



Planning & Building Department Planning Commission

Kumkum Gupta, 1st District
Frederick Hansson, 2nd District
Lisa Ketcham, 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

DRAFT

MEETING NO. 1687

Wednesday, March 11, 2020

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

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

Pledge of Allegiance: The Pledge of Allegiance was led by Chair Hansson.

Roll Call: Commissioners Present: Gupta, Ketcham, Hansson, Santacruz, Ramirez
Commissioners Absent: None
Staff Present: Monowitz, Fox

Legal notice published in the San Mateo County Times on February 29, 2020 and in the Half Moon Bay Review on March 5, 2020.

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 meetings of February 12, 2020 and February 26, 2020.

Commissioner Ketcham moved, and Commissioner Ramirez seconded, that the revised minutes be approved as submitted. Motion carried 5-0-0-0.

CONSENT AGENDA

The applicant is requesting additional time in order to bring the project to the Agriculture Advisory Committee, which will give interested parties time to comment. Staff will re-agendize this item for March 25, 2020.

- 1. **Owner:** PENINSULA OPEN SPACE TRUST
Applicant: Allen Ishibashi, MROSD
File Number: PLN2020-00062
Location: 811 La Honda Rd, San Gregorio
Assessor’s Parcel No: 081-040-010, 081-22-010 & 081-22-020

Consideration of a General Plan Conformity analysis for Midpeninsula Regional Open Space District's potential purchase of APNs 081-040-010, 081-022-010 & 081-022-020, comprising 540 acres total. The purchase would expand the District's Tunitas Creek Open Space Preserve and be managed for open space, habitat preservation, conservation grazing, agriculture, watershed protection, and low intensity recreation (trails). Application deemed complete February 18, 2019. Please direct any questions to Project Planner Katie Faulkner 650/363-1882 or kfaulkner@smcgov.org.

END OF THE CONSENT AGENDA

REGULAR AGENDA

- 2. **Owner:** Nick Zmay
Applicant: Chu Design Associates, Inc.
File Number: PLN2018-00343
Location: Del Monte Road, El Granada
Assessor’s Parcel No: 047-181-080

Consideration of a Design Review Permit and Grading Permit to construct a new 3,325 sq. ft., two-story single-family residence on a 6,526 sq. ft. vacant parcel in unincorporated community of El Granada. The proposed grading is comprised of one thousand three hundred sixty-four (1,364) cubic yards of cut and the removal of six trees in order to accommodate the building into the topography. Application deemed complete September 12, 2019. Please direct any questions to Project Planner Bryan Albini 650-363-1807 or balbini@smcgov.org.

SPEAKERS:

- 1. Applicant

COMMISSION ACTION:

Commissioners unanimously moved to close the public hearing. **Motion carried 5-0-0-0.**

Commissioner Ketcham moved and Commissioner Santacruz seconded the motion. **Motion carried 5-0-0-0.**

Based on information provided by staff and evidence presented at the hearing that the Planning Commission approved the Design Review and Grading Permit, County File Number PLN 2018-00343, based on and subject to the required findings and conditions of approval as follows:

FINDINGS:

Regarding the Environmental Review, Found:

1. That the proposed project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act (CEQA), related to new construction of small structures, including single-family residences in a residential zone.

Regarding the Design Review, Found:

2. That, with the conditions of approval recommended by the Coastside Design Review Committee at its meeting of October 10, 2019, the project is in compliance with the Design Review Standards for the Coastside as previously elaborated in Section 3.b of this staff report.

Regarding the Grading Permit, Found:

3. That the granting of the permit will not have a significant adverse impact on the environment. The primary permitted use of the property is single-family residential and the proposed grading that sets a portion of the home into the slope is not excessive. The project has also been reviewed by the Department of Public Works and the Geotechnical Section who have recommended conditions of approval to ensure compliance with applicable standards, and to mitigate any potential negative environmental impacts.
4. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Code, including the standards referenced in Section 9296. The Department of Public Works and Geotechnical Section have reviewed the erosion, sediment and dust control plans and a soils report submitted for the project prepared by Sigma Prime Geosciences, Inc., and have determined that the project complies with the grading standards. Conditions of approval have been included which require all grading work to be according to these approved plans. The consultant will also be responsible for the inspection and certification of the grading upon completion of the work and will be required to certify that the work is in conformity with the approved plans.
5. That the project is consistent with the General Plan. As proposed and conditioned, the project complies with General Plan Policies 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) and 2.17 (*Erosion and Sedimentation*).

CONDITIONS OF APPROVALCurrent Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on March 11, 2020, and as reviewed by the Coastside Design Review Committee on October 10, 2019, as well as with the following conditions. Any changes or revisions to the approved plans shall be submitted to the Community Development Director for review and approval prior to implementation. Minor adjustments to the design of the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review

Officer may refer consideration of the revisions to the Coastsides Design Review Committee or the Planning Commission, with applicable fees to be paid.

2. This permit shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the building inspector) shall have occurred within 180 days of its issuance. This approval may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date. 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.
3. The applicant shall include a copy of the final approval letter, including the conditions of approval, on the top pages of the building plans to be maintained on-site during grading and construction.
4. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastsides Design Review Committee:
 - a. Street side/Front Elevation of the house. Balcony removed and front wall moved back to comply with 20-foot setback from property line.
5. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion, unless authorized by the Community Development Director.
6. No grading activities shall commence until the property owner 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.
7. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the Tree Protection Plan and the Erosion Control Plan, as prepared and signed by the engineer of record July 11, 2019 Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.
8. Prior to issuance of the grading permit "hard card," the property owner shall submit a schedule of all grading operations, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.
9. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation 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.
10. For the final approval of the grading permit, the property owner shall ensure the 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 (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 Current Planning Section.

11. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
 - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
 - g. Limiting construction access routes and stabilization of designated access points.
 - h. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

12. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1)

the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.

- d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
13. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
 14. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.
 15. No site disturbance shall occur, including any grading or tree/vegetation removal, until a building permit has been issued.
 16. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
 17. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

- b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Valencia and Carmel Avenues. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Valencia and Carmel Avenues. There shall be no storage of construction vehicles in the public right-of-way.
- 18. The exterior color samples submitted to the CDRC are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
 - 19. 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 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).
 - 20. The applicant shall submit a Tree Protection Plan for staff's review and approval, subject to Sections 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance, prior to the issuance of a building permit and start of vegetation removal, grading or construction activities.
 - 21. An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a building permit to ensure that the approved tree protection measures are installed adequately prior to the start of vegetation removal, grading or construction activities.
 - 22. The applicant shall plant on-site a total of six (6) native trees, using at least 15-gallon size stock, to provide mitigation for the trees removed. Landscaping, per the approved landscape plan, shall be installed prior to final of building permit.
 - 23. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide the required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. and rehabilitated landscape projects equal to or greater than 2,500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 square feet. The Performance approach is applicable to new and/or rehabilitated landscape projects over 2,500 square feet.

Building Inspection Section

- 24. The proposed project requires a building permit.
- 25. The project shall be designed and constructed according to the currently adopted and locally amended California Building Standards Code.

26. The project is located in a Very High Fire Hazard Severity Zone and shall be designed accordingly.

Geotechnical Section

27. The soils report submitted with this application states that the property is suited for the proposed project, which will be reviewed for compliance with the California Building Standards Code as part of the building permit application review process.

Drainage Section

28. The following items will be required at the time of building permit submittal:
- a. A Drainage Report prepared and stamped by a registered civil engineer.
 - b. A final Grading and Drainage Plan prepared and stamped by a registered civil engineer including required retention measures onsite and all appropriate measures to prevent additional water from concentrating at retaining walls and flowing to neighboring parcels.
 - c. A completed C3 C6 Checklist.

Granada Community Services District

29. Prior to the issuance of a building permit, the applicant shall obtain a sewer permit for a sewer connection via the required approval of a sewer permit variance.

Coastside County Water District

30. Prior to the issuance of a building permit, the applicant shall obtain a water service connection to include fire suppression plans for review and approval.
31. The project shall comply with Coastside County Water District's Indoor Water Use Efficiency Ordinance, including the installation of fire sprinklers, if required by the Coastside Fire Protection District.

Department of Public Works

32. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile" to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20 percent) and for driveways at the property line to be the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

33. 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.
34. 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.

Coastside Fire Protection District

35. Smoke Detectors which are hard wired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire Protection District Ordinance 2016-01, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, interconnected, and have battery backup. These detectors are required to be placed in each new and recondition sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.
36. Add note to plans smoke alarm/detector are to be hardwired, interconnected, or with battery backup.
37. Add note: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.
38. Identify rescue windows in each bedroom and verify that they met all requirements. Add this to plans.
39. Add the following note to the plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/ roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent.
40. Chimney present: The installation of an approved spark arrester is required on all wood burning chimneys. Spark arresters shall be made of 12-gage woven or welded wire screening having openings not exceeding 1/2-inch.
41. Vegetation Management (LRA): The Coastside Fire Protection District Ordinance 2016-01, the 2013 California Fire Code and Public Resources Code 4291.

- a. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area) the fuel break is 100 feet or to the property line.
 - b. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
 - c. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
42. Fire Hydrant: As per 2016 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2016 CFC, Appendix B the hydrant must produce a minimum fire flow of 1,000 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details. The hydrant appears to be within the 500 feet. The hydrant is a dry barrel and will need to be changed to Clow 960
43. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2016-01, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department or The City of Half Moon Bay. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire Protection District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review. Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call Coastside Fire Protection District to schedule an inspection.
44. Exterior bell and interior horn/strobe: are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.
45. Add note to the title page that the building will be protected by an automatic fire sprinkler system.

- 46. All fire conditions and requirements must be incorporated into your building plans, (see attached conditions) prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.
- 47. Copy R-337 Worksheet to a plan sized sheet and check appropriate boxes.
- 48. CRC 2016 Section R337: This project is located in a State Responsibility Area for wildfire protection. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection shall comply with CRC 2013 Section R337 requirements. You can visit the Office of the State Fire Marshal’s website at <http://www.fire.ca.gov/fire-prevention/fire-prevention-wildland.php> and click the new products link to view the “WUI Products Handbook.” The project is located in LRA very high fire severity zone.

BRA:cmc – BRAEE0096_WCU.DOCX

3.	<p>Owner: California Department of Transportation (CalTrans)</p> <p>Applicant: San Mateo County</p> <p>File Number: PLN2015-00325</p> <p>Location: N/A (Public Right-of-Way)</p> <p>Assessor’s Parcel No: N/A</p>
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Consideration of a Coastal Development Permit and adoption of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, for the construction of a 0.8-mile multi-use trail within the Caltrans right-of-way in the unincorporated community of El Granada, California. This project is appealable to the California Coastal Commission. Application deemed complete January 2, 2018. Please direct any questions to Project Planner Michael Schaller 650/363-1849 or mschaller@smcgov.org.

SPEAKERS:

- 1. Marina Paap

COMMISSION ACTION:

Commissioners unanimously moved to close the public hearing. **Motion carried 5-0-0-0.**

Commissioner Ketcham moved and Commissioner Gupta seconded the motion. **Motion carried 5-0-0-0.**

Based on information provided by staff and evidence presented at the hearing that the Planning Commission approved the Coastal Development Permit and adopted the Mitigated Negative Declaration, County File Number PLN 2015-00325, by adopting the required findings and conditions of approval as follows:

FINDINGS

Regarding the Mitigated Negative Declaration, Found:

1. That the Mitigated Negative Declaration is complete, correct, and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines.
2. That, on the basis of the Initial Study, comments received thereto, 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 negative declaration, will have a significant effect on the environment.
3. That the Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
4. That the mitigation measures identified in the Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with California Public Resources Code Section 21081.6.

Regarding the Coastal Development Permit, Found:

5. 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 with regard to the protection of cultural, biotic and visual resources.
6. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program as discussed in Section A.2 of this Staff Report. Protection measures will be implemented to prevent any impact to cultural and biological resources, including San Francisco dusky-footed woodrat and riparian habitat.
7. That where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, the project is in conformity with 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). The project site is located on the east side of Highway 1, and thus is not subject to this finding.

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 March 11, 2020. 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.

Mitigation Measures

2. **Mitigation Measure AES-1:** Consistent with policies included in the Visual Resources Component of the San Mateo County Local Coastal Program, the applicant shall comply with the following measures:
 - a. Retain wetlands intact except for public access ways designed to respect the visual and ecological fragility of the area and adjacent land, in accordance with Sensitive Habitats Component policies of the Local Coastal Program.
 - b. Employ the use of natural materials and colors (i.e., earth tones) for construction of the trail, trail signage and the pedestrian bridge that blend with the vegetative cover of the site.
3. **Mitigation Measure AES-2:** To ensure that lighting and glare impacts do not cause a significant impact upon adjacent residential or open space uses, the applicant shall implement the following measures:
 - a. The Project shall use lighting standards that are shielded, aimed directly to the ground to minimize light spillage to adjacent properties and in the case of the proposed bridge and boardwalk will be low or pedestal mounted;
 - b. Employ the use of natural materials and colors (i.e., earth tones) that blend with the vegetative cover of the site; and
 - c. Design and minimize information and direction signs to be simple, easy-to-read, and harmonize with surrounding elements;
4. **Mitigation Measure AES-3:** To ensure that Project components will not obstruct views within the County Scenic Corridor, the applicant shall:
 - a. Locate and design new development and landscaping so that ocean views are not blocked from public viewing points such as public roads and publicly-owned land; and
 - b. To the extent feasible, design development to minimize blocking of views to or along the ocean shoreline from Highway 1 and other public viewpoints between Highway 1 and the sea.
5. **Mitigation Measure BIO-1:** The following measure shall be implemented to avoid and minimize potential impacts to special-status species:
 - a. A qualified biologist shall conduct a pre-construction survey for San Francisco dusky-footed woodrat houses no less than 7 days and no more than 30 days prior to the beginning of ground disturbance and/or construction activities. The survey shall cover the work area and a 50-foot buffer in the upstream and downstream directions. Any San Francisco dusky-footed woodrat houses found shall be marked in the field with flagging tape and their locations will be recorded with GPS.

- b. If a San Francisco dusky-footed woodrat house is identified in a work area, the County shall attempt to preserve the house and maintain an intact dispersal corridor between the house and undisturbed habitat. An adequate dispersal corridor would be considered to be a minimum of 50 feet wide and have greater than 70 percent vegetative cover. In the event such a corridor is infeasible, the County shall avoid physical disturbance of the nest if feasible.
 - c. If a San Francisco dusky-footed woodrat house(s) cannot be avoided, the California Department of Fish and Wildlife (CDFW) shall be notified and information regarding the house location(s) and relocation plan shall be provided. With approval from CDFW and prior to the beginning of construction, a qualified biologist shall dismantle by hand and relocate the house material. Materials from the house shall be dispersed into adjacent suitable habitat that is outside of the work area. During the deconstruction process a qualified biologist shall attempt to assess if there are juveniles in the house. If immobile juveniles are observed, the deconstruction process shall be discontinued until a time when the biologist believes the juveniles will be fully mobile. A 10-foot-wide no-disturbance buffer shall be established around the house until the juveniles are mobile. The house may be dismantled once a qualified biologist has determined that adverse impacts on the juveniles would not occur. All disturbances to woodrat houses shall be documented in a construction monitoring report and submitted to the California Department of Fish and Wildlife.
6. **Mitigation Measure BIO-2:** The following measure shall be implemented to avoid and minimize potential impacts to nesting birds:
 - a. If project activities are to be conducted during the nesting season (February 15 – to August 31), a pre-construction nesting bird survey shall be performed no more than 14 days prior to initial ground disturbance to avoid impacting active nests, eggs, and/or young.
 - b. If the survey identifies any active nest, an exclusion buffer shall be established for protection of the nest and young. Buffer distance will vary based on species and conditions at the site, however, typical buffers ranges between 25 feet up to 600 feet. A qualified biologist shall establish an appropriate buffer and the buffer shall be maintained until the young have fledged.
 - c. Tree trimming or removal shall be initiated outside of the nesting season (September 1 – January 31), whenever possible, to avoid potentially disturbing and/or to minimize the disturbance to any nesting birds.
7. **Mitigation Measure BIO-3:** Consistent with LCP Policy 7.17, the applicant shall implement the following performance standards to minimize impacts to wetlands:
 - a. All paths shall be elevated so as not to impede movement of water;
 - b. All construction activity shall take place during daytime hours;

- c. All outdoor lighting shall be kept at a distance away from the wetland sufficient not to affect the wildlife;
 - d. Motorized machinery (if any is used) shall be kept to less than 45 dBA at the wetland boundary;
 - e. All construction which alters wetland vegetation shall be required to replace vegetation; and
 - f. No herbicides shall be used in wetlands unless specifically approved by the San Mateo County Agricultural Commissioner and the California Department of Fish and Wildlife (CDFW).
8. **Mitigation Measure BIO-4:** The applicant shall prepare a comprehensive stormwater pollution and erosion control plan for the Project. Erosion control measures shall be in place prior to the start of construction activities and remain in place throughout all phases of project construction. The plan must provide a Best Management Practice monitoring and maintenance schedule and identify parties responsible for monitoring and maintenance of construction-phase Best Management Practices (BMPs). Erosion and water quality control measures identified in the plan must comply with the County of San Mateo Department of Public Work's Contract Requirements for Erosion and Sediment Control, and at a minimum include, but not be limited to, the following measures (County of San Mateo 2013a; County of San Mateo, 2013b):
- a. Temporary erosion control measures (such as silt fences, staked straw bales, and temporary revegetation) shall be employed for disturbed areas. No disturbed surfaces will be left without erosion control measures in place.
 - b. Sediment shall be retained on-site by a system of sediment basins, traps, or other appropriate measures.
 - c. A spill prevention and countermeasure plan shall be developed that will identify proper storage, collection, and disposal measures for potential pollutants (such as fuel, fertilizers, pesticides, etc.) used on-site. The plan will also require the proper storage, handling, use, and disposal of petroleum products.
 - d. Construction activities shall be scheduled to minimize land disturbance during peak runoff periods and to the immediate area required for construction. Existing vegetation will be retained where possible. To the extent feasible, grading activities shall be limited to the immediate area required for construction.
 - e. Surface waters, including ponded waters, must be diverted away from areas undergoing grading, construction, excavation, vegetation removal, and/or any other activity which may result in a discharge to the receiving water. Diversion activities must not result in the degradation of beneficial uses or exceedance of water quality objectives of the receiving waters. Any temporary dam or other artificial obstruction constructed must only be built from materials such as clean gravel which will cause

little or no siltation. Normal flows must be restored to the affected stream immediately upon completion of work at that location.

- f. Sediment shall be contained when conditions are too extreme for treatment by surface protection. Temporary sediment traps, filter fabric fences, inlet protectors, vegetative filters and buffers, or settling basins shall be used to detain runoff water long enough for sediment particles to settle out. Store, cover, and isolate construction materials, including topsoil and chemicals, to prevent runoff losses and contamination of groundwater.
 - g. Topsoil removed during construction shall be carefully stored and treated as an important resource. Berms shall be placed around topsoil stockpiles to prevent runoff during storm events. All removed topsoil shall be reused during construction to the extent feasible. Unused topsoil, if any, shall be broadly redistributed to the surrounding areas in such a manner that topography and vegetation cover would not be adversely impacted.
 - h. Establish fuel and vehicle maintenance areas away from all drainage courses and design these areas to control runoff.
 - i. Disturbed areas will be re-vegetated after completion of construction activities.
 - j. Provide sanitary facilities for construction workers.
9. **Mitigation Measure BIO-5:** The County shall mitigate for unavoidable impacts on riparian habitat due to the proposed Project by restoring riparian habitat within the region (i.e., the San Mateo County coastal watersheds) at a 1:1 ratio. To the extent feasible, riparian habitat restoration will occur concurrent with implementation of the Project.
- a. Riparian vegetation to be restored at the mitigation site shall include native overstory and understory species, such as arroyo willow, white alder, American dogwood, Pacific silverweed, and bulrush.
 - b. Prior to the start of project construction, the County shall develop and implement a Riparian Mitigation Plan for creation of riparian habitat. The Riparian Mitigation Plan shall be prepared by a qualified restoration ecologist and will provide the following:
 - (1) A summary of riparian impacts and the proposed mitigation.
 - (2) Goals of the mitigation to achieve no net loss of habitat functions and values.
 - (3) The location of mitigation site(s) and description of existing site conditions.
 - (4) Mitigation design, including:
 - 1. Existing and proposed site hydrology, geomorphology, and geotechnical stability, if applicable.

2. Grading plan if appropriate, including bank stabilization or other site stabilization features.
 3. Soil amendments and other site preparation elements, as appropriate.
 4. Planting plan and species list.
 5. Irrigation and maintenance plan.
 6. Restoration schedule.
- (5) Monitoring plan (including specific, objective final and performance criteria, monitoring methods, data analysis, reporting requirements, monitoring schedule, etc.); and
- (6) A contingency plan for mitigation elements that do not meet performance or final success criteria within 5 years; this plan will include specific triggers for remediation if performance criteria are not being met.
10. **Mitigation Measure BIO-6:** Prior to beginning of trail construction, the applicant shall prepare a Tree Replacement Plan, which shall replace all removed significant size trees at a 1:1 ratio with native, drought tolerant trees. The Tree Replacement Plan shall be submitted to the Community Development Director for review and approval.
11. **Mitigation Measure CULT-1A:** Prior to the start of construction activities, the Project applicant shall comply with the following measures in order to minimize, prevent, and assure that no inadvertent damage from equipment or personnel occurs to known and/or unknown archaeological and paleontological resources:
- a. A qualified archaeologist shall be present during any ground-disturbing construction-related activities associated with the Project, including but not limited to, site preparation, grading, exploratory borings, and construction. In the event that archaeological resources are discovered, construction activities in the vicinity of the discovery shall cease immediately until the archaeologist can determine the significance of the discovery and properly catalogs the find in accordance to professional standards and procedures. If it is determined that construction activities could damage, destroy, or otherwise disturb archaeological/paleontological resources, a mitigation plan adequate to protect such resources shall be prepared by a qualified professional (i.e., qualified archaeologist and/or paleontologist) to ensure adequate protection of these resources.
12. **Mitigation Measure CULT-1B:** Construction activities within the vicinity of archaeological resources site CA-SMA-149 shall comply with the following measures in order to minimize, prevent, and assure that no inadvertent damage from equipment or personnel occurs:
- a. All staging areas shall be located away from archaeological resource site CA-SMA-149.

- b. A fence shall be placed around the perimeter of archaeological resource site CA-SMA-149.
 - c. The path of the proposed trail shall be designed to avoid archaeological resource site CA-SMA-149.
13. **Mitigation Measure CULT-1C:** If an archaeological site(s) is encountered during grading or other soil disturbing activities, project managers and project contractors shall comply with the provisions set forth in Sections 15064.5 (c) or (e) of the CEQA Guidelines, depending on the type of resource encountered. The site(s) will be recorded by a qualified archaeologist, including the extent of the site boundaries. The trail alignment(s) and/or associated features shall be relocated away from the archaeological site(s), unless the site(s) is evaluated and determined not to be eligible for listing on the California Register of Historical Resources. The archaeologist shall determine the required distance from the resource. If the eligible site(s) cannot be avoided, the proposed trail shall be designed with protective elements that will provide for trail use with minimal effect on the archeological site(s). These protective elements may include fencing, or placement of the trail on a bridge, boardwalk or earthen berm. Prior to construction, data recovery and testing shall be conducted as needed. A final report, including the results of the surveys and evaluations, shall be provided to the State Historic Preservation Officer for review. Furthermore, in the event that an archaeological resource is discovered during project construction activities (e.g., excavation, grading), the following provisions of Section 15064.5 (c) of the CEQA Guidelines are to be followed:
- a. The lead agency shall first determine whether the site is a historical resource, as defined in subdivision (a).
 - b. If the lead agency determines that the archaeological site is a historical resource, it shall refer to the provisions of Section 21084.1 of the Public Resources Code, and this section, Section 15126.4 of the Guidelines, and the limits contained in Section 21083.2 of the Public Resources Code do not apply.
 - c. If an archaeological site does not meet the criteria defined in subdivision (a), but does meet the definition of a unique archeological resource in Section 21083.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of Section 21083.2. The time and cost limitations described in Public Resources Code Section 21083.2 (c-f) do not apply to surveys and site evaluation activities intended to determine whether the Project location contains unique archaeological resources.
14. **Mitigation Measure HYDRO-1:** Consistent with the County of San Mateo's requirements, the applicant shall prepare and submit an Erosion and Sediment Control Plan with the grading permit prior to the start of construction. The plan must show what BMPs will be used and delineate work areas, measures to prevent erosion of unstable or denuded areas, locations of staging areas, construction access routes, and containment of construction materials and waste, as per the County's General Erosion and Sediment Control Plan Checklist. Potential BMPs may include silt fences, straw bales, catch basin

inlet protection, berms around covered stockpiles, dust control, and stabilized construction access points.

15. **Mitigation Measure NOI-1:** Prior to the issuance of demolition, grading and/or building permits, plan specifications shall indicate that San Mateo County shall be responsible for requiring all construction contractors to implement the following measures to limit construction-related noise:
- a. Construction activity is limited to the daytime hours between 7:00 a.m. and 6:00 p.m. (Monday through Friday) or between 9:00 a.m. and 5:00 p.m. (Saturdays) and at no time on Sundays, Thanksgiving, and Christmas, per County Code Section 4.88.330.
 - b. At least 30 days prior to commencement of construction, notification of planned construction activities and scheduling shall be given to all residents and commercial entities in proximity to the Project site. A suggested notification zone is depicted in Attachment A and is focused on the Segment 4 and Segment 6 construction zones. The notification shall include a brief description of the project, the activities that would occur, and the durations/hours when construction would occur. The notification shall also include the phone number of the construction superintendent(s). If the superintendent(s) receives a complaint, the superintendent(s) shall investigate, take appropriate corrective action, and report the action to the reporting party and to San Mateo County.
 - c. A sign shall be posted on construction zone fencing that is clearly visible to site passers-by and that includes a contact name and telephone number of the construction superintendent(s). If the superintendent(s) receives a complaint, the superintendent(s) shall investigate, take appropriate corrective action, and report the action to the reporting party and to San Mateo County.
 - d. All internal combustion engines on construction equipment and trucks are fitted with properly maintained mufflers, air intake silencers, and engine shrouds that are no less effective than as originally equipped by the manufacturer.
 - e. Stationary construction equipment and material delivery (loading/unloading) areas shall be located as far as practicable from the residences.
 - f. Material stockpiling shall be located as far as feasible from nearby noise-sensitive receptors.
 - g. Unnecessary engine idling shall be curtailed to no more than 10 minutes, to the extent feasible.
 - h. "Smart" back-up alarms, which automatically adjust the alarm level based on the background noise level, shall be employed on all trucks and construction vehicles OR back-up alarms shall be disabled and replaced with human spotters.
 - i. Grade surface irregularities on the construction sites shall be minimized to the extent feasible.

- j. Construction traffic shall be limited to the haul routes established by San Mateo County.
16. **Mitigation Measure NOI-2:** Prior to the issuance of demolition, grading and/or building permits, plan specifications shall indicate that San Mateo County shall be responsible for requiring all construction contractors to implement the following measures to limit pile driving-related noise in Segment 6 of the Project:
- a. At least 2 weeks prior to commencement of pile driving, notification of planned construction activities at the Arroyo de en Medio Creek bridge shall be individually given to all residents or commercial entities within 500 feet of either bridge abutment. This shall be a separate notification process from the one detailed in Mitigation Measure NOI-1. The notification shall include a brief description of the project, the pile driving activities that would occur, and the durations/hours when construction would occur. The notification shall also include the phone number of the construction superintendent(s) which shall be used for logging complaints. All noise complaints shall also be documented to San Mateo County.
17. **Mitigation Measure NOI-3:** Prior to the issuance of demolition, grading and/or building permits, notes shall be provided on plans indicating that San Mateo County shall be responsible for requiring all construction contractors to implement the following measures to limit construction related vibration impacts at the Arroyo de en Medio Creek bridge site:
- a. In concert with the Segment 6-specific notification included in Mitigation Measure NOI-2, all residents or commercial entities within 100 feet of either bridge abutment shall be informed that they may wish to secure fragile items that could be broken by shaking.
 - b. Prior to the issuance of building permits the construction contractor shall inspect and report on the current structural condition of the existing buildings within 100 feet of either bridge abutment. This shall be accomplished via a photo or video survey of susceptible areas in advance of the potentially damaging pile driving work.
 - c. Monitor and record peak particle velocities at the nearest sensitive receptors (to either bridge abutment) while the pile driving activities are taking place.
 - d. During construction, if any vibration levels cause cosmetic or structural damage to existing buildings in close proximity to the bridge site, the construction superintendent(s) shall log all vibration-related complaints. All vibration complaints shall also be documented to San Mateo County.
18. **Mitigation Measure TRAF-1A:** The construction contractor shall be responsible for providing a Traffic Control Plan (TCP) approved by the County Traffic Engineer, prior to the start of construction. The TCP shall include traffic control measures in order to ensure traffic safety during all construction phases. The traffic control devices may involve signage, use of delineators, flashing arrows, and/or temporary lane lines at the discretion of the County Traffic Engineer. The TCP shall be approved by the County Traffic

Engineer. The TCP shall include provisions for advanced notification (signage) of the proposed detour routes and coordination with emergency service providers.

19. **Mitigation Measure TRAF-1B:** The proposed Project shall be constructed in a manner to avoid a substantial increase in construction-period traffic congestion:
 - a. The applicant will identify locations for contractor parking on-site for the duration of the construction period so that parking does not affect the operation of local roads.
 - b. Vehicle trips to and from the site for purposes of transporting cut and fill will be prohibited during peak traffic a.m. and p.m. peak hours.
 - c. In the event of lane closures due to deliveries, adequate number of flaggers and the appropriate signage will be required to ensure the safe passage of vehicles, bicyclists, and pedestrians.

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| 4. | Owner/Applicant:
Department
Location:
Assessor's Parcel Nos.: | County of San Mateo Planning and Building

Countywide, unincorporated
Countywide |
|----|--|--|

Informational Item: Briefing on Long Range Planning Work Plan. Please direct any questions to Planning Services Manager Joe LaClair 650/363-1865 or jlaclair@smcgov.org.

Questions or Remarks from Commissioners:

- Plan Princeton: why is this project labeled priority?
- Connect the Coastside: What intersection in Montara are you referring to?
- Connect the Coastside: Do those need to be certified by the Coastal Commission before someone can submit any project like Cypress Point etc.?
- Housing Element Project: Will there be a study of what is being done as far as enforcement?
- Density: Has there ever been a density bonus request, do we give bonuses to those who give a substantial benefit to the community?
- 21 Elements Study Sessions: Does the Planning Department advise this group of items that should be covered or topics?
- Would like to see a future Study Session regarding projects in the rural areas/open space trainings.
- Second Unit Amnesty: What is the status or update on the 8 initial applicants that were selected?

5. Correspondence and Other Matters

None

6. Consideration of Study Session for Next Meeting

No study session planned but went over the draft agenda of the meeting for March 25, 2020.

7. Director's Report

Director Monowitz updated the Commission regarding the Corona Virus and how this will affect future meetings. County is thinking alternative ways on how to conduct these meeting in order to avoid large gathering. He went over a few of the updates that the County has given regarding this situation.

April 22, 2020 PC hearing where this is the meeting where we are planning to bring the Cypress Point item to this Commission, will take a look at teleconference communication, alternate options.

Convening for the April 23, 2020 Traffic Workshop, will keep the commission posted on when this gets rescheduled.

Commissioner Hansson will be gone Easter Week (April 8, 2020)

8. Adjournment

The meeting adjourned at 10:23 a.m.