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Planning Commission Members:

- Kumkum Gupta, 1st District
 - Frederick Hansson, 2nd District
 - Lisa Ketcham, 3rd District
 - Manuel Ramirez, Jr., 4th District
 - Carlos Serrano Quan 5th District
-

MEETING NO. 1732
WEDNESDAY, APRIL 26, 2023
IN-PERSON AND BY VIDEO CONFERENCE

CALL TO ORDER

The meeting was called to order at 9:01 a.m. by Chair Kumkum Gupta.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Commissioners Lisa Ketcham, Carlos Serrano Quan. Chair Kumkum Gupta presiding.

Absent: Commissioners Frederick Hansson, and Manuel Ramirez.

Staff Present: Steve Monowitz, Director of Community Development; Tim Fox, County Counsel; Mercedes Segura, Interim Planning Commission Secretary; and Maria Gonzalez, Planning and Building Executive Secretary.

PUBLIC COMMENT

None

CONSENT AGENDA

1. Consideration of the Minutes of the Planning Commission Hearing on April 12, 2023.

COMMISSION ACTION:

Motion to postpone the approval of the Minutes of the Planning Commission Hearing for April 12, 2023.

Motion: Ketcham / Second: Serrano Quan

Ayes: Gupta, Ketcham, Serrano Quan

Noes: None

Abstained: None

The motion carried with 3 in favor.

END OF CONSENT AGENDA

REGULAR AGENDA

2. **Owner:** Omid Zaheidi and Susan Payrovi
Applicant: James Gwise



File Number: PLN2022-00109
Location: 12400 Skyline Boulevard, Woodside
Assessor's Parcel No: 067-250-030

Consideration of the adoption of an Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), the approval of Resource Management Permit (RM), pursuant to Section 6313, and a Grading Permit, pursuant to Section 9283 of the County Building Regulations (Division VII, Chapter 5), to construct a new 7,534 sq. ft. three-story single-family residence on a legal 3.1-acre parcel at 12400 Skyline Boulevard in the unincorporated North Skyline area of San Mateo County. The site is located in the Skyline Boulevard State Scenic Corridor. The project involves no tree removal and 1,320 cubic yards (c.y.) of grading for the construction of a new residence and widening of an existing driveway to comply with the required fire truck turn-around radius. The project involves the conversion of the existing 1,099 sq. ft. residence into an Accessory Dwelling Unit (ADU). The ADU is not subject to Planning Commission review. Application deemed complete January 9, 2023. Project Planner: Sonal Aggarwal saggarwal@smcgov.org or 650-363-1860.

SPEAKERS

1. Omid Zaheidi
2. James Gwise
3. Lennie Roberts
4. Carlyle Ann Young
5. Amanda Nece

COMMISSION ACTION

Motion to adopt the initial study mitigated negative declaration and approve the Resource Management District Development Review and Grading Permit PLN2022-00109 by making the required findings and adopting the conditions of approval listed in attachment A of the staff report.

Motion: Ketcham / Second: Serrano Quan
Ayes: Gupta, Ketcham, Serrano Quan
Noes: None
Abstained: None

The motion carried with 3 in favor.

FINDINGS

For the Environmental Review, Find:

1. That the Planning Commission does hereby find that the Initial Study/Mitigated Negative Declaration reflects the independent judgment of San Mateo County
2. That the Initial Study/Mitigated Negative Declaration is complete, correct, and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.
3. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment.
4. That the Mitigation Measures (numbered 1 through 9) in the Initial Study/Mitigated Negative Declaration and agreed to by the owner and placed as conditions on the project have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6.

For the Resource Management District Development Review Permit, Find:

5. That the project conforms to the Development Standards and Development Review Criteria contained in Chapter 20A and



Chapter 20A.2 of the San Mateo County Zoning Regulations. The project conforms to the minimum setbacks and maximum height limit allowed in the RM Zoning District. Additionally, the project conforms to Section 6324.1 (*Environmental Quality Criteria*), Section 6324.2 (*Site Design Criteria*), Section 6324.3 (*Utilities*), Section 6324.4 (*Water Resources Criteria*), Section 6324.5 (*Cultural Resources*), Section 6324.6 (*Hazards to Public Safety Criteria*), and Section 6325.1 (*Primary Scenic Resources Area Criteria*) of the RM Development Review Criteria. The project, as proposed and conditioned, will not introduce noxious odors, long-term increases in noise levels, or significant levels of air pollution emissions, and will incorporate low-impact development measures to ensure the increase in impervious surfaces will not result in adverse drainage or water quality impacts. The project will minimize potential adverse impacts on the rural character of the area by limiting grading and tree removal to that necessary to implement the project, utilizing building materials and colors that blend into the natural surrounding rural area, installing new utilities underground, as well as minimizing the number of access roads to a scenic corridor. Additionally, the project will not compromise the stability of the project parcel or surrounding lands as a site-specific geotechnical report prepared for the project concluded that the site was suitable for the proposed development, with implementation of the recommendations covered under the Geotechnical Investigation Report. Finally, the project will comply with Chapter 7A of the California Building Code for ignition resistant construction and materials, acceptable emergency fire access, adequate fire flow and water supplies as reviewed and conditionally approved by the San Mateo County Department.

For the Grading Permit, Find:

6. That this project, as conditioned, will not have a significant adverse effect on the environment. The project has been reviewed by planning staff and the Department of Public Works, which found that the project can be completed without significant harm to the environment as conditioned. A negative declaration was prepared for the project and mitigation measures are attached as conditions to this staff report.
7. That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan. Planning staff and the Department of Public Works have reviewed the project and have determined its conformance to the criteria of Chapter 5 of the San Mateo County Building Regulations, including the standards referenced in Section 9296 and the San Mateo County General Plan.

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 April 26, 2023. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of, and in substantial conformance with, this approval.
2. The final approval of the subject permits shall be valid for two (2) 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. Approval of permits may be extended by a 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.
3. The applicant shall include a copy of this letter on the top pages of the building plans.
4. Prior to the issuance of a building permit, the applicant shall pay all applicable Affordable Housing Impact Fees, pursuant to the San Mateo County Ordinance No. 4758.
5. The applicant shall obtain all necessary permits for converting the existing 1,099 sq. ft. single-family house to an ADU with the Building, Fire, and all other necessary departments.
6. No site disturbance shall occur, including any tree/vegetation trimming or grading, until a building permit has been issued. Removal of trees over 55 inches in circumference has not been authorized under this permit (as measured 4.5 feet above the ground).
7. The applicant is required to replace any vegetation removed during construction, including ground cover. Per Section 6324.2, vegetation for stabilization of graded areas or for replacement of existing vegetation shall be selected and located to be



compatible with surrounding vegetation, recognizing climate, soil and ecological characteristics of the region.

8. 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 Skyline Boulevard or Misty Ridge Road. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Skyline Boulevard or Misty Ridge Road. There shall be no storage of construction vehicles in the public right-of-way.

9. At the building permit application stage, the applicant shall submit a tree protection plan which protects on-and off-site trees within the proximity of grading and/or construction activities, including the following:
 - a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project.
 - b. Isolate tree protection zones using 5-foot-tall orange plastic fencing supported by poles pounded into the ground, located at the driplines.
 - c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas.
 - d. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or topplers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting.
 - e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the project arborist's directs specific watering measures to protect trees.
 - f. Trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence, and 2 by 4 boards in concentric layers to a height of eight (8) feet.
 - g. Prior to issuance of building permit (BLD 2022-03018), the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.

10. The applicant shall implement the revised Erosion and Sediment Control Plan, as approved, during all stages of grading and construction. Grading and construction activities shall adhere to the San Mateo County Wide Storm Water Pollution Prevention Program "General Construction and Site Supervision Guidelines", including:
 - 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.
11. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday, Thanksgiving and Christmas.

Mitigation Measures from the Mitigated Negative Declaration

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

12. **Mitigation Measure 1:** All proposed exterior lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for the exterior light fixtures shall be submitted for review and approval prior to the issuance of the building permit.
13. **Mitigation Measure 2:** Final finishes of all exterior materials and /or colors, including glass windows and/or panels, shall be non-reflective.
14. **Mitigation Measure 3:** The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below, and include these measures on permit plans submitted to the Building Inspection Section:
- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. All visible mud or dirt track-out onto adjacent public 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 mph.
 - e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - f. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - g. Idling times shall be minimized either by shutting equipment 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.
 - h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
 - i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously).
15. **Mitigation Measure 4:** Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting) or similar material shall not be used.
16. **Mitigation Measure 5:** The following mitigation measures are recommended to ensure that impacts would not be significant should unique archaeological resources or significant historical resources be accidentally discovered during earth-moving activities.
- a. Prior to construction, all personnel directly involved in project-related ground disturbance shall be provided archaeological and cultural sensitivity training. The training shall be conducted by a qualified Archaeologist that meet the Secretary of the Interior's Standards for archaeology. The training shall take place at a day and time to be determined in conjunction with the project construction foreman, and prior to any scheduled ground disturbance. The training will include: a discussion of applicable laws and penalties; samples or visual aids of artifacts that could be encountered in the project vicinity, including what those artifacts and resources may look like partially buried, or wholly buried and freshly exposed; and instructions to halt work in the vicinity of any potential cultural resource discovery, and notify the archaeological or Native American monitor as necessary. If a handout is provided by the archaeologist, the foreman will keep a copy of it in his or her vehicle as a reference. Having reference material in the vehicle does not replace contacting an archaeologist or a Native American monitor should resources be uncovered.
 - b. In the event archaeological resources are encountered during ground disturbing activities, contractor shall temporarily halt or divert excavations within a 50 meter (165 feet) of the find until it can be evaluated. All potentially significant archaeological deposits shall be evaluated to demonstrate whether the resource is eligible for inclusion on the California Register of Historic Resources, even if discovered during construction. If archaeological deposits are encountered, they will be evaluated and mitigated simultaneously in the timeliest manner practicable, allowing for recovery of materials and data by standard archaeological procedures. For prehistoric archaeological sites, this data recovery involves the hand-excavated recovery and non-destructive analysis of a small sample of the deposit. Historic resources shall also be sampled through hand excavation, though architectural features may require careful mechanical exposure and hand excavation.
 - c. Any previously undiscovered resources found during construction activities shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance by a qualified Archaeologist. Significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. If the resource is determined significant, a qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the site is significant in accordance with Section 15064.5 of the CEQA Guidelines. The archaeologist shall also perform appropriate technical analyses, prepare a comprehensive report complete with methods, results, and recommendations, and provide for the



permanent curation of the recovered resources. Recommendations for permanent curation of recovered resources will not be applicable to prehistoric cultural resources materials or tribal cultural resources as such resources will be returned to the tribes. All significant prehistoric cultural materials and or tribal cultural resources recovered shall be returned to Native American tribes traditionally and culturally affiliated with the area. California Health and Safety Code Section 7050.5 and the CEQA Guidelines Section 15064.5(e) contain the mandated procedures of conduct following the discovery of human remains. According to the provisions in CEQA, if human remains are encountered at the site, all work in the immediate vicinity of the discovery shall cease and necessary steps to ensure the integrity of the immediate area shall be taken. The San Mateo County Coroner shall be notified immediately. The coroner shall then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours, who would, in turn, notify the person the Native American Heritage Commission identifies as the Most Likely Descendant of any human remains.

- d. Further actions shall be determined, in part, by the desires of the Most Likely Descendant. The Most Likely Descendant has 48 hours to make recommendations regarding the disposition of the remains following notification from the Native American Heritage Commission of the discovery. If the Most Likely Descendant does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the Most Likely Descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.
- e. A Native American monitor of the Costanoan Rumsen Carmel Tribe should be contacted and present for any ground disturbing activities.

17. **Mitigation Measure 6:** At the time of building permit application, the applicant shall submit for review and approval, erosion and drainage control plans that show how the transport and discharge of soil and pollutants from and within the project site will be minimized. The plans shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plans shall include measures that limit the application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only area essential for construction.
- d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet, or to the extent feasible, from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.



- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
 - j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 ft. of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 of fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.
 - k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
 - l. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
 - m. Control fuels and other hazardous materials, spills, and litter during construction.
 - n. Preserve existing vegetation whenever feasible.
18. **Mitigation Measure 7:** 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).
19. **Mitigation Measure 8:** 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.
20. **Mitigation Measure 9:** At the time of building permit application, the applicant shall demonstrate compliance with the measures indicated on the applicant-completed EECAP Development Checklist (Attachment H) or equivalent measures, as well as Best Management Practices (BMPs) to reduce GHG emissions during construction, to the extent feasible, including, but are not limited to: using alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet; using local building materials of at least 10 percent; and recycling or reusing at least 50 percent of construction waste or demolition materials. Such measures shall be shown on building plans.

Grading Permit

- 21. 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.
- 22. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the erosion control plan, as prepared and signed by the engineer of record and approved by the decision maker. 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.
- 23. Prior to issuance of the grading permit "hard card," the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.
- 24. 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. 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.

25. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within 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, 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 the Current Planning Section.

Building Inspection Section

26. Project is subject to a building permit from San Mateo County Planning and Building Department.
27. Project shall be designed and constructed according to the latest California Building Standards. Current County of San Mateo Building Regulations shall be followed as well.
28. Project is located in a Very High Fire Hazard Severity Zone and shall be designed and constructed for Materials and Construction Methods for Exterior Wildfire Exposure.
29. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Drainage Section 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 Drainage Section for review and approval.
30. The applicant shall submit to the Drainage Section, for review, documentation of drainage and other utility easements for the applicant's use and the use of others.

Geotech Section

31. A Geotechnical Report shall be submitted at the building permit stage.

California Water Service - Bear Gulch

32. The applicant is required to obtain all necessary permits with the water district prior to the final of the building permit.

Department of Public Works

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.

Environmental Health Services

34. The existing onsite wastewater treatment system (OWTS) is appropriate to serve the existing one (1) bedroom cottage (proposed ADU conversion) and new three (3) bedroom residence as confirmed by County Building Department.
35. At building permit stage, the existing septic tank will need to be evaluated/pumped and dispersal field water tested by a certified San Mateo septic tank pumper. The pump report/invoice will need to be supplied to Environmental Health Services. In addition, a deep hole test pit will be required in the designated reserve dispersal trench area by a registered professional and observed by Environmental Health Services to verify depth to groundwater and/or limiting soil conditions. A list of pumpers and registered professionals (listed as consultants) can be found on the web at <https://www.smchealth.org/landuse>



San Mateo County Fire Department

36. *ADD Note to plans:* Smoke Detectors which are hard wired: As per the California Building Code and the State Fire Marshal regulations, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, 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. Date of installation must be added to exterior of the smoke alarm and will be checked at final.
37. *ADD Note to plans:* 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. (CFC 1030).
38. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
39. *ADD Note to 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. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke.
40. Residential address numbers shall be at least six 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 San Mateo County 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. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).
41. *ADD Note to plans:* The building is in a Very High Fire Hazard Severity Zone and will require a Class A roof.
42. Vegetation Management (SRA) - Add note to plans: The 2016 California Fire Code Chapter 49 and Public Resources Code 4291. 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. This is neither a requirement nor an authorization for the removal of living trees. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 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. Remove that portion of any existing trees, 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.
43. *ADD Note to plans:* As per 2016 CFC, Appendix B and C, a Fire Department-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 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.
44. *ADD Note to plans:* Fire apparatus roads to be a minimum of 20 feet wide with minimum of 35 feet centerline radius and a vertical clearance of 15 feet. CFC503, D103, T-14 1273.
45. A plan and profile of the driveway/roadway shall be submitted.
46. *ADD Note to plans:* Dead end emergency access exceeding 150 feet shall be provided with width and turnaround provisions meeting California Fire Code Appendix D.
47. *ADD Note to plans:* Fire apparatus access roads shall have an approved all-weather surface. Grades 15% or greater to be surfaced with asphalt, or brushed concrete. Grades 15 % or greater shall be limited to 150 feet in length with a minimum of 500 ft. between the next section. For roads approved less than 20 feet, 20 feet wide turnouts shall be on each side of 15% or



greater section. No grades over 20%. (Plan and profile required) CFC 503.

48. Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock. Electric gates shall have a Knox Key Switch. Electric gates shall automatically open during power failures. CFC 503.6, 506. For application and instructions please email smcfdfiremarshal@fire.ca.gov if you need further assistance, please contact the San Mateo County Fire Marshal's Office at 650/573-3846.
49. Show location of wet draft fire hydrant on site plans with pipe supplying hydrant. A wet draft hydrant with a 2 1/2-inch National Hose Thread outlet with a valve shall be mounted not less than two feet above ground level and within 5 feet of the main access road or driveway, and not less than 50 feet from any portion of any building, nor more than 150 feet from all buildings. Show piping layout on plans, include minimum depth of cover and thrust blocks as needed. The pipe shall be a minimum 4-inch inside diameter, underground fire service listed. Provide manufacturers cut sheets.
50. *ADD Note to plans:* Wharf Type Hydrant: As per Fire Department ordinance, the applicant shall install a wharf type hydrant located no further than 150 feet from the proposed residence along the driveway access.
51. The wharf hydrant must have a minimum flow of 250 gallons per minute at 20 pound per square inch for a minimum of 20 minutes and be supplied by a minimum 4-inch supply line. The plans for this system must be submitted to San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set of plans to the San Mateo County Fire Protection District for review and approval.
52. Utilize NFPA 1142 worksheet to determine required amount of water for fire protection.
53. A Knox padlock or key switch will be required if there is limited access to property. CFC 506.1. For application and instructions please email smcfdfiremarshal@fire.ca.gov if you need further assistance, please contact the San Mateo County Fire Marshal's Office at 650/573-3846.
54. *ADD Note to plans:* Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations shall be provided with a pilot head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. 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. 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 San Mateo County Fire Protection District for review.
55. Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire Protection District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call the San Mateo County Fire Protection District to schedule an inspection. Fees shall be paid prior to plan review.
56. 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.
57. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
58. *ADD Note to plans:* Solar Photovoltaic Systems: These systems shall meet the requirements of the 2016 CFC Section 605.11
59. 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 2016 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. “

60. Copy R-337 Worksheet to a plan sized sheet and check appropriate boxes.
61. Provide window and door schedule showing it meets R-337 and add it to work sheet. All exterior doors including garage door must meet R-337.
62. Provide eave and gutter details that meet R-337 include all materials.
63. Add R-337 required vents to worksheet.

3. Owner/Applicant: San Mateo County Parks Department

File Number: PLN2022-00125

Location: 1195 Columbus Street, El Granada

Assessor’s Parcel No: 047-330-010, 047-340-010, 047-340-020, 047-340-040, 047-340-290

Consideration of a Coastal Development Permit and certification of a Mitigated Negative Declaration to implement a wildfire fuel reduction program, including construction of a new fire access road and bathroom facilities, at Quarry County Park in the unincorporated El Granada area of San Mateo County. This project is appealable to the California Coastal Commission. Project Planner: Michael Schaller mschaller@smcgov.org or 6550-363-1849.

SPEAKERS

1. Hanna Ormshaw
2. Dorothy Williams
3. Dan Haggerty
4. Fran Pollard
5. Carlysle Ann Young

COMMISSION ACTION

Motion to approve the Coastal Development Permit County file no PLN2022-00125 by making the required findings and adopting the conditions of approval in attachment A of the Staff Report with addition of supplemental condition of approval no 9.

Motion: Ketcham / Second: Serrano Quan

Ayes: Gupta, Ketcham, Serrano Quan

Noes: None

Abstained: None

The motion carried with 3 in favor.

FINDINGS

Regarding the Environmental Review, Find:

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, that 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, Find:

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 regards to the protection of 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 biological resources, including the San Francisco Garter Snake and California Red-Legged Frog.

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 April 26, 2023. 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.

Compliance with existing Routine Maintenance Program Best Management Practices

2. This permit proposes to continue existing Wildfire Fuel Reduction activities, previously permitted in select areas of Quarry Park under the Parks Department's Routine Maintenance Program, into additional areas of the park. The approved Wildfire Fuel Reduction activities shall continue to utilize and comply with the previously approved RMP's Best Management Practices (BMPs) as listed in Attachment D of this report.

Project Specific Mitigation Measures

In addition to continued implantation of the RMP's Best Management Practices, the project's CEQA document identified the following measures as necessary to avoid significant impacts to the environment:

3. **Mitigation Measure BLGY-1. California Strawberry Pre-Construction Survey.** Within one year of project activities, a qualified biologist shall conduct a pre-construction survey for California Strawberry during the appropriate blooming period (February to March) to determine if this species is present within and adjacent to the vault toilet construction, South Ridge Fire Road, and fuel management work areas. If this species is absent, no further surveys or measures are required. If this species is present, comply with Policy 7.49 of the San Mateo County Local Coastal Program (LCP), which would include the following measures:

If the California strawberry is present in proposed work areas, a qualified professional doing work in strawberry breeding shall determine the value of the plant patch. If the breeder determines that the patch has significant value, project activities shall be designed to avoid direct impacts on the strawberry. Under the direction of the qualified biologist, occupied areas shall be marked with high visibility physical barriers such as orange construction fencing to delineate Environmentally Sensitive Areas (ESAs) where the strawberries are present. For activities involving the use of mechanical equipment, the fencing will be installed around plant occurrences including a 50-foot disturbance-free buffer. For activities involving the use of hand tools, high-visibility flagging may be installed in place of construction fencing, around plant occurrences including a 10-foot disturbance free buffer. In all cases, ESAs shall include signage that states that the area shall be avoided.

- a. If project activities cannot avoid areas of high value strawberry patches and would result in the destruction of plants, a Habitat Mitigation Monitoring Plan (HMMP) shall be developed to ensure that impacts are appropriately mitigated. At a minimum, the MMP shall:
 - (1) Describe proposed impacts to the species.
 - (2) Proposed mitigation including some combination of translocation or reestablishment of impacted



populations and/or preservation and management of existing populations.

- (3) Identify success criteria, including achieving the establishment of a new viable occurrences of the strawberry or re-establishment of the strawberry, equal or greater in extent and numbers to the affected occurrence.
- (4) Provide a detailed implementation plan, including relocation methods as well as a schedule for completing and monitoring the relocation.
- (5) Set goals and performance criteria for transplants or plantings, including (a) survivorship, (b) density, (c) percent cover, and (d) control of invasive weeds with a California Invasive Plant Council Inventory (Cal-IPC) rating of moderate or high.
- (6) Specify a minimum monitoring period of 3 years, with annual reports.
- (7) Identify contingency and adaptive management measures if the relocation or reestablishment plantings are not meeting success criteria.

- b. Update the HMMP on an as-needed basis. Because some projects would be initiated over the course of several years, additional pre-activity surveys may detect new California strawberry patches. In that case, if direct impacts on this species cannot be avoided during successive fuel treatment projects, the County will amend the HMMP with applicable information on new impacts and mitigation as outlined above.

4. **Mitigation Measure BGY-2a. Burrowing Owl Pre-activity Survey and Avoidance.** Pre-activity surveys for burrowing owls will be conducted prior to the initiation of all project activities within suitable habitat (e.g., grassland, rocky outcrop, and scrub habitats) in the Highest and Moderate fuel reduction treatment effectiveness areas. Although burrowing owls are not expected to breed on the site, surveys shall be conducted year-round to detect potential dispersing juveniles, non-breeding adults, wintering, and migrating individuals. If burrowing owls are observed during the surveys, then Mitigation Measure BGY-2b will be implemented.

- a. Pre-construction surveys will be completed in conformance with the CDFW's 2012 guidelines (CDFG 2012), or any more current protocols if any become available, which include the following:
 - (1) At least 14 days prior to the onset of vegetation mowing/removal or ground disturbing activities, an initial habitat assessment will be conducted in suitable habitat (e.g., grassland, rocky outcrop, and scrub habitats) by a qualified biologist to determine if suitable burrowing owl habitat is present. A qualified biologist is an individual who has a degree in biological sciences or related resource management with a minimum of two seasonal years post-degree experience conducting surveys for burrowing owl. During or following academic training, the qualified biologist will have achieved a high level of professional experience and knowledge in biological sciences and special-status species identification, ecology, and habitat requirements.
 - (2) During the habitat assessment, the biologist will survey the entire activity area for burrows that could be used by burrowing owls, including burrows of the California ground squirrel, American badger, striped skunk, or coyote for nesting and roosting, and signs of use (e.g., feathers, pellets, whitewash).
 - (3) The survey shall also include all areas within 250 feet of the site, as access allows.
 - (4) If no suitable burrowing owl habitat is present, no additional surveys will be required.
 - (5) If suitable burrows and signs of activity are found, an additional survey shall be conducted within the 24-hour period prior to the initiation of project activities in any given area.



5. **Mitigation Measure BLGY-2b: Implement Buffer Zones for Burrowing Owls.** If burrowing owls are determined to be present, a 150-foot buffer zone will be maintained around the occupied burrow(s). If maintaining such a buffer is not feasible, then the buffer must be great enough to avoid injury or mortality of individual owls, as determined by the qualified biologist. No ground-disturbing activities will occur in the buffer until it is determined that the owl has vacated the area. If avoidance of occupied habitat cannot be avoided, the owl(s) will be passively relocated by the qualified biologist using one-way doors, which should be installed in all burrows within the impact area and left in-place for at least two nights. These one-way doors will then be removed and the burrows back-filled immediately prior to vegetation mowing/removal or grading. If relocation occurs during the breeding season (February 1 – August 31) owls will not be relocated unless the biologist can determine that the owls are not actively breeding.

6. **Mitigation Measure BLGY-3. Reconnaissance and Focused Surveys.** Within one year of initiation of the Project, a qualified biologist shall conduct a reconnaissance survey of all proposed treatment areas in potentially suitable habitat (grassland and scrub habitats) to assess the suitability of the habitat for the crotch bumble bee and obscure bumble bee, including potential foraging, nesting, and overwintering habitat that may support these species. If suitable habitat is present, focused surveys shall be conducted within the year that each treatment project is scheduled to occur. Reconnaissance and focused surveys should be conducted during the flight season (March - September), timed to occur when detection probability is highest, including surveys in early spring (early April) and early summer (early July). Focused surveys should be conducted during two to four evenly spaced sampling periods during the flight season. Surveys shall be conducted by a qualified biologist with knowledge in the life history and ecology of special-status bumble bees and has a minimum of two field seasons of experience conducting focused surveys for these species.

If focused surveys do not identify occupied or suitable habitat, no additional surveys and mitigation are warranted. If treatment project sites are occupied by special-status bumble bees or suitable habitat, Mitigation Measure BLGY-4 shall be implemented.

7. **Mitigation Measure BLGY-4. Bumble Bee Avoidance Measures**

If focused surveys identify occupied or suitable habitat within the project footprint, the following avoidance measures shall be implemented:

- a. **Avoid Treatment Activities During Active Bumble Bee Season.** To the extent feasible, conduct all treatment activities during the time of year when bees are not active (October – February) of any given year. If avoidance of the active bumble bee season is not feasible, implement b) below.

- b. **Avoid Injury and Mortality to Bumble Bee Colonies.** If treatment activities cannot avoid the active bumble bee season, the biologist should establish no-work buffers around active nest colonies identified during surveys. The size and configuration of the no-work buffer would be based on the best professional judgment of the biologist. At a minimum, the buffer should provide at least 20 feet of clearance around nest entrances for manual treatment activities with motorized and non-motorized hand tools, and 40 feet of clearance for treatment activities with heavy equipment but may be adjusted as determined by the qualified biologist using the most current and commonly accepted science and published guidance. Construction activities should not occur within the no-work zone buffers until the colony is no longer active (i.e., no bees are seen flying in or out of the nest for three consecutive days), as determined by the qualified biologist.

- c. **Maintain Habitat Function for Special-Status Bumble Bees.** To the extent feasible, treatment activities will be designed to maintain habitat function including maintaining some amount of foraging (i.e., floral resources) and nesting habitat for special-status bumble bees during implementation of all treatment activities in occupied or suitable habitat in two ways. First, habitat function should be maintained by dividing suitable habitat into a smaller number of treatment units so that the entire treatment area is treated across two or more years. This method will maintain suitable habitat for special-status bumble bees during treatment activities and temporary retention of floral resources in the treatment area. Second, maintenance of habitat function shall also be achieved by conducting treatment activities in a patchy pattern such that entire habitat patches (e.g., entire northern coastal scrub habitat on the southern portion of the site) are not treated/removed and untreated portions of occupied or suitable habitat are retained.

- d. **Avoidance of Impacts on Bumble Bees from Herbicide Application.** If suitable foraging, nesting, or wintering habitat



is present in a proposed work area that supports occupied or suitable habitat for special-status bumble bees, no herbicides will be applied to plants that are in bloom, including any native and non-native plants. Prohibit the use of the herbicide paraquat dichloride at any time, regardless of blooming, in suitable foraging, nesting, or potential wintering habitat of special-status bees.

8. **Mitigation Measure BLGY-5. Roosting Bat Surveys and Avoidance.** To minimize impacts on maternity colonies during the maternity season (March 15 – August 31) or non-reproductive bats during winter torpor season (November 1 – March 1) the following measures will be implemented:
- a. In the year of project activities, a qualified biologist shall conduct a bat habitat assessment and map with a GIS device and mark all trees in the work area that support potentially high-quality roost trees.
 - b. If work is planned to occur during the maternity season, no more than 30 days prior to project activities, a qualified biologist shall conduct a pre-activity survey for roosting bats of all suitable roost trees that were identified during the habitat assessment. The biologist will conduct a survey to look for evidence of bat use within suitable habitat. If evidence of use is observed, or if high-quality roost sites are present in areas where evidence of bat use might not be detectable, an evening emergence survey and/or a nocturnal acoustic survey may be necessary to determine if a bat colony is present and to identify the specific location of the bat colony.
 - c. If no active maternity colony or non-breeding bat roost is located, project work can continue as planned.
 - d. If an active maternity colony or non-breeding roost is located, the project work will be modified to avoid disturbance of the roosts, to the extent feasible.
 - e. If an active maternity colony is located and Project work cannot be modified to avoid removal or disturbance of the occupied tree, disturbance will be scheduled to take place outside the maternity roost season (April 15–August 31), and a disturbance-free buffer zone (determined by a qualified bat biologist) will be implemented during the maternity roost season.
 - f. If an active non-breeding bat roost is located and project work cannot be modified to avoid removal of the occupied tree, the tree will be removed using methods using a two-day phased method as follows:
 - (1) Day 1, under supervision of a qualified biologist, tree limbs or tree top (tree topping) not containing suitable bat roosting habitat will be removed using chainsaws only; then
 - (2) Day 2, the rest of the tree can be removed.
 - g. Because bats are rarely detected during the deep torpor period, no surveys are recommended during this time. Instead, if high quality roost trees are proposed to be removed during the deep torpor season, the County will avoid the removal only of the suitable roost trees to the extent feasible to avoid mortality to hibernating bats.
 - h. The County will also follow any applicable measures in CDFW Streambed Alternation Agreement permits.
9. **Mitigation Measure BLGY-6. Fuel Management Plan.** The County shall prepare a management plan to ensure that sensitive resources are not impacted by fuel reduction activities. The plan shall be prepared by a wildland resources expert in coordination with a biologist/ecologist knowledgeable about the habitats. The plan shall include the following:
- a. Describe the purpose of the management plan and focus on protection of biological resources while reducing fuels and providing buffer zones.
 - b. Identify the different vegetation treatments associated with fuel reduction areas or zones, if applicable.
 - c. Describe the sensitive resources and how they will be protected. In particular, the plan shall include protection measures for special-status wildlife that occur or are known to occur in non-timber woodland and other habitats that would be impacted by the Project site including the San Francisco dusky-footed woodrat, California red-legged



frog, San Francisco garter snake, burrowing owl, crotch bumble bee, monarch butterfly, special-status birds, common nesting birds and roosting bats; and special-status plants including Hickman's cinquefoil, Marin checker lily, bent-flowered fiddleneck, western leatherwood, perennial goldfields, Oregon polemonium, and San Mateo tree lupine.

- d. Provide BMPs for fuel management, which may include the following:
- (1) seasonal restrictions on removal of vegetation
 - (2) restrictions on removal of native vegetation
 - (3) pre-activity surveys for sensitive species (e.g., special-status plants and wildlife)
 - (4) protection measures for sensitive species and habitats (e.g., fencing)
 - (5) worker environmental awareness training
 - (6) vegetation disposal guidelines
 - (7) describe protection measures for sensitive resources such as temporary fencing and worker training
 - (8) map sensitive resources (e.g., dusky-footed woodrat nests, rare plants [if found]) with GPS or other method that allows them to be searched for in subsequent years
 - (9) biological monitoring requirements
 - (10) guidelines for herbicide treatments and herbicides that should be avoided
 - (11) avoidance of removal of native species to the extent practicable
 - (12) description of sensitive habitats to avoid

10. **Mitigation Measure HAZ-1: Use of Best Management Practices.** The County shall require the construction contractor use the following best management practices (BMPs) to minimize potential release of hazardous materials used during construction activities:

- a. Follow manufacturer's directions on use, storage and disposal of chemical products used in construction.
- b. Avoid overtopping construction equipment fuel gas tanks.
- c. Provide secondary containment for any hazardous materials temporarily stored on site.
- d. During routine maintenance of construction equipment, properly contain and remove grease and oils.
- e. Perform regular inspections of construction equipment and materials storage areas for leaks and maintain records documenting compliance with the storage, handling and disposal of hazardous materials; and
- f. Properly dispose of discarded containers of fuels and other chemicals.

11. **Mitigation Measure HYD-1: Stormwater Pollution Prevention Plan.** The County shall, by contract specifications, ensure contractors prepare and implement a SWPPP for each phase of the proposed project to be implemented involving grading or earthwork activity. Erosion control measures shall be in place prior to the start of each phase's respective construction activities and remain in place throughout the construction duration. The plan must provide a BMP monitoring and maintenance schedule and identify parties responsible for monitoring and maintenance of construction-phase BMPs. Erosion and water quality control measures identified in the plan must comply with the Construction Site Control



requirements (C.6) of the San Francisco Bay Region Municipal Regional Stormwater NPDES Permit (Order No. R2-2015-004922), and the County's standard Water Pollution Control Plan specifications. At a minimum, the SWPPP shall include, but not be limited to, the following measures (County of San Mateo, 2017):

- 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.
 - e. Existing vegetation will be retained where possible. To the extent feasible, grading activities shall be limited to the immediate area required for construction.
 - f. 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.
 - g. 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.
 - h. 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 ruderal/developed areas in such a manner that topography and vegetation cover would not be adversely impacted.
 - i. Establish fuel and vehicle maintenance areas away from all drainage courses and design these areas to control runoff.
 - j. Disturbed areas will be re-vegetated after completion of construction activities.
 - k. All necessary permits and approvals shall be obtained.
 - l. Provide sanitary facilities for construction workers.
12. **Mitigation Measure TRA-1: Traffic Control Plan.** The County shall require the construction contractor(s) to prepare and implement a traffic control plan to reduce traffic impacts on the roadways at and near the work sites, as well as to reduce potential traffic safety hazards and ensure adequate access for emergency responders and construction vehicles, as appropriate. To the extent applicable, the traffic control plan shall conform to the California Manual on Uniform Traffic Control Devices (MUTCD), Part 6 (Temporary Traffic Control) (Caltrans 2014). The traffic control plan shall include, but not be limited to, the following elements:
- a. Circulation and detour plans to minimize impacts on local road circulation during road and lane closures. Flaggers and/or signage shall be used to guide vehicles through and/or around the construction zone.
 - b. Identifying truck routes designated by the County. Haul routes that minimize truck traffic on local roadways shall be



utilized to the extent possible.

- c. Sufficient staging areas for trucks accessing construction zones to minimize disruption of access to adjacent public rights-of-way.
- d. Controlling and monitoring construction vehicle movement through the enforcement of standard construction specifications by on-site inspectors.
- e. Scheduling truck trips outside the peak morning and evening commute hours to the extent possible.
- f. Limiting the duration of road and lane closures to the extent possible.
- g. Implementing roadside safety protocols. Advance “Road Work Ahead” warning and speed control signs (including those informing drivers of State legislated double fines for speed infractions in a construction zone) shall be posted to reduce speeds and provide safe traffic flow through the work zone.
- h. Coordinating construction administrators of emergency service providers (including all fire protection agencies), and recreational facility managers. Operators shall be notified at least one month in advance of the timing, location, and duration of construction activities and the locations of detours and lane closures, where applicable. All roads shall remain passable to emergency service vehicles at all times.
- i. Repairing and restoring affected roadway rights-of-way to their original condition after construction is completed.

THE PLANNING COMMISSION RECESSED AT 11:00 A.M. AND RECOVERED AT 11:05 A.M.

- 4. Owner/Applicant: San Mateo County Planning and Building Department**
 File Number: n/a
 Location: Unincorporated Midcoast
 Assessor’s Parcel No: n/a

Information session on Midcoast Shoreline erosion and armoring. Contact: Steve Monowitz smonowitz@smcgov.org or 650-363-1861.

SPEAKERS

- 1. Carlyle Ann Young
- 2. Dan Haggerty
- 3. Lennie Roberts
- 4. Fran Pollard
- 5. Edmundo Lorenas

CORRESPONDENCE AND OTHER MATTERS

No additional correspondence was received.

CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

Director Monowitz informed the Planning Commissioners of the following:

- There is no study session planned for the next Planning Commission meeting.
- There will be one meeting in May, on May 24, 2023.
- There will be three items on the May 24, 2023, agenda.
 - Coastal Development Permit to make roadway improvement to Whiting Ridge Road for repairs to road and renew and improve telecommunications facilities.
 - Design Review and Grading Permit for new residence in unincorporated Devonshire area.



- Application from The Peninsula Humane Society & SPCA to construct an Animal Sanctuary facility.

DIRECTOR'S REPORT

Director Monowitz provided updates on the following items:

- Midcoast Eco Lawsuit - has been rejected. Permit review is proceeding.
- Board of Supervisors May 23, 2023, meeting – Board will be considering the appeal of the Sequoia track condominium subdivision approval, granted by the Planning Commission.
- AmeriGas - working on logistics for removal of tank and fence. Coast Fire to be in attendance when removing tank.
- Moss Beach Chevron Station - Building permit scheduled to be issued this week with construction to begin shortly after.
- 9th circuit court - issued ruling on City of Berkeley prohibition of natural gas infrastructure within buildings. Will be watching to see how subsequent rulings may impact County of San Mateo reach codes.
- Housing Element Update - received comments from HCD, comments to be reviewed and changes will be presented to Planning Commission that are needed to comply based on HCD directives.

COMMISSIONER UPDATES AND QUESTIONS

Question from Chair Gupta - "How do reach codes effect San Mateo County if in Berkeley?"

Director Monowitz answered, "Regulations of appliances and their efficiency are the responsibility of the Federal Government. If decision stands could set precedence that would affect all local governments and their ability to limit gas within structures."

Chair Gupta and Director Monowitz thanked Mercedes Segura and Maria (Tet) Gonzalez for assistance with meeting.

ADJOURNMENT

The meeting was adjourned at 12:20p.m.

Minutes submitted by Mercedes Segura, Interim Planning Commission Secretary.