental Review, Found:

1. That the revised Initial Study and Mitigated Negative Declaration are complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act (CEQA) and the applicable State and County Guidelines. A revised Initial Study and a Mitigated Negative Declaration were prepared and issued with a public review period from August 17, 2017 to September 15, 2017.
2. That, on the basis of the revised Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project, if subject to the mitigation measures contained in the revised Mitigated Negative Declaration, will have a significant effect on the environment. The revised Initial Study and Mitigated Negative Declaration identify potentially significant impacts to air quality, biological resources, cultural resources, geology and soils, climate change, hazards and hazardous materials, hydrology and water quality, and tribal cultural resources. The mitigation measures contained in the revised Mitigated Negative Declaration have been included as conditions of approval in this attachment. As proposed and mitigated, the project will not result in any significant environmental impacts.
3. That the mitigation measures identified in the revised Mitigated Negative Declaration, agreed to by the applicant, and identified as part of this public hearing, have been incorporated as conditions of project approval.
4. That the revised Initial Study and Mitigated Negative Declaration reflect the independent judgment of the County.
5. That the revised Initial Study and Mitigated Negative Declaration do not require recirculation as changes made to these documents, shown in double underline and double strikeout, are considered insignificant modifications pursuant to Section 15073.5(c)(4) of the CEQA Guidelines. The changes provide new information about the project that does not result in any new significant effects or require new mitigation measures.

For the Coastal Development Permit, Found:

6. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program (LCP), specifically in regard to Locating and Planning New Development, Agriculture, Sensitive Habitats, Visual Resources, and Hazards Components of the LCP. Staff has reviewed the plans and materials and determined that the project, as proposed and conditioned, will not pose any adverse significant impacts on coastal resources, agriculture, sensitive habitats, or visual resources in the area. Furthermore, the project will be required to comply with Building Code standards to ensure minimal risk from natural hazards.
7. That the project is not subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) since

the project is not located between the nearest public road and the sea, or the shoreline of the Pescadero Marsh.

8. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to Locating and Planning New Development, Agriculture, Sensitive Habitats, Visual Resources, and Hazards Components, as discussed in detail in the Staff Report dated April 25, 2018.

For the Grading Permit, Found:

9. That the granting of the permit will not have a significant adverse effect on the environment. After reviewing the revised Initial Study and Mitigated Negative Declaration as required by CEQA, it is determined that the implementation of all mitigation measures would reduce the project's potential environmental impacts to less than significant levels. All recommended mitigation measures in the revised Mitigated Negative Declaration have been incorporated as conditions of approval.
10. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 9296. The project, as proposed and conditioned, conforms to the standards in the Grading Regulations, including those relative to erosion and sediment control, dust control, fire safety, and timing of grading activity. The project has been reviewed and conditionally approved by the County's Department of Public Works and the Planning and Building Department's Geotechnical Engineer.
11. That the project is consistent with the General Plan. The project, as proposed and conditioned, conforms to all applicable General Plan policies, including applicable Vegetative, Water, Fish, and Wildlife Resources; Soil Resources; Visual Quality; Historical and Archaeological Resources; Rural Land Use; Natural Hazards; and Man-Made Hazards policies as discussed in detail in the staff report dated April 25, 2018.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission at the April 25, 2018 meeting. Minor revisions or modifications may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.
2. This permit shall be valid for one (1) year from the date of final approval in which time a valid building permit and grading "hard card" shall be issued and a completed inspection (to the satisfaction of the Building Inspection Section) shall have occurred within 180 days of its issuance. 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.
3. Within four (4) business days of the final approval date for this project, the applicant shall submit an environmental filing fee of \$2,280.75, as required under Fish and Game Code Section 711.4, plus a \$50.00 recording fee. Thus, the applicant shall submit a check in the total amount of \$2,330.75, made payable to "San Mateo County Clerk", to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee increases starting the 1st day of each new calendar year (i.e., January 1, 2017). The fee amount due is based on the date of payment of the fees.

4. A total of 2 alder trees (12" dbh and 18" dbh) are approved for removal. Any additional trees to be removed shall require review by the Community Development Director and may be subject to a public hearing before the Planning Commission for approval.
5. The provision of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Per San Mateo County Grading Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
6. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance.
7. Erosion and sediment control during the course of grading work shall be installed and maintained according to a plan prepared and signed by the engineer of record, and approved by the Department of Public Works and the Current Planning Section. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer, and must be reviewed and approved by the Department of Public Works and the Current Planning Section.
8. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
9. The site is considered a Construction Stormwater Regulated Site (SWRS). Any grading activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section, as well as prior authorization from the Community Development Director, to conduct grading during the wet weather season.
10. No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).
11. An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and/or building permit to ensure that the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.
12. The following Best Management Practices shall be implemented:
 - a. The contractor shall only use the approved access routes shown on the plans. No persons, equipment, or material shall be allowed outside the designated limits of disturbance.

- b. The stockpile areas shall be fully enclosed with silt fence and boundary fence. The engineer shall direct fence placement to avoid existing, native vegetation.
 - c. All equipment shall be stored, maintained, and refueled in a designated portion of the stockpile area. The contractor shall adhere to a spill prevention plan, to be prepared by the contractor and submitted for review by the engineer.
 - d. The contractor shall immediately stop all operations and devote all on-site personnel to the containment and clean-up of any fuel, fluid, or oil spill, to the satisfaction of the engineer.
 - e. All excess soil shall be disposed of off-site or at locations designated on plans and approved by the County of San Mateo.
 - f. Stationary equipment such as motors, pumps, generators, compressors, and welders, located adjacent to the creek, shall be positioned over drip-pans.
 - g. Any equipment or vehicles driven and/or operated adjacent to the creek areas shall be checked and maintained daily to prevent leaks of materials that if introduced to water could be deleterious to aquatic life, wildlife, or riparian habitat. Vehicles must be moved away from the stream prior to refueling and lubrication.
 - h. Any hazardous or toxic materials that could be deleterious to aquatic life that could be washed into State waters or its tributaries shall be contained in water tight containers or removed from the project site.
13. To prevent debris from falling into Butano Creek during demolition of the existing bridge or installation of the new bridge, the contractor will install and maintain a continuous, impermeable tarp under the bridge. The tarp shall extend beyond the bridge deck a minimum of 5 feet on each side and conform to the abutments on each side of the creek. The tarp shall be positioned and maintained to prevent all debris from falling into the creek. Care shall be taken during removal of the tarp to prevent caught debris from entering Butano Creek.
14. To prevent sediment or debris from falling into Butano Creek during removal of the existing bridge, removal of the existing abutments, installation of the new abutments, and backfilling of the new abutments, the contractor shall install temporary silt fences. The silt fences will run parallel to the channel and be installed outside of flowing water, above ordinary high water. The silt fences will be periodically inspected and sediment will be hauled off, by hand, to maintain their effectiveness. The silt fences will be removed, by hand, following construction.
15. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).

Mitigation Measures from the revised and recirculated Mitigated Negative Declaration:

16. **Mitigation Measure 1:** The applicant shall submit an Air Quality Best Management Practices Plan to the Planning and Building Department prior to the issuance of any grading "hard card" or building permit that, at a minimum, includes the "Basic Construction Mitigation Measures" as listed in Table 8-1 of the BAAQMD CEQA Guidelines (May 2011). These measures shall be

implemented prior to beginning any grading and/or construction activities and shall be maintained for the duration of the project grading and/or construction activities:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access road) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material on-site or off-site shall be covered.
 - c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
 - e. Roadways and construction pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - f. Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - g. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications.
 - h. Minimize the idling time of diesel powered construction equipment to two minutes.
17. **Mitigation Measure 2:** Prior to site construction, coordinate with all state agencies to obtain applicable jurisdictional permits for the project, including the California Department of Fish and Wildlife (CDFW) to obtain a Streambed Alteration Agreement (SAA) and the Regional Water Quality Control Board (RWQCB) to obtain a 401 Water Quality Certification. Prior to the issuance of a building permit for this project, the applicant shall submit evidence of a SAA and a 401 Water Quality Certification to the Current Planning Section.
18. **Mitigation Measure 3:** To prevent construction-generated sediments from entering the creek and adjacent riparian woodland during project construction, implement the following measures during all phases of construction:
- a. Conduct grading during the dry season (May 1 through September 30).
 - b. Install a silt fence, or equivalent protective device, at the outside edge of the construction area and check the protective device daily to ensure that the barrier is preventing materials from entering the riparian woodland.
 - c. Install rock bags or equivalent protective devices along the creek edge to prevent materials from entering the creek.
 - d. Verify that side-casted material that accumulates against the protective devices is removed daily and deposited within upland areas of the project site.

- e. Verify that the protective devices are installed prior to any construction activities on the site and remain in place until all project construction has terminated.
 - f. Install impervious tarp underneath the bridge to capture bridge materials during demolition and prevent any materials from entering the creek.
19. **Mitigation Measure 4:** Prior to final approval of the building permit for the project, the applicant shall provide evidence of implementation of a riparian revegetation program, prepared by a qualified biologist or restoration specialist, which provides compensation for temporary and permanent impacts to the riparian woodland. At a minimum, provide 1:1 habitat replacement for temporary impacts to the riparian woodland and 3:1 habitat replacement for permanent impacts to riparian woodland. For temporary impacted areas, implement erosion control after construction and allow native riparian vegetation, trimmed for bridge placement, to re-grow, as long as new growth does not impinge on the bridge function or traffic movement. The riparian revegetation program and plan(s) shall be submitted to the County of San Mateo Planning and Building Department for review and approval prior to the issuance of a grading or building permit for the project and shall include maintenance and monitoring for a minimum of 5 years from the initial plantings. Monitor plant cover, plant survival, plant health and vigor, and plant height on a yearly basis. Revegetation should achieve 80% survival of all installed plants each year for 5 years and 60% woody plant cover by year 5. Maintain the compensation site to less than 5% cover by invasive, non-native plant species each year. Remedial measures shall be implemented if yearly success criteria are not met, which may include replanting, additional weeding, or additional irrigation. Provide annual reports to regulatory agencies (i.e., California Department of Fish and Wildlife, Regional Water Quality Control Board, U.S. Army Core of Engineers, and County of San Mateo Planning and Building Department).
20. **Mitigation Measure 5:** To avoid potential impacts to the California red-legged frog (CRLF) and the San Francisco garter snake (SFGS), the applicant shall implement the following measures:
- a. Schedule construction for the dry season when outside the breeding season for both species.
 - b. Have a qualified biologist conduct a pre-construction survey for the CRLF and the SFGS immediately prior to the onset of construction at the creek bridge. If any individuals are observed within the project impact area, temporarily suspend construction until the animal leaves on its own accord. Construction across the creek may require daily checks by a qualified biologist, if any CRLF or SFGS are observed. Have a qualified biologist present a worker awareness training for construction personnel describing the species, their protected status, their ecology, and measures to be taken to avoid impacts.
 - c. Establish the equipment staging area away from the creek, and perform any equipment maintenance or refueling at least 50 ft. from the creek.
 - d. Install silt containment devices to prevent any sediment from entering the drainage.
21. **Mitigation Measure 6:** To avoid potential impacts to nesting birds, the applicant shall implement the following measures:
- a. Schedule all grading, construction, and tree trimming and removal work to occur during the non-breeding season of raptor and migratory birds. Tree removal should occur between August 31 and January 31 of any given year.

- b. If work cannot be scheduled outside of the breeding season, then the applicant shall hire a qualified biologist to conduct pre-construction surveys for nesting birds no more than 14 days prior to onset of construction activities. If any active bird nests are observed within 50 ft. of the bridge construction zone for passerines or 250 ft. for raptors, the work shall be postponed until the biologist determines that all young have fledged the nest. It would not be possible to conduct construction work at this site with less than 50-ft. buffers.
22. **Mitigation Measure 7:** All removed trees shall be replaced at a 1:1 ratio, minimum 15-gallon size stock. All proposed replacement trees shall be shown on a Tree Replanting Plan or the Riparian Revegetation Plan and shall include species, size, and location. The Plan shall be submitted to the County Planning and Building Department for review and approval as part of the building permit plan sets.
23. **Mitigation Measure 8:** In the event that archaeological resources are inadvertently discovered during grading or construction activities, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 25-ft. stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.
24. **Mitigation Measure 9:** In the event that paleontological resources are inadvertently discovered during project implementation, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified paleontologist can evaluate the significance of the find. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the paleontologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.
25. **Mitigation Measure 10:** Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner shall be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98. If the County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.
26. **Mitigation Measure 11:** The applicant shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
 - a. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

- c. Performing clearing and earth moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
27. **Mitigation Measure 12:** Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources shall be taken prior to implementation of the project.
28. **Mitigation Measure 13:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.
29. **Mitigation Measure 14:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Building Inspection Section

30. No demolition, grading, or construction activity shall commence until a valid building permit is issued for such work.

- 31. A survey and elevation certificate shall be submitted as part of the building permit submittal to ensure that the proposed bridge is above the base flood elevation.
- 32. A FEMA "No-Rise" certificate shall be submitted for the bridge abutments.

San Mateo County Fire Department

- 33. Proper signage shall be posted identifying the bridge load capacity, to the satisfaction of the San Mateo County Fire Department.

Caltrans

- 34. A traffic control plan shall be included in the building permit submittal that identifies the current construction schedule, construction duration, and construction vehicle routes to the project site for review and approval by the County Planning Department and Department of Public Works, as well as Caltrans.
- 35. A Transportation Management Plan is required if vehicular, bicycle, or pedestrian traffic will be impacted during project construction. Additionally, any pedestrian access through the construction zone must comply with the Americans with Disabilities Act regulations.
- 36. The applicant shall obtain a Caltrans encroachment permit for any work or traffic control measures that will encroach onto a State right-of-way.

Geotechnical Section

- 37. Prior to the issuance of a building permit, the applicant shall comply with all Geotechnical Review requirements.
- 38. In order to receive final sign-off on the Grading Permit "Hard Card," the applicant shall ensure performance of the following activities within thirty (30) days of the completion of grading at the project site:
 - a. The engineer shall submit written certification, that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer.
 - b. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and the Current Planning Section.

Please include the Geotechnical File Number, SMC5726, in all correspondence with the Geotechnical Section of the Planning and Building Department.

2.	Owner/Applicant:	San Mateo County Parks
	File No.:	PLN2016-00025 PLN2017-00102 PLN2017-00170
	Location:	Pillar Point Bluff, Fitzgerald Marine Reserve, Nevada Avenue at North Lake Street, Moss Beach; Mirada Surf West, El Granada

Assessor's Parcel Nos.: Various

Consideration of a Coastal Development Permit (CDP), pursuant to Section 6328.4 of the County Zoning Regulations, to: 1) allow the "after the-fact" placement and retention of 24 warning signs to keep the public away from hazardous bluff tops; 2) make repairs to an access ramp leading down from the bluff top; and 3) allow the "after-the-fact" removal of five Monterey cypress trees that were hazardous, at various locations within the Fitzgerald Marine Reserve and the Mirada Surf West County Park, in the unincorporated Moss Beach and El Granada areas of San Mateo County. This project is appealable to the California Coastal Commission.

FINDINGS

For the Environmental Review, Found:

1. That the projects are categorically exempt under CEQA Guidelines Section 15301, Class 1 (Existing Facilities) that includes the minor alteration to existing public facilities where the project involves negligible expansion of an existing use.

For the Coastal Development Permit, Found:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program.
3. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program. The projects will not adversely affect any sensitive habitats, visual resources, or public access to and along the coast.
4. That the project conforms to the applicable policies of the Local Coastal Program (LCP) as discussed.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in those plans, supporting materials, and reports submitted on April 25, 2018 and as approved by the Planning Commission. Minor revisions or modifications to the projects may be made subject to the review and approval of the Community Development Director, if they are consistent with the intent of and in substantial conformance with this approval.
2. This permit shall be valid for one (1) year. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable permit extension fees sixty (60) days prior to expiration.
3. With regard to the work described under PLN 2016-00025 and PLN 2017-00102, prior to and throughout any land disturbance, if and where occurring, the applicant shall implement an erosion and sediment control plan, to be submitted for review and approval by the Community Development Director prior to project implementation.

4. With regard to the work described under PLN 2016-00025 and PLN 2017-00102, the applicant shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - n. 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.
5. With regards to the work described under PLN 2017-00102, the repair of the access ramp shall be overseen by County Parks staff, to ensure that all disturbance is limited to the area shown

and described. Such work shall be limited to occur between May 1 and October 1. Photographs of the completed work shall be submitted to Planning staff for inclusion in this file.

- 6. With regards to the work described under PLN 2016-00025 and PLN 2017-00102, photographs of all installed signage (both bluff warning and interpretive) shall be submitted to Planning staff for inclusion in this file.

END OF THE CONSENT AGENDA

REGULAR AGENDA

9:00 a.m.

- 3. **Owner:** **Marcus Maita, Gina Wood**
Applicant: **Marcus Maita**
 File No.: PLN2011-00070
 Location: 3151 Edison Way, North Fair Oaks
 Assessor’s Parcel No.: 060-041-100

Consideration of a Use Permit Renewal, pursuant to Section 6500 of the San Mateo County Zoning Regulations, to allow the continued operation of an indoor multi-sports and recreation facility located at 3151 Edison Way in the unincorporated North Fair Oaks area of San Mateo County.

SPEAKERS:

None

COMMISSION ACTION:

Commissioner Hansson moved and Commissioner Ramirez seconded to close the public hearing.
Motion carried 5-0-0-0.

Commissioner Hansson moved and Commissioner Ramirez seconded to close the public hearing.
Motion carried 5-0-0-0.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the Use Permit Renewal, County File Number PLN 2011-00070, by making the required findings and adopting the conditions of approval listed as follows:

FINDINGS

Regarding the Environmental Review, Found:

- 1. That the project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1, relating to the continued operation of an existing facility with no expansion of use. A Notice of Exemption will be filed and posted for review.

Regarding the Use Permit, Found:

- 2. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said

neighborhood as the use has maintained substantial compliance with its applicable conditions of approval since the facility's establishment in 2012. The applicant has been cooperative in responding to concerns raised by neighbors in a timely manner during past administrative reviews related to garbage, landscaping, traffic and noise. Additionally, no reviewing agency has recommended that the use permit renewal be denied and no project changes are proposed with this renewal.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents and plans described in the staff report and submitted for review and approval by the Planning Commission on April 25, 2018. Any changes or revisions to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with this approval."
2. The Use Permit shall be valid for five (5) years from the date of final approval, and shall expire on January 15, 2022. The applicant shall apply for renewal of the Use Permit, and pay applicable renewal fees six (6) months prior to expiration, if continuation of the use is desired. Any change in use shall be required to comply with applicable zoning regulations for this district.
3. There shall be one (1) administrative review in January 2020 to verify compliance with the conditions of this Use Permit that will include review of the performance of the operation to determine whether any modifications to the conditions, or any new conditions, are necessary. The applicant shall be responsible for paying the applicable administrative review fee and each administrative review shall include a referral to the North Fair Oaks Community Council for comments, particularly regarding traffic, security and noise. If the County finds that the use is not in compliance with the conditions of approval, the applicant shall have thirty (30) days to comply with the terms of the approved Use Permit or apply for a use permit amendment, including payment of all applicable fees. Failure to do either action will result in the initiation of use permit revocation proceedings.
4. The hours of operation for visitors to the sports facility shall be no earlier than 6:00 a.m. and all visitors shall be vacated from the premises by 12:00 a.m. during weekdays (Monday through Friday) and shall open no earlier than 8:00 a.m. with all visitors vacated from the premises by 12:00 a.m. on Saturdays and Sundays. Use of the facility after 10:00 p.m. shall be limited to adult league games. San Mateo County Sheriff's staff may be on-site at any time.
5. The café shall stop serving alcohol one hour before closing time. Closing time shall be the time when the public is required to vacate the premises.
6. Gates shall be maintained at the access driveways to the site and shall be kept closed during non-business hours, except when necessary to remain open for access to the premises by the Sheriff's Department, to deter unauthorized people from accessing and loitering on the property site.
7. Landscaping shall be maintained throughout the life of the use along the public right-of-ways (i.e., Edison Way and 5th Avenue) to provide added buffering from surrounding neighbors. Landscaping shall include, but not be limited to, hedges or other appropriate native vegetation that will provide opaque screening a minimum of 3 ½ feet above grade along the Edison Way public right-of-way to minimize glare from vehicle lights on residences across Edison Way. All maintained landscaping shall be native, non-invasive species. All perimeter landscaping shall serve to screen and soften the public's view of the site.

8. Loitering in and around the premises shall be prohibited. Facility staff shall regularly monitor all areas of the premise, particularly the outdoor parking lot areas, during hours of operation to ensure that visitors and/or unauthorized persons are not loitering in the parking lot and that no loud noises are generated from the premises at any time.
9. Facility staff shall monitor and pick-up improperly disposed garbage (including debris, litter and/or solid waste) generated from the facility, including from patrons, around the property premise and along the Edison Way street frontage on a daily basis.
10. At any time during business operation there shall be an appointed, identified, responsible staff member designated as the "Community Point of Contact." The Community Point of Contact shall serve as the primary contact person for all public inquiries and/or complaints regarding noise and/or parking lot operations, including loitering, and shall respond immediately to address any concerns and/or complaints.
11. Video surveillance shall be provided for all exterior areas of the premise, 24 hours a day/7 days a week, and shall (at a minimum) include security surveillance camera coverage of all parking lot areas, the perimeters of the premise, and entrance and exit doors to the facility.
12. All weather signs shall be maintained around the site notifying the public that the site is under 24-hour surveillance. The signs shall be maintained such that they are legible and visible to the general public, and shall be replaced as necessary. The minimum required posting locations should be at the west parking lot area, the west driveway (farthest from 5th Avenue), and the east driveway (closest to 5th Avenue).
13. Noise levels associated with the approved use shall not exceed the limitations set forth in the County Noise Ordinance and/or Performance Standards of the M- 1/Edison/NFO Zoning District.
14. The roll-up doors along the west building elevation shall remain closed during business hours to limit interior noise from escaping the building.
15. The applicant shall encourage visitors to carpool and/or use alternative modes of transportation to the project site. Information shall be made readily available on any facility website or to persons visiting the facility of options for alternative modes of transportation to the facility, including public transit services.
16. All approved on-site parking, including striping and markings for compact parking spaces, shall be maintained in a condition that is easily recognizable and immediately clear to vehicular drivers.
17. All exterior lighting (including site and building) shall be maintained to confine direct rays to the subject property and prevent glare in the surrounding area.
18. All exterior lighting not necessary for security purposes, shall be turned off during non-business hours.
19. Any licensed alcohol sales and consumption during public business hours shall be limited to the sports café area only. Signs shall be posted in visible locations in the sports café area indicating to patrons that no alcohol shall be removed from the sports café area and this shall be strictly enforced by sports café staff.

20. The applicant shall obtain a building permit prior to the start of any tenant improvement work on-site.
21. The applicant shall ensure that all noise, light, dust, odors and other interferences with persons and property off the site be minimized.
22. The use of brilliant, deep, highly contrasting or reflective exterior building colors shall be prohibited. The applicant shall submit color paint samples to the Planning Department for review and approval prior to any repainting of exterior buildings or structures.
23. The applicant shall be responsible for ensuring that all garbage, debris, litter and/or solid waste generated from the proposed use is properly disposed of and picked up on a daily basis.
24. Any outdoor garbage dumpsters shall be screened from view by six (6) foot high fencing and/or landscaping materials to reduce visual impacts.
25. The applicant shall maintain a valid license from Alcohol Beverage Control (ABC) for alcohol sales/service in the café area, which shall be limited to beer and wine. A copy of the license shall be submitted to the Planning Department for record. If the license is ever revoked or suspended, the applicant shall notify the Planning Department within ten (10) days of any such revocation or suspension.
26. The Planning and Building Department shall be notified prior to any new tenant occupancy.
27. The applicant shall maintain all perimeter fencing in good condition. Any damage to perimeter fencing shall be promptly repaired. All repairs shall match the appearance, materials, and workmanship of the fence as originally constructed.
28. Dust, odors, or air pollutants generated from the project shall not be permitted beyond the boundaries of the M-1/Edison/NFO District.
29. All signage proposed for the site shall be indicated on a site plan and shall be submitted to the Planning and Building Department for review and approval prior to installation, including obtaining a building permit if necessary, and shall comply with the sign regulations of the M-1/Edison/NFO Zoning District.
30. Any new distribution lines shall be placed underground.
31. Vibration perceptible on adjoining property, except for temporary construction operations, shall be prohibited.
32. All uses, activities or operations associated with the proposed indoor sports and recreation facility shall be conducted entirely on the property.
33. Parking spaces on the east side of the parcel shall be limited to reserved parking for employees, sheriff staff, and/or assigned members. The spaces shall be visually designated (e.g. signs or pavement markings) to indicate the spaces are for limited authorized use only.
34. Clear markings shall be maintained for the entrance and exit driveways to the premise to identify ingress and egress for vehicles traveling along Edison Way and to aid in interior, on-site vehicle circulation.

- 35. The applicant shall pursue shared parking agreements with neighboring businesses to alleviate spillover visitor parking for the permitted facility. Any shared parking agreements shall be submitted to the Current Planning Section for review and acceptance by the Planning and Building Department and Department of Public Works.

Building Inspection Section

- 36. A functioning automatic fire sprinkler system shall be maintained, for the life of the permitted use, to the satisfaction of the Building Inspection Section.
- 37. Approved roof and site drainage shall be maintained in a functioning condition, for the life of the permitted use, to the satisfaction of the Building Inspection Section.

Department of Public Works

- 38. The south driveway, closest to 5th Avenue, shall be designated and maintained as an entrance only driveway, and the north driveway, farthest from 5th Avenue, shall be designated and maintained as an exit only driveway. Striping and signage at each driveway shall be maintained to the satisfaction of the Department of Public Works.

Environmental Health Division

- 39. An annual Environmental Health permit shall be maintained for continued operation of the food service area.

4.	Owner:	Rohan Mahadevan and Nandini Acharya
	Applicant:	Eueene H. Sakai
	File No.:	PLN2017-00262
	Location:	900 Menlo Oaks Drive, Menlo Oaks
	Assessor's Parcel No.:	062-160-090

Consideration of proposed Findings of Denial for a Grading Permit to allow 590 cubic yards (c.y.) of grading to construct a new residence and basement and to deny the removal of three (3) significant trees located at 900 Menlo Oaks Drive in the unincorporated Menlo Oaks area of San Mateo County. This Grading Permit was appealed, and the permit was denied by the Planning Commission at its February 14, 2018 hearing.

SPEAKERS:

- 1. John Danforth
- 2. Judy Horst
- 3. Janet Weisman Goff
- 4. Tatjana Faruqi

COMMISSION ACTION:

Commissioner Hansson moved and Commissioner Ramirez seconded to close the public hearing. **Motion carried 5-0-0-0.**

Commissioner Santacruz moved to approve the project. Commissioner Gupta seconded the motion. **Motion carried 5-0-0-0.**

Based on information provided by staff and evidence presented at the hearing, the Planning Commission denied the appeal and approved the Grading Permit application, County File Number PLN 2017-00262, by making the required findings and imposing the conditions of approval found in Attachment A. The granting of this approval was enabled by revisions to a previous version of the project that provides for the protection of a significant oak tree.

FINDINGS

Regarding the Environmental Review, Found:

1. That the project is exempt pursuant to Section 15303, Class 3 of the California Environmental Quality Act Guidelines, consisting of the construction and location of limited numbers of new, small facilities or structures; in this case, a single-family residence in a residential zone.

Regarding the Grading Permit, Found:

2. That the granting of the permit will not have a significant adverse effect on the environment. As discussed in this staff report, the project has received preliminary approval from the Department of Public Works and the Geotechnical Section and site specific recommendations have been incorporated as conditions of approval to address any adverse environmental effects.
3. That the project conforms to the criteria of Chapter 8, Division VII, of the San Mateo County Ordinance Code, including the standards referenced in Section 8605. Planning Staff, the Geotechnical Section, and the Department of Public Works have reviewed the project and have determined it conforms to the criteria of Chapter 8, Division VII, of the San Mateo County Ordinance Code, including the standards referenced in Section 8605 and the San Mateo County General Plan, including the timing of grading activities, and implementation of dust control and erosion and sediment control measures.
4. That the project is consistent with the General Plan. The subject site has a General Plan land use designation of Low Density Residential Urban. The proposed single-family residence remains consistent with the allowed density and use of the designation. As proposed and conditioned, the project complies with General Plan Policy 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) and Policy 2.17 (*Erosion and Sedimentation*) because the project includes measures and conditions to address each of these items.
5. The project is consistent with the provisions of the Significant Tree Removal Ordinance, the provisions of which must be considered and applied as part of the grading permit approval process (Significant Tree Removal Ordinance Section 12.020.1(e)). The proposed project has taken steps to minimize the removal of significant trees by reducing the length of the proposed light well and placing the proposed structure in an area of the parcel that is least impactful to the surrounding significant trees.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in the plans, supporting materials, and reports submitted to the Planning Commission on April 25, 2018. Minor revisions or modifications to the project shall be subject to review and approval of the Community

Development Director, if they are consistent with the intent of, and in substantial conformance with, this approval.

2. This approval shall be valid for one (1) year from the date of this permit and shall be issued concurrently with the Building Permit (BLD 2017-01804) for the new single-family residence and basement. If the Grading Permit (issued as the "hard card" with all necessary information filled out and signatures obtained) has not been issued within this time period, this approval will expire. No grading activities shall commence until all permits have been issued. An extension of this approval will be considered upon written request and payment of applicable fees sixty (60) days prior to expiration.
3. No grading shall be allowed during the winter season (October 1 to April 30) or during any rain event to avoid potential soil erosion unless a prior written request by the applicant is submitted to the Community Development Director in the form of a completed Application for an Exception to the Winter Grading Moratorium at least two (2) weeks prior to the projected commencement of grading activities stating the date when grading will begin for consideration, and approval is granted by the Community Development Director.

The site is considered a Construction Stormwater Regulated site. Any grading activities conducted during the wet weather season (October 1 to April 30) pursuant to prior authorization from the Community Development Director will also require monthly erosion and sediment control inspections by the Building Inspection Section.

4. Prior to the issuance of the grading permit "hard card," the applicant shall submit a dust control plan for review and approval by the Planning and Building Department. The plan, at a minimum shall include the following measures:
 - a. Water all construction and grading areas at least twice daily.
 - b. Cover all trucks hauling soil, sand, and other loose material or require all trucks to maintain at least 2 feet of freeboard.
 - c. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
5. Per Section 9280 of San Mateo County's Grading and Land Clearing Ordinance, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
6. 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.
7. Prior to the beginning of any construction, the applicant shall implement the approved erosion and sediment control plan and tree protection plan, which shall be maintained throughout the duration of the project. The goal of the Tree Protection Plan is to prevent significant trees, as defined by San Mateo County's Significant Tree Ordinance, Section 12,000, from injury or damage related to construction activities. The goal of the Erosion and Sediment Control Plan is also to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo County

Wide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and the use passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - d. Using sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
 - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - h. Performing clearing and earth moving activities only during dry weather.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilize designated access points.
 - k. Avoiding tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
 - l. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction Best Management Practices.
 - m. The approved erosion and sediment control plan shall be implemented prior to the beginning of construction
8. All grading and erosion and sediment control measures shall be in accordance to the plans prepared by ROMIG Engineers, Inc., dated April 11, 2018, and approved by the Department of Public Works and the Current Planning Section. Revisions to the approved grading plan shall be prepared and signed by the engineer, and shall be submitted to the Department of Public Works and the Planning Department concurrently prior to commencing any work pursuant to the proposed revision.

9. It shall be the responsibility of the applicant's engineer to regularly inspect the erosion control measures and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected.
10. 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 Current Planning Section.
11. Erosion control and tree protection inspections are required prior to the issuance of a building permit for grading, construction, and demolition purposes, as the project requires the protection of significant trees. Once all review agencies have approved the Building Permit (BLD 2017-01804), the applicant will be notified that an approved job copy of the Erosion Control and Tree Protection Plans are ready for pick-up at the planning counter of the Planning and Building Department. Once the Erosion Control and Tree Protection measures have been installed per the approved plans, please contact Jeremiah Pons, Building/Erosion Control Inspector, at 650/599-1592 or jpons@smcgov.org, to schedule a pre-site inspection. A \$144.00 inspection fee will be added to the building permit for the inspection. If this initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the erosion control and tree protection measures are deemed adequate by the Building Inspection Section.
12. Non-significant oak trees #3 and #11, identified on the Erosion Control and Tree Protection plans, shall be retained and protected. Tree protection measures shall include tree protection fencing that extends to the driplines of the trees. Where tree protection fencing does not cover the entire root zone of the trees, a landscape buffer of wood chips spread at a depth of 6" shall be placed where foot traffic is expected to be heavy.
13. Significant oak tree #24 (20.7" dbh), as identified on the Erosion Control and Tree Protection plans shall be retained and protected. The only significant trees permitted for removal are a 28.7" dbh incense cedar (Tree #4) and a 20.9" dbh Irish yew (Tree #23). Additional significant tree removal activities outside the scope of this project shall require a separate Tree Removal Permit.
14. The project arborist shall be on-site to oversee all excavation for the reduced light well as described in the plans submitted to the Planning Commission on April 25, 2018.
15. All excavation for the foundation near the 27.9" dbh valley oak (Tree #5 identified in the arborist report), shall be done by hand. No measuring over 2" in diameter or greater shall be cut without the consent approval, and documentation of the site arborist. Roots left exposed for a period of time shall be covered with layers of burlap and kept moist.
16. Any excavation within 30 feet of the 35" dbh redwood tree (Tree #18) shall be inspected and overseen by the site arborist.

17. Trenching for irrigation, electrical, drainage or any other reason shall be hand dug when beneath the driplines of protected trees.
18. Storage of construction vehicles, equipment, and materials shall be limited to the existing driveway and front walkway areas when feasible. Storage of construction vehicles, equipment, and materials is prohibited within the driplines of protected trees.
19. Over-dig for the installation of the basement forms shall be eliminated to further reduce encroachment into the root zone of Tree #24.
20. Geotextile fabrics (root protection matting) shall be used to minimize the amount of sub-surface digging for the rear patio.
21. To minimize the impacts to redwood tree #18 the driveway skirt shall be left unimproved until after the construction of the main residence and basement is completed.
22. The applicant shall plant on site a total of four 15-gallon native oak tree species to replace the trees removed. Staff verification of tree plantings is required prior to the final building inspection of the new home.
23. The location and placement of the required oak tree plantings shall be determined and overseen by the site arborist to ensure that the trees are planted in an area best suited for long term viability and growth of the trees. No replacement trees shall be planted in the proposed pool area depicted on the plans submitted to the Planning Commission on April 25, 2018. A signed and dated letter from the site arborist verifying that they selected an appropriate location and supervised the plantings shall be required prior to final inspection of construction authorized by Building Permit (BLD 2017-01804).
24. The existing shed in the rear of the subject property shall be removed by hand, in accordance with the arborist report, to prevent impacts to the adjacent coast live oak trees.
25. The proposed 800 sq. ft. pool depicted on the March 21, 2018 project plans is not part of this permit application, PLN 2017-00262. Construction of this pool shall require a separate building permit.

Building Inspection Section

26. This project shall require a building permit.
27. This project requires a geotechnical/soils report at the time of building permit submittal.

Geotechnical Section

28. The construction of the proposed residence shall include the recommendations from the project geotechnical engineer as well as include scheduled on site review by the project engineer during all required aspects of construction. The project geotechnical engineer shall complete and sign the County of San Mateo form for project design review and post construction observations.

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. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
 31. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right of-way.
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5. **Correspondence and Other Matters**
None
 6. **Consideration of Study Session for Next Meeting**
No study session for next meeting
 7. **Director's Report**
Three items on the agenda for May 9, 2018.
 8. **Adjournment**
The meeting adjourned at 10:51 a.m.
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