



Planning & Building Department Planning Commission

Vacant, 1st District
Frederick Hansson, 2nd District
Zoe Kersteen-Tucker, 3rd District
Manuel Ramirez, Jr., 4th District
Steve Dworetzky, 5th District

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

ACTION MINUTES

DRAFT
MEETING NO. 1617
Wednesday, August 10, 2016

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

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

Pledge of Allegiance: The Pledge of Allegiance was led by Chair Simonson

Roll Call: Commissioners Present: Dworetzky, Ramirez, Kersteen-Tucker,
Hansson, Simonson
Staff Present: Aozasa, Fox, Shu

Legal notice published in the San Mateo County Times on July 30, 2016 and the Half Moon Bay Review on August 3, 2016.

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 July 13, 2016 and July 27, 2016.

Consideration of the Minutes of the Planning Commission meeting of July 13, 2016.

Commissioner Hansson moved, and Commissioner Ramirez seconded, that the minutes be approved as submitted. Motion carried 4-0-1-0.

Ayes: Commissioners Hansson, Dworetzky, Simonson, Ramirez

Noes: None

Abstained: Commissioner Kersteen-Tucker

Absent: None

Consideration of the Minutes of the Planning Commission meeting of July 27, 2016.

Commissioner Kersteen-Tucker moved, and Commissioner Ramirez seconded, that the minutes be approved as submitted. Motion carried 4-0-1-0.

Ayes: Commissioners, Dworetzky, Kersteen-Tucker, Simonson, Ramirez

Noes: None

Abstained: Commissioner Hansson

Absent: None

CONSENT AGENDA

9:00 a.m.

Due to public comments Chair Simonson removed Item #1 from the Consent Agenda and was placed on the Regular Agenda.

- Owner:** Rafael Gomez-Sjoberg and Heidi Lubin
Applicant: Andrew Sikorski
File No.: PLN2015-00451
Location: 180 Winding Way, Devonshire
Assessor's Parcel No.: 049-141-580

Consideration of a Design Review Permit, Grading Permit, and Certificate of Compliance (Type B) to construct a new 4,080 sq. ft. single-family residence (3,508 sq. ft. house with an attached 572 sq. ft. garage) on a 28,820 sq. ft. parcel, to be legalized. The project involves removal of twelve significant trees and earthwork in the amount of 638 cubic yards.

SPEAKERS:

- Rafael Gomez-Sjoberg, Owner
- Anne Kortlander
- Judy Horst
- Joe LaClair, Planning and Building

COMMISSION ACTION:

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

Commissioner Kersteen-Tucker moved and Commissioner Ramirez seconded the motion. **Motion carried 5-0-0-0.**

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the request, with the addition to include Condition to 6.h, and by making the findings and adopting conditions of approval as follows:

FINDINGS**For the Environmental Review, Found:**

1. That the project is categorically exempt under provisions of Section 15303, Class 3, relating to the construction of a single-family residence in a residential zone, within an urbanized area, and Section 15315, Class 15, relating to minor land divisions, which the subject Certificate of Compliance represents.

For the Conditional Certificate of Compliance (Type B), Found:

2. That the processing of the Certificate of Compliance (CoC) (Type B) is in full conformance with the County Subdivision Regulations Section 7134 (Legalization of Parcels; Certificate of Compliance), particularly Sections 7134.2(a), (b), and (c).
3. That the processing of the Conditional CoC (Type B) is in full conformance with Government Code Section 66499 et seq., as there are no additional improvements (typical of an urban subdivision) that must be required via conditions at this time. Applicable improvements (i.e., sewer and water connections, access upgrades and energy line laterals from the street to a future house) would be required at the time of receipt of a building permit application.

For the Design Review, Found:

4. That this project has been reviewed under and found to be in compliance with the Design Review Standards as stipulated in Chapter 28 Section 6565.15 of San Mateo County Zoning Regulations. The proposal was reviewed and recommended for approval by the Bayside Design Review Committee on February 3, 2016.

The Bayside Design Review Committee (Committee) stated that as conditioned the proposal (1) is designed with minimal tree removal and appropriate attention to tree protection, (2) is well sited and replicates the shape of the existing topography, and (3) uses materials which are compatible to the immediate area and the natural woodland environment.

For the Grading Permit, Found:

5. That the granting of the permit will not have a significant adverse effect on the environment due to the fact that the proposed grading will be subject to conditions of approval that include pre-construction, during-construction, and post-construction measures to ensure that the project is in compliance with the San Mateo County Grading Ordinance.
6. That the project conforms to the criteria of the Grading Ordinance, including the standards referenced in Section 8605 relative to erosion and sediment control, grading performance standards, geotechnical issues, dust control, and fire safety.
7. That the project is consistent with the General Plan.

CONDITIONS OF APPROVAL**Current Planning Section**

1. The project shall be constructed in compliance with the approved plans. Any changes or revisions to the approved plans shall be submitted for review by the Community Development Director to determine if they are compatible with the Design Review Standards and in substantial compliance with the approved plans prior to being incorporated into the building plans. Adjustments to the project may be approved by the Bayside Design Review Committee if they are consistent with the intent of and are in substantial conformance with this approval. Adjustments to the design during the building plan stage may result in the assessment of additional plan resubmittal or revision fees. Alternatively, the Design Review Officer may refer consideration of the adjustments, if they are deemed to be major, to a new Bayside Design Review Committee public hearing, which requires payment of an additional fee of \$1,500 and surcharges.
2. The design review and grading permit final approval shall be valid for five (5) years from the date of final 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. The design review 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.
3. The applicant is advised that prior to recordation of the Certificate of Compliance (CoC) description, the owner/applicant shall provide the project planner with a check for \$34.00 to cover the fee charged by the Recorder's Office. The project planner will confirm the amount prior to recordation. The CoC shall be recorded prior to Planning's approval of the associated building permit for the new residence.
4. The applicant shall plant three, 24-inch box Coast Live oaks as provided on a replanting plan submitted on March 1, 2016. Confirmation of such replanting shall be a final inspection condition of the associated building permit for the proposed residence.
5. The garage door color shall be changed to "Bronze," a shade of grey, in order to more closely match the window frames and doors.
6. Prior to any grading or construction activity on the project site, the property owner shall implement the following tree protection plan:
 - a. The property owner shall establish and maintain tree protection zones throughout the entire length of the project.
 - b. Tree protection zones shall be delineated using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located as close to the driplines as possible while still allowing room for construction/grading to safely continue.
 - c. The property owner shall maintain tree protection zones free of equipment and materials storage and shall not clean any equipment within these areas.

- d. Should 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.
 - e. Any root cutting shall be monitored by an arborist or forester and documented.
 - f. Roots to be cut should be severed cleanly with a saw or topplers.
 - g. Normal irrigation shall be maintained, but oaks should not need summer irrigation.
 - h. Sign off by the Community Development Director on the implementation of the tree protection plan will be required before grading commends.
7. All utilities shall be installed underground.
 8. The approved exterior colors and materials shall be verified prior to final approval of the building permit. The applicant shall provide photographs to the Design Review Officer to verify adherence to this condition prior to a final building permit sign-off by the Current Planning Section.
 9. Prior to the Current Planning Section 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. 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).
 10. 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.

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.
 11. The applicant shall adhere to all requirements of the Building Inspection Section, the Department of Public Works, and Cal-Fire.
 12. No site disturbance shall occur, including any grading or tree removal, until a grading permit and a building permit have been issued.
 13. 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 impede through traffic along the right-of-way on Winding Way. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Winding Way. There shall be no storage of construction vehicles in the public right-of-way.
14. 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).
15. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines" including, but not limited to, the following:
- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. 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.
16. 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.

Cal-Fire

17. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be 20 feet wide, all weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.
18. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. 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. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their

background and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a 6" x 18" green reflective metal sign.

19. A fire flow of 1,500 gallons per minute (gpm) for 2 hours with a 20-pounds per square inch (psi) residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Cal-Fire's final approval of the building permit or before combustibles are brought on-site.
20. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrester of a mesh with an opening no larger than 1/2-inch in size or an approved spark arresting device. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures or to the property line, if the property line is less than 30 feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures. Remove that dead or dying portion of any tree which extends over the roofline of any structure.
21. The required fire flow shall be available from a County Standard 6" Wet Barrel Fire Hydrant. The configuration of the hydrant shall have a minimum of one each 4 1/2-inch outlet and one each 2 1/2-inch outlet located not more than 250 feet from the building measured by way of approved drivable access to the project site.
22. All roof assemblies in Very high Fire Hazard Severity Zones shall have a minimum CLASS-A fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.
23. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
24. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval by the authority having jurisdiction.
25. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.
26. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection shall meet CRC R327 or CBC Chapter 7A requirements.

27. Prior to the issuance of the building permit or planning permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

 28. Prior to the issuance of the building permit or planning permit (if applicable), 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%) and to County Standards for driveways (at the property line) being 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.

 29. 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.

 30. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
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REGULAR AGENDA

9:00 a.m.

2. **Owner:** Peninsula Open Space Trust
Applicant: Laura O'Leary, Peninsula Open Space Trust
File No.: PLN2015-00465 and PLN1999-00382
Location: 6525 Cabrillo Highway, Pescadero
Assessor's Parcel Nos.: 086-330-060 and 086-330-080

Certification of a Mitigated Negative Declaration subject to the California Environmental Quality Act, an Architectural Review Exemption pursuant to State of California Streets and Highways Code, a Coastal Development Permit and a Planned Agricultural Permit pursuant to Sections 6328.4 and 6353 of the County Zoning Regulations to drill a domestic water well and re-establish a Farm Labor Housing unit on the property. The project is appealable to the California Coastal Commission. This amended project is continued from the July 27, 2016 hearing.

SPEAKERS:

1. Laura O'Leary, Applicant
2. Kerry Burke
3. Peter Marchi

COMMISSION ACTION:

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

Commissioner Ramirez moved and Commissioner Dworetzky seconded the motion. **Motion carried 5-0-0-0.**

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

FINDINGS

Regarding the Mitigated Negative Declaration, Found:

1. That the Planning Commission does hereby find that this Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
2. 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.
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 in the 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.

For 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 of the Zoning Regulations, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP). The plans and materials have been reviewed against the application requirement in Section 6328.7 of the Zoning Regulations and the project has been conditioned to minimize impacts to land use, agriculture, sensitive habitats, and visual resources in accordance with the components of the Local Coastal Program.

6. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program.

Regarding the Farm Labor Housing permit, Found:

7. That the proposed Farm Labor Housing is consistent with the adopted policies and procedures for approved Farm Labor Housing.
8. That the establishment, maintenance, and conduct of the proposed use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.
9. That the continued operation and location of the unit as Farm Labor Housing, is consistent with applicable requirements of the Planned Agricultural District regulations.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission at the August 10, 2016 meeting. The Community Development Director (CDD) may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformity with this approval.
2. This permit for the domestic well (PLN 2015-00465) shall be valid for one (1) year. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable permit extension fees.
3. The permit to re-establish the Farm Labor Housing unit (PLN 1999-00382) shall be valid for a period of five (5) years from the date of final approval. Renewal of the farm labor housing permit shall be applied for six (6) months prior to expiration to the Planning and Building Department. The applicant shall submit documentation for the farm labor housing unit, to the satisfaction of the Community Development Director, at the time of renewal, which demonstrates that the occupant has a minimum of 20 hours of employment per week on this project site, or other Planning and Building Department approved farm property. This documentation shall include signed statements from the occupant and any other relevant documentation, which the Community Development Director deems necessary. Failure to submit such documentation may result in a public

hearing to consider revocation of this permit.

4. The unit shall be occupied by farm workers and their dependents only. A completed Farm Labor Housing Application shall be submitted to the Planning Department prior to the occupancy of the Farm Labor Housing unit or prior to the issuance of any building permit for alteration, improvements, or changes to the existing house on the property.
5. In the case of proposed changes to permitted Farm Labor Housing (FLH), the owner/applicant shall submit a written description of the proposed change to the Planning Department, and if the change is considered significant by the Community Development Director, submit a complete permit amendment application.
6. In the event that the farming operations justifying the FLH unit ceases or if the FLH development is proposed to be enlarged or significantly changed, it shall be the owner's/applicant's responsibility to notify the County by letter of such change, and applying for the necessary permits to demolish the structure or use it for another permitted use. Accordingly, such notice shall identify the owner's/applicant's intention to either remove the FLH unit (and associated infrastructure) or otherwise convert such improvements to that allowed by zoning district regulations. In either case, building permits and associated inspections by Building and Environmental Health shall be required to ensure that all structures have been removed, infrastructure properly abandoned or that such converted development complies with all applicable regulations.
7. This permit does not allow for the removal of any trees. Removal of any tree with a circumference of 55 inches or greater, as measured 4.5 feet above the ground, shall require additional review by the Community Development Director prior to removal. Only the minimum vegetation necessary shall be removed to accommodate the domestic well.
8. The Department of Fish and Game has determined that this project is not exempt from Department of Fish and Game California Environmental Quality Act (CEQA) filing fees per Fish and Game Section 711.4. The applicant shall pay to the San Mateo County Recorder's Office an amount of \$2,260.00 plus the applicable recording fee at the time of filing of the Notice of Determination by the County Planning and Building Department staff within ten (10) business days of the approval.
9. **Mitigation Measure 1:** The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:
 - a. Water all active construction areas at least twice daily.
 - b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
 - c. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to

maintain at least 2 feet of freeboard.

- d. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- e. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- f. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- g. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
- h. Install sandbags or other erosion control measures to prevent silt runoff to public roadways and water ways.
- i. Replant vegetation in disturbed areas as quickly as possible.

10. **Mitigation Measure 2:**

- a. Have the wildlife monitor on-site during staging of equipment and during any clearing or grubbing of vegetation necessary to trench and lay pipelines, install tanks, or set-up the drill rig. The monitor will seep the site prior to vegetation removal to ensure that no wildlife species will be harmed. In the unlikely event that a listed species is encountered, the monitor or Peninsula Open Space Trust staff will submit the occurrence data to the California Natural Diversity Database. In the unlikely event that a listed species is encountered and cannot be avoided (and does not leave the site on its own volition), the biological monitor will contact both local California Department of Fish and Wildlife representatives and U.S. Fish and Wildlife Service staff before proceeding.
- b. Install the well at the preferred location to reduce the extent of earth work and impact related to trenching and laying pipelines.
- c. If revegetation is necessary after earth work, use local seed from native species that would be appropriate for this site.

11. **Mitigation Measure 3:** In the event that should cultural, paleontological or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of

curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

12. **Mitigation Measure 4:** Prior to the commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan 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 plan shall also limit 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 areas 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 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-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the 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. Use slit fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Slit fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
13. **Mitigation Measure 5:** 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). Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.
14. A sediment and erosion control plan will also be required for any improvements regarding the septic system on the property

Building Inspection Section

15. A building permit is required and shall be applied for and obtained prior to the commencement of any construction or staging activities.

Environmental Health Division

16. The applicant shall obtain a well permit from the Environmental Health Division for the construction of the well. The subject well shall be tested to meet quantity and quality health standards.
17. The subject house for conversion to and for use as farm labor housing – or for any human occupancy purpose – shall require a building permit in order to rehabilitate, remodel and otherwise bring it up to all current or applicable buildings codes, including all County Environmental Health regulations and requirements regarding: (a) confirmation that the well has met the required standards for domestic use, and (b) confirmation that the septic drain field, relative to its design, location and capacity, as shown on plans for Environmental Health's review and approval. Prior to Planning and Environmental

Health's approval of the building permit, all such requirements shall be deemed to have been met to those department's satisfaction.

Cal-Fire

18. The applicant shall comply with all applicable fire codes and requirements prior to the approval for any building permits required for construction on the two parcels.
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3. **Correspondence and Other Matters**

None

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

August 24th meeting is cancelled due to lack of agenda items.

Next Planning Commission will be September 14, 2016

The Board of Supervisors will consider two item on September 6, 2016:

- Consideration of an Appeal of a Tree in Menlo Oaks
- Approval of the Local Hazard Mitigation Plan

Commissioner Simonson thanked the Planning Commission, Lenny Roberts, County Council, Diana Shu and Planning staff for all their help and support during her time as a Commissioner.

The Planning Commission also shared their thoughts and well wishes as Commissioner Simonson steps down from her role as Planning Commissioner.

5. **Director's Report**

Nothing to report.

6. **Resolution Commending Laurie Simonson on the occasion of her departure from the Planning Commission**

Supervisor Pine presented Commissioner Simonson with a resolution from the Board of Supervisors.

7. **Adjournment** (meeting adjourned at 11:04 PM)

Upon adjournment, the Commission attended a luncheon honoring former Planning Commissioner Laurie Simonson at Mandaloun Restaurant, 2021 Broadway Street, Redwood City, CA 94063. The public was invited to attend.
