



Planning & Building Department Planning Commission

Laurie Simonson, 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. 1603
Wednesday, September 23, 2015

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

Chair Dworetzky called the meeting to order at 9:04 a.m.

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

Roll Call: Commissioners Present: Dworetzky, Hansson, Ramirez, Simonson
Commissioner Absent: Kersteen-Tucker,
Staff Present: Monowitz, Fox, Shu (arrived at 9:10 a.m.)

Legal notice published in the San Mateo County Times on September 12, 2015 and in the Half Moon Bay Review on September 9, 2015.

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

None.

Consideration of the Minutes of the Planning Commission meeting of August 26, 2015

Commissioner Simonson moved, and Commissioner Hansson seconded, that the minutes be approved as revised on 9/22/15 and submitted. **Motion carried 3-0-1-1.**

CONSENT AGENDA

Commissioner Hansson moved for approval of the Consent Agenda, and Commissioner Ramirez seconded the motion. **Motion carried 4-0-0-1**, approving two items as follows:

- Owner/Applicant:** Ronald Grove
File No.: PLN2014-00200
Location: 38 Winding Way
Assessor's Parcel No.: 049-143-040

Consideration of a Design Review Permit and Certificate of Compliance (Type B), pursuant to Sections 6565.3 of the San Mateo County Zoning Regulations, and Section 7134.2 of the San Mateo County Subdivision Regulations, respectively, to construct a new 2,450 sq. ft. single-family residence (2,150 sq.ft. house with an attached 476 sq.ft. garage) on a 7,361 sq.ft. parcel, to be legalized. Application deemed complete July 22, 2015. Please direct any questions to Project Planner, Erica Adams at 650-363-1828 or eadams@smcgov.org.

FINDINGS:

For the Environmental Review, Found:

1. First, that the project is categorically exempt under provisions of Class 5, Section 15305 of the California Environmental Quality Act Guidelines which exempts minor alterations in land use that do not result in any change in land use or density. The process and documentation to legalize the subject lot represents such a minor alteration in land use. Secondly, that the project is categorically exempt under provisions of Class 3 Section 15303, relating to the construction of a single-family residence in a residential zone, within an urbanized area.

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., building permits, sewer connection, access upgrades and energy line laterals from the street to a future house) will be triggered and 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 August 5, 2015.
5. 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.

CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the approved plans and conditions of approval. 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 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 Design Review Officer 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 \$1,500 fee.

2. The design review final approval shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended one time by one (1) year with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. No trees have been approved for removal. Trees designated to remain shall be protected from damage during construction according to measures outlined in the arborist report, prepared by McClenahan Consulting, LLC, dated August 18, 2015.
4. Any additional tree removal or trimming of tree branches greater than 6 inches in diameter is subject to the San Mateo County Tree Ordinance and will require a separate permit for removal or trimming.
5. The tree protection plan developed by McClenahan Consulting, LLC, dated August 18, 2015, which addresses trimming and protection, particularly for the 20" dbh oak tree in the road right-of-way, shall be implemented during and post construction. Tree protection measures shall appear on the building plans submitted to the Planning and Building Department.
6. If the 20" oak tree or any other significant tree becomes damaged and needs to be removed, or dies within two years from the commencement of construction, the tree(s) shall be replaced with a non-invasive replacement tree to be approved by the Community Development Director.
7. The wood siding on the proposed residence shall be added to the left side of the garage to improve compliance with the standard requiring the use of natural materials on the proposed residence.
8. The garage width shall be enlarged by 2 feet to accommodate off-street storage of trash and recycle bins to improve appearance of the front facade from the public road.
9. The subject Certificate of Compliance (Type B), which shall represent Lot 13 as one single legal parcel, shall be recorded, by the Project Planner, prior to the issuance of any other permits related to any development on this property.
10. The applicant is advised that prior to recordation of the Certificate of Compliance, the owner/applicant shall provide the Project Planner with a check to cover the fee now charged by the Recorder's Office. The fee is estimated to be \$50.00 if "confirmed" copies are requested by the owner, and \$40.00 without confirmed copies. The Project Planner will confirm the amount prior to recordation.
11. Prior to Planning approval of the building permit application, the applicant shall 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).

12. 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 from the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.

13. The approved exterior colors and materials shall be verified prior to final approval on the building permit. The applicant shall provide photographs to the Design Review Officer to verify adherence to this condition prior to a final sign off by the Current Planning Section.
14. The applicant shall include an erosion and sediment control plan that complies with County guidance on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and to prevent erosion and sedimentation off-site.
15. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works, and Cal-Fire.
16. No site disturbance shall occur, including any grading or tree removal, until a building permit has been issued.
17. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles 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.
18. 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).
19. All utilities shall be installed underground.

Cal-Fire

20. 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 the weight it will support.

21. 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.
22. Any chimney shall have installed onto the opening thereof a galvanized, approved spark arrester of a mesh not larger than one-half of an inch.
23. Applicant shall remove that portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe or any portion of the tree which overhangs the roof assembly or is within 5 feet of any portion of the structure.
24. A fire flow of 1,000 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.
25. Certain areas as designated by the San Mateo County Fire Department shall be required to be designated and maintained as fire lanes.
26. Applicant shall 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.
27. 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" outlet and one each 2 1/2" outlet located not more than 250 feet from the building measured by way of approved drivable access to the project site.
28. 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 the current California Building and Residential Codes.
29. 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.

- 30. 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 Department for review and approval by the San Mateo County Fire Department.
- 31. An interior and exterior audible alarm activated by automatic fire sprinkler system water flow shall be required to be installed in all residential systems. All hardware must be included on the submitted sprinkler plans.
- 32. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.
- 33. 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.

Department of Public Works

- 34. 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.
- 35. 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.
- 36. The property owner shall not construct any structure within the public utilities easements.
- 37. 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. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
- 38. 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.

2. **Owner:** Pescadero Elementary School
Applicant: Andy Lagow

File No.: PLN 2015-00331
Location: 620 North St, Pescadero
Assessor's Parcel No.: 086-011-090

Consideration of a Coastal Development Permit to place two pre-fabricated buildings on the Pescadero Elementary School campus for use as a library and administrative offices. The Application deemed complete August 11, 2015. Please direct any questions to Project Planner, Bryan Albini at 650-363-1807 or balbini@smcgov.org.

FINDINGS

Regarding the Environmental Review, Found:

1. That the project is categorically exempt under Section 15314 of the California Environmental Quality Act, which allows for minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than twenty-five (25) percent or ten (10) classrooms, whichever is less. The addition of the new library and administrative offices buildings is consistent with this exemption.

Regarding the Coastal Development Permit, Found:

2. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP), specifically, the Locating and Planning New Development, Sensitive Habitats, Visual Resources, and Hazards Components.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents and plans described in this report and submitted to and approved by the Planning Commission. Minor revisions or modifications to these projects may be made subject to the review and approval of the Community Development Director.
2. This approval shall be valid for one year, in which time the applicant shall be issued a building permit by the Division of the State Architect. Any extension of these permits shall require submittal of an application for permit extension at least thirty (30) days prior to the permit's expiration.
3. The La Honda-Pescadero Unified School District must comply with all requirements of the Division of the State Architect and seek certification for both project scope and location. A copy of the DSA certification letter (construction, legalization, demolition, or exemption) must be submitted to the Planning Department within thirty (30) days of DSA certification. If these approvals are ever revoked, the applicant shall inform the Planning Department of the revocation.
4. 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).

REGULAR AGENDA

- 3. **Owner:** Allen and Julia Larson Family, LLP
- Applicant:** Marc Ritson
- File No.: PLN 2014-00301 (Ritson/Larson)
- Location: La Honda Road, Sky Londa
- Assessor's Parcel No.: 078-110-050

Consideration of the certification of an Initial Study and Mitigated Negative Declaration, subject to the California Environmental Quality Act, a Resource Management Permit, pursuant to Section 6315 of the County Zoning Regulations, and a Grading Permit, pursuant to Section 8600 of the County Ordinance Code, to construct a new 2,500 sq. ft. single-family residence with a detached 728 sq. ft. garage and a total of 3,023 cubic yards of grading. Eighteen trees are proposed for removal. The project site is an unaddressed vacant parcel and is located 2.5 miles south of Skyline Boulevard on La Honda Road. Application deemed complete June 1, 2015. Please direct any questions to Project Planner, Angela Chavez at 650-599-7217 or achavez@smcgov.org.

SPEAKERS:

- 1. Marc Ritson, Applicant
- 2. Brock Lyle
- 3. Linda Larson

COMMISSION ACTION:

Commissioner Simonson moved and Commissioner Hansson seconded to close the public hearing. **Motion carried 4-0-0-1.**

Commissioner Ramirez moved to approve the project, making the findings and adopting the conditions of approval. Commissioner Simonson seconded the motion. **Motion carried 4-0-0-1.**

Based on information provided by staff and evidence presented at the hearing the Planning Commission approved the request, make the findings and adopt 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 (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 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 in conformance with the California Public Resources Code Section 21081.6.

Regarding the Resource Management District Permit, Found:

General Criteria

5. That the project conforms to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Zoning Regulations. The project complies with Section 6324.1 and Section 6324.4, which respectively address the potential for environmental impacts and water resources, as the project will not introduce noxious odors, chemical agents, or long-term noise levels. The project also complies with Sections 6324.2 through 6325.1, which address site design criteria, utilities, cultural resources, hazards and primary scenic resource areas, as the project is not located near any sensitive habitats or waterways. The project, as designed and conditioned, preserves the majority of mature trees and dominant vegetation. While the project is located within the scenic corridor, its design, existing topography and vegetation ensure that the impact from scenic public viewpoints is minimal.

Regarding the Grading Permit, Found:

6. That this project, as conditioned, will not have a significant adverse effect on the environment. The project has been reviewed by Planning staff, the Geotechnical Section, and the Department of Public Works, which found that the project can be completed without significant harm to the environment, as conditioned.
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, the Geotechnical Section, and the Department of Public Works have reviewed the project and have determined its conformance to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 8605 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 September 23, 2015. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.
2. This permit shall be valid for two (2) years from the date of approval in which time a building permit shall be issued. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The Department of Fish and Game has determined that this project is not exempt from Department of Fish and Game California Environmental Quality Act 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 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.

Mitigation Measures

4. **Mitigation Measure 1:** Prior to the issuance of a building permit, the applicant shall submit for review and approval of the Current Planning Section a detailed landscaping/restoration plan to be completed by a registered professional forester. The landscaping plan shall include non-invasive and native tree replacement (with size, type and location detailed) at a 2:1 ratio for each tree to be removed. Further, the plan shall make use of native species that are appropriate to the woodland ecology and that blend the surrounding environment. Native plants, including drought- and fire-resistant plants, shall be used to the extent feasible throughout the proposed development areas.

The property owner shall provide written and photographic evidence demonstrating that the approved landscape plan has been installed in compliance with this condition prior to the completion of the grading permit/building permit for the project.

5. **Mitigation Measure 2:** The applicant shall implement the following dust control measures during grading and construction activities:
 - a. Water all active construction and grading areas at least twice daily.
 - b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
 - c. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the project site.
 - d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets/roads.
 - e. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
6. **Mitigation Measure 3:** All supervisory and construction personnel shall be made aware of the possibility of encountering archaeological materials prior to commencement of work on the site. If resources are encountered, all excavations within 10 meters/30 feet should be halted in order to have a qualified archaeologist assess the situation and propose appropriate measures. Construction within these areas shall not recommence until the measures that will be implemented to avoid, minimize, and mitigate impacts to archaeological and/or historical resources have been reviewed and approved by the Community Development Director.
7. **Mitigation Measure 4:** The most common and recognizable evidence of prehistoric archaeological resources are areas with darker fine-grained soil (midden), carbon/charcoal and burnt rocks, often containing bones and ocean shellfish such as clams, mussels, usually in fragments; chert; obsidian; basalt, and other stone flakes left from manufacturing stone tools, or the tools themselves (mortars, pestles, arrowheads, and spear points); and human burials, often as dislocated bones. Historic materials or features, such as structural remnants, privy pits, artifact caches, or logging materials, are probably more likely to occur on this property than evidence of prehistoric cultural use. Historic materials older than 45 years old (bottles, artifacts, features, structural remains, etc.) may also have scientific and cultural significance and should be more readily identified. If during the proposed construction of the project any such evidence is uncovered or encountered, all excavations within 10 meters/30 feet should be halted in order to have a qualified archaeologist assess the situation and propose appropriate measures. Construction within these areas shall not recommence until the measures that will be implemented to avoid, minimize, and mitigate impacts to archaeological and/or historical resources have been reviewed and approved by the Community Development Director.
8. **Mitigation Measure 5:** Prior to 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. Project site entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and 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. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.
- k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/basins shall be cleaned out when 50% full (by volume).
- l. 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.
- m. Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.
- n. 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.

9. **Mitigation Measure 6:** The applicant shall implement the following basic construction measures at all times:
- a. 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 Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, 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.
10. **Mitigation Measure 7:** All grading and construction activities associated with the proposed project shall be limited to 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 activities will be prohibited on Sunday and any nationally observed holiday. Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.
11. The applicant shall submit an on-site drainage plan, as prepared by a civil engineer, showing all permanent, post-construction stormwater controls and drainage mechanisms at the time of each respectively submitted project application. The required drainage plan shall show, in all respective cases, the mechanisms necessary to contain all water runoff generated by on-site impervious surfaces, and to reduce the amount of off-site runoff through the use of on-site percolation facilities. The drainage plan shall also include facilities to minimize the amount of pollutants in stormwater runoff through on-site retention and filtering facilities.
- The on-site drainage plan shall be submitted to the Current Planning Section for review and approval by the Community Development Director prior to the issuance of building permits. The plan shall be included as part of the project's final building permit application and construction plans. The County Building Inspection Section shall ensure that the approved plan is implemented prior to the project's final building and/or grading inspection approval.
12. The proposed project qualifies as a stormwater regulated site and will require monthly erosion and sediment control inspections during the rainy season, as required by the Regional Water Quality Control Board.
13. As the project involves over 1 acre of land disturbance, the property owner shall file a Notice of Intent (NOI) with the State Water Resources Board to obtain coverage under the State General Construction Activity NPDES Permit. A copy of the project's NOI, WDID Number, and Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to the Current Planning Section and the Building Inspection Section, prior to the issuance of the grading permit "hard card."
14. 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.

15. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion. An applicant-completed and County-issued grading permit "hard card" is required prior to the start of any land disturbance/grading operations. Along with the "hard card" application, the applicant shall submit a letter to the Current Planning Section, at least two (2) weeks prior to commencement of grading, stating the date when grading operations will begin, anticipated end date of grading operations, including dates of revegetation and estimated date of establishment of newly planted vegetation.
16. 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.
17. 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.
18. 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.
19. 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.
20. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site:
- a. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer.
 - b. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and Current Planning Section.
21. Only the trees identified in the approved plans are approved for removal as part of this permit approval. A separate permit shall be required for the removal of any additional trees. An application and processing, including applicable fees, shall be required prior to any additional tree removal.

Building Inspection Section

22. The applicant shall comply with all requirements of the Building Inspection Section at the building permit stage of the application.

Environmental Health Division

23. At the building application stage, the applicant shall submit an application for a septic system along with three sets of septic design plans to the Environmental Health Division for approval.
24. At the building application stage, the applicant shall submit documentation verifying that the existing water source meets the quality and quantity standards of the Environmental Health Division.

Geotechnical Section

25. The applicant shall comply with all requirements of the Geotechnical Section prior to the issuance of the building permit and during the construction phase of the project.

Department of Public Works

26. 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.
27. No proposed construction work within the CalTrans right-of-way shall begin until CalTrans 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 CalTrans Inspector 48 hours prior to commencing work in the public right-of-way.
28. Prior to the issuance of the building permit or planning permit (for Provision C.3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

Cal-Fire

29. Fire Department access shall be within 150 feet of all exterior portions of the buildings or 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.
30. 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. This condition is to be met at the building permit phase of the project.

31. 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-inch by 18-inch green reflective metal sign.
32. An Alternate Methods or Materials Request has been approved by the Fire Marshal for this project. All items on the approved request are to be met prior to Fire final inspection for the project.
33.
 - a. 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.
 - b. 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 neither 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.
 - c. Remove that dead or dying portion of any tree which extends over the roofline of any structure.
34. Smoke alarms and Carbon Monoxide detectors are required to 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.
35. An approved automatic fire sprinkler system meeting the requirements of NFPA-13D is required to be installed in your project. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval by the San Mateo County Fire Department.
36. An interior and exterior audible alarm, activated by automatic fire sprinkler system water flow, shall be required to be installed in all residential systems. All hardware must be included on the submitted sprinkler plans.
37. A site plan showing all required components of the water system is required to be submitted with the building plans to the San Mateo County Building Inspection Section for review and approval by the San Mateo County Fire Department. Plans shall show the location, elevation and size of required water storage tanks, the associated piping layout from the tank(s) to the building/structures, the size of and type of pipe, the depth of cover for the pipe, technical data sheets for all pipes, joints, valves, valve indicators, thrust block calculations, joint restraint, the location of the standpipe/hydrant, and the location of any required pumps and their size and specifications.
38. Because of the fire flow and automatic sprinkler requirements for your project, an on-site water storage tank is required. Based upon building plans submitted to the San Mateo County Planning

and Building Department, the San Mateo County Fire Department has determined that a minimum of 7,500 gallons of fire protection water will be required, in addition to the required domestic water storage. Plans showing the tank(s) type, size, location and elevation are to be submitted to the San Mateo County Fire Department for review and approval.

- 39. The water storage tank(s) shall be so located as to provide gravity flow to a standpipe/hydrant. Plans and specifications shall be submitted to the San Mateo County Building Inspection Section for review and approval by the San Mateo County Fire Department.
- 40. A Wet Draft Hydrant with a 4 1/2" National Hose Thread outlet with a valve shall be mounted 30 to 36 inches 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 the main residence or building.
- 41. The standpipe/hydrant shall be capable of a minimum fire flow of 1,000 GPM.

California Department of Transportation

- 42. Prior to the issuance of the building permit, provide a location map showing the location of the project in relation to State Routes 84 and 35.
- 43. Prior to the issuance of the building permit, a preliminary hydrologic analysis should be performed to ensure that post-project runoff from the project is no more than pre-project runoff. Please provide a copy of this analysis for review.
- 44. Prior to the issuance of the building permit, provide an on-site conceptual drainage plan for review.
- 45. Work that encroaches onto the State right-of-way (ROW) requires an encroachment permit that is issued by CalTrans. To apply, a completed encroachment permit application, environmental documentation, and five (5) sets of plans clearly indicating the State ROW must be submitted to: Mr. David Salladay, Office of Permits, California Department of Transportation, District 4, P.O. Box 23660, Oakland, CA 94623-0660. Traffic-related mitigation measures should be incorporated into the construction plans during the encroachment permit process. See the website link for more information: <http://www.dot.ca.gov/hq/traffops/developserv/permits/>.

4. **Owner:** San Mateo County Planning and Building Department
File No.: PLN 2015-00358
Location: Middlefield Road- 1st Avenue to 8th Avenue
Assessor's Parcel Nos.: Various

An update to the zoning regulations for Middlefield Road from approximately 1st Avenue and 8th Avenue in North Fair Oaks, to bring them into consistency with the land use categories incorporated in the adopted North Fair Oaks Community Plan. Application deemed complete August 25, 2015. Please direct any questions to Project Planner, Will Gibson at 650-363-1816 or wgibson@smcgov.org.

SPEAKERS:

None

COMMISSION ACTION:

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

Commissioner Ramirez moved and Commissioner Simonson seconded the motion to recommend that 1) the Board of Supervisors approve the proposed amendments to the Design Review regulations, 2) the Board of Supervisors certify the associated Negative Declaration, and 3) the Board of Supervisors approve the proposed NMU Zoning, with minor modifications noted below. **Motion carried 4-0-0-1.**

The Planning Commission also directed staff to develop, as part of the proposed NMU zoning regulations, a set of specific findings that must be made in order to issue a use permit for any horizontal mixed use development project in NMU-zoned areas, with the intent of ensuring that such projects are consistent with the goals and policies incorporated in the North Fair Oaks Community Plan.

FINDING

Recommend that the San Mateo County Board of Supervisors adopt the Neighborhood Mixed Use Zoning Regulations for the section of Middlefield Road in North Fair Oaks from 1st Avenue to 8th Avenue, replacing the existing zoning and implementing the vision and goals of the North Fair Oaks Community Plan, and that the Board certify the related Negative Declaration for the project as complete and correct.

5.	Owner:	Daniel and Natalie Sare Truest
	Applicant:	Misako Hill for AT&T Mobility
	File No.:	PLN 2015-00002
	Location:	78 Pilarcitos Creek Road, Half Moon Bay
	Assessor’s Parcel No.:	056-380-110

Consideration of a Coastal Development Permit, Planned Agricultural District Permit and Use Permit, pursuant to Sections 6328, 6350, and 6500 of the San Mateo County Zoning Regulations, for a new wireless telecommunication facility, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act. Application deemed complete July 28, 2015. Please direct any questions to Project Planner, Rob Bartoli at 650-363-1857 or rbartoli@smcgov.org.

SPEAKERS:

1. Misako Hill, Applicant

COMMISSION ACTION:

Commissioner Simonson moved and Commissioner Ramirez seconded to close the public hearing. **Motion carried 4-0-1-0.**

Commissioner Ramirez moved to approve the project, making the findings and adopting the conditions of approval. Commissioner Simonson seconded the motion. **Motion carried 4-0-0-1.**

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

FINDINGS

For the Environmental Review, Found:

1. That the Initial Study and Mitigated Negative Declaration are complete, correct and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.

2. 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, as mitigated by the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment.
3. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, have been incorporated as conditions of project approval.
4. That the Initial Study and Mitigated Negative Declaration reflect the independent judgment of the County.

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 to the components of the LCP.
6. That the project conforms to the specific findings required by policies of the San Mateo County LCP. Staff has added conditions which limit visual impacts of the project from the public view.

For the Use Permit, Found:

7. That the establishment, maintenance, and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood, in that it complies with State and Federal radio frequency emissions standards and does not present a significant visual impact.
8. That this personal wireless telecommunication facility is necessary for the public health, safety, convenience or welfare of the community because the project provides increased clarity, range and capacity of the existing wireless network and enhances service for the general public and emergency services.

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 September 23, 2015 meeting. 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. This use permit shall be valid for ten (10) years until September 23, 2025. The applicant shall file for a renewal of this use permit six (6) months prior to expiration with the Planning Department, by submitting the applicable application forms and paying the applicable fees, if continuation of this use is desired. Any modifications to this facility will require a use permit amendment. If an amendment is requested, the applicant shall submit the necessary documents and fees required for consideration of the amendment at a public hearing. An administrative review of the project for conformance to conditions of approval will be required in September 2020.

3. The applicant shall paint the monopole, antennas, and equipment cabinets a tan color to blend into the existing vegetation on the site. Ground supporting equipment and structures shall utilize earth-toned colors to blend in with the surrounding vegetation and natural environment. Furthermore, all associated facility equipment shall be of non-reflective materials and/or colors. Paint colors shall be subject to the review and approval by the Community Development Director prior to issuance of a building permit. The fences around the equipment enclosure and monopole shall have fence slats screen the equipment. The slats shall be in earth-toned colors. The applicant shall submit photos to the Current Planning Section for color verification after the approved colors have been implemented, but before a final building inspection is scheduled.
4. There shall be no external lighting associated with the monopole cellular antenna poles. Wireless telecommunication facilities shall not be lighted or marked unless required by the Federal Communications Commission (FCC) or Federal Aviation Administration (FAA).
5. Any necessary utilities leading to, or associated with, the facility shall be placed underground.
6. The applicant shall install a 4-foot high fence around the monopole, as required by the Radio Frequency Report that was submitted by the applicant.
7. The applicant shall maintain the monopole and equipment enclosure walls/fencing in good condition and perform repairs as necessary to serve its function as a screening device for the facility and equipment. Any repairs and/or maintenance to the monopole and fence shall be of like color and materials.
8. 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 construction of the facility.
9. Prior to the issuance of the building permit required for the project, the applicant shall submit a revegetation plan, for the review and approval of the Community Development Director, that provides for the replanting of all areas outside of the equipment's footprint that will be disturbed during project construction with native drought-resistant plant species, as well as for the long-term maintenance of these plantings. Prior to the building permit final inspection, the applicant shall provide written and photographic evidence that the approved revegetation plan has been installed. Written and photographic evidence that the approved plantings have been maintained or replaced shall also be provided during the 2020 Administrative Review and at any other time that such evidence is requested by the Community Development Director ~~revegetate all disturbed areas with native plantings.~~ In the event that the revegetation plan has not been successfully maintained, the applicant shall identify and implement corrective actions to the satisfaction of the Community Development Director.
10. Access to the proposed facility shall utilize the existing roadway. No additional vegetation shall be removed to provide access to the facility.
11. Within five (5) working days of the final approval date of this permit, the applicant shall pay an environmental filing fee of \$2,210.00, as required under Fish and Wildlife Code Section 711.4, plus a \$50.00 recording fee. Thus, the applicant shall submit a check in the total amount of \$2,260.00, made payable to San Mateo County, to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Wildlife's environmental filing fee increases starting the first day of each new calendar year (i.e., January 1, 2016). The fee amount due is based on the date of payment of the fees.

12. The provision of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Prior to any on-site grading, the applicant may be required to obtain a grading permit, or grading permit exemption from the Current Planning Section. A grading permit is required if 250 cubic yards or more of earth is to be removed or if a cut or fill exceeds two (2) feet in vertical depth, measured from ground level. No grading, requiring a permit or exemption, shall occur until after such permit is approved.
13. Prior to the issuance of a building permit, the applicant shall submit, to the Current Planning Section for review and approval, an erosion control plan, which shows how transport and discharge of pollutants from the project site will be minimized. The goal is to prevent sediment and other pollutants from entering local drainage systems and water bodies, and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
 - a. Removing spoils promptly, and avoiding stockpiling of fill materials when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - b. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to a local storm drain system or water body.
 - c. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
14. **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. 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. 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 California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

- 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.
15. **Mitigation Measure 2:** The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:
 - 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 three 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 daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.
 - f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
 - g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
 - h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
 - i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
 - j. Replant vegetation in disturbed areas as quickly as possible. Native species shall be used during the replanting and the proposed replanting plan be submitted for review and approval before it is implemented during the building permit stage.
16. **Mitigation Measure 3:** Prior to building permit issuance, the project sponsor shall incorporate, via a note on the first page of the construction plans, 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). The note on the plans shall be subject to review and approval of the Current Planning Section.

17. **Mitigation Measure 4:** Prior to the issuance of a building permit, 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 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.

18. **Mitigation Measure 6:** 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).
19. This installation shall be removed in its entirety at that time when this technology becomes obsolete or the use of this facility is discontinued for 90 consecutive days.
20. If modifications are proposed by the applicant in the future, the applicant shall submit such plans to the Current Planning Section prior to construction. A building permit shall be also issued prior to construction. Equipment shall be painted to match the other existing structures.
21. The applicant shall not enter into a contract with the landowner or lessee which reserves for one company exclusive use of the tower structures for telecommunication facilities.
22. The applicant shall file a copy of the current Federal Communications Commission (FCC) and California Public Utilities Commission (CPUC) license with the Planning Department. The applicant shall be required to keep a current copy of these forms on file with the Planning Department throughout the life of this use permit. The applicant shall notify the Planning Department if, at any time, the FCC or CPUC license is revoked or suspended.
23. Prior to the issuance of the building permit, the applicant shall submit to the Current Planning Section a copy of the Bay Area Air Quality Management District (BAAQMD) Permit in compliance with the Statewide Air Toxics Control Measure for Stationary Diesel Engine.
24. The operation hours of the diesel generator for maintenance and testing purposes shall not exceed 50 hours per year.
25. Prior to the building permit final inspection, the applicant shall submit to the Current Planning Section a copy of the Hazardous Materials Business Plan Program application form filed with the Environmental Health Division. The applicant shall comply with all State and local clean-up regulations and policies.
26. **Mitigation Measure 5:**
 - a. A clean agent fire extinguishing system shall be installed and maintained meeting California Fire Code, NFPA 2001 and T-19 requirements.
 - b. Portable fire extinguishers with a minimum rating of 2A-10BC are required to be placed throughout your project. Contact a licensed/certified fire extinguisher company for proper placement of the required extinguishers. Documentation is required on building plans at the building permit application stage. Proper installation is required prior to Fire's final approval for the building permit. A separate permit must be submitted for an FM 200 extinguishing system and the manufacturer's specifications for the generator.
 - c. Above Ground Fuel Storage for generator shall meet California Fire and Building Code requirements. Please submit information for generator, fuel source, type and quantity prior to building permit approval.
 - d. 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.

- 27. If technically practical and without creating any interruption in commercial service caused by electronic magnetic interference (EMI), floor space, tower space and/or rack space for equipment in a wireless telecommunication facility shall be made available to the County for public safety communication use.

Building Inspection Section

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

Coastside Fire Protection District

- 29. 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 Coastside Fire Protection District. 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.
- 30. Contact the Coastside Fire Marshal to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector.
- 31. Because of limited access into your property, the Coastside Fire Protection District is requiring the installation of a Knox Box, Knox Key Switch, or Knox Padlock to allow rapid response of emergency vehicles onto your property in case of a fire or medical emergency.
- 32. Fire access that exceeds 150 feet in length shall be terminated by an approved turnaround. Access and turnaround shall have 2 inches of asphalt.

- 6. **INFORMATIONAL ITEM**
Presented by: County of San Mateo Environmental Health Department

- 7. **Correspondence and Other Matters**
Nothing to report for Correspondence
Miles Hancock hired as the new Building Inspection Manager
- 8. **Consideration of Study Session for Next Meeting**
October 14th, Ascension Heights meeting and no study session recommended at this meeting date
Another item that will be brought to this meeting will be the St. Francis Center, St. Leo's project
2nd Unit Study Session recommended for October 28, 2015
- 9. **Director's Report**
Affordable Housing Initiative task force meeting is scheduled for September 24, 2015
- 10. **Adjournment**
Meeting adjourned at 11:45 a.m.