



Planning & Building Department Planning Commission

Kumkum Gupta, 1st District
Frederick Hansson, 2nd District
Lisa Ketcham, 3rd District
Manuel Ramirez, Jr., 4th District
Mario Santacruz, 5th District

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

ACTION MINUTES

MEETING NO. 1681
Wednesday, December 11, 2019

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

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

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

Roll Call:

Commissioners Present:	Hansson, Ketcham, Gupta, Ramirez
Commissioners Absent:	Santacruz
Staff Present:	Monowitz, Fox

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

None

Consideration of the Minutes

Minutes for the November 13th Planning Commission meeting were considered for approval. The Minutes were continued and will be considered at the next hearing.

CONSENT AGENDA

9:00 a.m.

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

- | | |
|------------------------|----------------------------------|
| Owner: | Paul Moody |
| Applicant: | Edward Love |
| File Number: | PLN2018-00391 |
| Location: | Sunshine Valley Road, Moss Beach |
| Assessor's Parcel No.: | 037-144-260 |

Consideration of a Coastal Development Permit, and Design Review Permit, to allow construction of a new 1,632 sq. ft. two-story single-family residence, plus a 459 sq. ft. attached garage, located on a 5,949 sq. ft.

legal parcel. No trees are proposed for removal. The project is appealable to the California Coastal Commission. Application deemed complete May 19, 2019. Please direct any questions to Project Planner Dennis Aguirre at 650/363-1867 or aguirre@smcgov.org.

COMMISSION ACTION:

Based on information provided by staff, the Planning Commission approved the Coastal Development Permit and Design Review Permit, County File Number PLN 2018-00391, based on and subject to the required findings and conditions of approval identified as follows:

FINDING:

Regarding the Environmental Review, Found:

1. That the proposed project is categorically exempt pursuant to Section 15303, Class 3 of the California Environmental Quality Act (CEQA) Guidelines, related to new construction of small structures, including single-family residences in an urban residential zone. While the site is located adjacent to a mapped intermittent creek (Dean Creek) and riparian area, the project design avoids disturbance of the creek and riparian area and includes a 30-foot buffer zone from the edge of riparian vegetation. Conditions of approval that require compliance with the recommendations of the Biological Report and Memorandum, ensure that the project, will not impact the creek or riparian area.

Regarding the Coastal Development Permit, Found:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.4, and as conditioned in accordance with Section 6328.14, conforms with the applicable policies and required findings of the San Mateo County Local Coastal Program (LCP). Specifically, the project complies with policies encouraging infill development, and those requiring protection of visual resources, sensitive habitats, and compliance with design review standards.
3. That, with the approval of this project, the number of building permits for the construction of single-family residences issued in the calendar year would not exceed the limitation established by LCP Policy 1.23.

Regarding the Design Review, Found:

4. That, with the conditions of approval recommended by the Coastside Design Review Committee at its meeting of April 11 2019, the project is in compliance with the Design Review Standards for the Coastside. The project, as designed and conditioned, complements the design, style and character of the neighborhood homes. The project's two-story proposal is well articulated, uses colors and materials that appear natural and uses downward-directed exterior lighting fixtures.

CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on December 11, 2019. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review prior to implementation. Minor adjustments to the project may be approved by the Community Development Director if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.

2. The Coastal Development Permit, and Design Review final approvals 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 Coastal Development Permit and Design Review approvals may be extended by one 1-year increments with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include the approval letter on the top pages of the building plans to ensure that the recommended conditions of approval are included with the on-site plans.
4. The applicant shall indicate the following on the plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:

Condition:

- a. The body of the house shall be painted Benjamin Moore Sandstone Beige, and the trim shall be painted Benjamin Moore Black Satin.

Recommendations:

- a. Wall-mounted light fixtures, as indicated in submitted plans, may be added to each side of the garage.
 - b. A sliding glass door may be added to the master bedroom.
5. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
 - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
 6. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.

- b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
7. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
 8. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.
 9. No site disturbance shall occur, including any grading or vegetation removal, until a building permit has been issued.
 10. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
 11. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Sunshine Valley Road and Stetson Street. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe

access on Sunshine Valley Road and Stetson Street. There shall be no storage of construction vehicles in the public right-of-way.

12. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
13. 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).
14. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) Watershed. Runoff and other polluted discharges from the site are prohibited. Development shall minimize erosion, treat stormwater from new/replaced impervious surfaces, and prevent polluted discharges into the ASBS or a County storm drain (e.g., car washing in a driveway or street, pesticide application on lawn).
15. Weekly construction inspections are required throughout the duration of land disturbance during the rainy season (October 1 to through April 30) for sites within the ASBS Watershed, as required by the State Water Resources Control Board General Exceptions to the California Ocean Plan with Special Protections adopted on March 20, 2012.
16. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide the required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. and rehabilitated landscape projects equal to or greater than 2,500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 square feet. The performance approach is applicable to new and/or rehabilitated landscape projects over 2,500 square feet.
17. Prior to approval of the building permit for the residence, the applicant shall submit a revised landscape plan that incorporates the planting plan included in the Memorandum by Sol Ecology, dated August 5, 2019. Installation of the approved landscaping, including those recommended in the Memo, is required prior to final inspection of the building permit.
18. No significant trees are permitted to be removed unless a tree removal permit is obtained. Non-significant trees or shrubs proposed for removal or trimming should be removed or trimmed during the bird non-nesting season (August 16 – February 14).
19. If tree or shrub removal or Project activities are initiated during the nesting season (February 15 – August 15), a pre-construction nesting bird survey shall be conducted to avoid impacts to both special-status and non-special-status bird species.
20. If active nests are observed, a qualified biologist shall determine suitable buffers, within which no construction may occur until the conclusion of the nesting season, based upon nest location and bird species. Buffers will be dependent upon species, nest location and project activities, but may range between 25-75 feet for passerine birds and 250-500 feet for raptors.
21. Prior to approval of the building permit by the Current Planning Section, the applicant shall submit an arborist report analyzing the potential for project impact to the 7-foot wide Cypress tree along Sunshine Valley Road. The applicant shall also submit a Tree Protection Plan showing all recommended protection measures, including but not limited to the location of tree protection fencing for all significant trees on the subject property and adjacent to development. The Tree Protection

Plan and arborist report are subject to review and approval by the County Arborist. Protection measures shall be implemented prior to issuance of the building permit.

Building Inspection Section

22. A building permit is required for this submittal.
23. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Building Inspection Section for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Building Inspection Section for review and approval.
24. Drainage report, drainage and grading plans and C3/C6 form by a California registered civil engineer are required at building permit stage.
25. Site specific erosion control plans and County standard Best Management Practices (BMPs) plan are required at the building permit stage.
26. Survey plan shall call out the creek name and show banks including required setbacks at building permit stage, not just the flow line.
27. Because of the existence of the creek, the site is subject to shallow ground water table, which limits the design of the drainage system and must be addressed at building permit stage.

Montara Water and Sanitary District

28. Prior to the issuance of a building permit, the applicant shall obtain Domestic Water/Fire Protection Connection and Sewer Permits, including the submittal of adequate fire flow calculations from a Certified Fire Protection Contractor.

Department of Public Works

29. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) 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.
30. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
31. Work in the public right-of-way shall comply with County's standard details.
32. An encroachment permit is required for any work in the public right-of-way.

Coastside Fire Protection District

33. Add Note to plans: Smoke Detectors which are hardwired – As per the California Building Code, State Fire Marshal regulations, and Coastside Fire Protection District Ordinance 2016-01, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, interconnected, and have battery backup. These detectors are required to be placed in each new and recondition sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.
34. Add Note to plans: Smoke alarm/detector are to be hardwired, interconnected, or with battery backup. Smoke alarms to be installed per manufacturer's instructions and NFPA 72.
35. Add Note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.
36. Add Note to plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/Letters similar to Hy Ko 911 or equivalent.
37. Add Note to plans – Roof Covering: As per Coastside Fire Protection District Ordinance 2016-01, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
38. Add Note to plans – Fire Hydrant: As per 2016 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2016 CFC, Appendix B the hydrant must produce a minimum fire flow of 1,500 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for 2 hours. Contact the local water purveyor for water flow details.
39. Add Note to plans – Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance No. 2016-01, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set to the Coastside Fire Protection District for review. Fees shall be paid prior to plan review of the automatic fire sprinkler systems.
40. Fire Access Roads – Add note to plans: The applicant must have a maintained asphalt surface road for ingress and egress of the fire apparatus. The San Mateo County Department of Public Works, the

Coastside Fire Protection District Ordinance 2016-01, and the California Fire Code shall set road standards. As per the 2016 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District (CFPD) specifications. As per the 2016 CFC, Section Appendix D, the road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.

41. Installation of underground sprinkler pipe shall be flushed and visually inspected by the CFPD prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open.
42. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
43. Show location of fire hydrant on a site plan. A fire hydrant is required within 500 feet of the building and flow a minimum 500 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/Cal-Fire or Coastside Fire Protection District. If there is not a hydrant within 500 feet with the required flow, one will have to be installed at the applicant's expense.
44. The installation of an approved spark arrester is required on all (WOOD BURNING) chimneys. Spark arresters shall be made of 12-gage woven or welded wire screening having openings not exceeding 1/2-inch.
45. Occupancy Separation: As per the 2016 CBC, Section 406.1.4, a 1-hour occupancy separation wall shall be installed with a solid core, 20-minute fire rated, self-closing door assembly with a smoke gasket between the garage and the residence. All electrical boxes installed in rated walls shall be metal or protected.
46. Exterior bell and interior horn/strobe are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.
47. Vegetation management (LRA) – Add note to plans: The Coastside Fire Protection District Ordinance No. 2016-01, the 2016 California Fire Code 304.1.2.
 - a. A fuelbreak of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In State Responsible Area (SRA), the fuel break is 100 feet or to the property line.
 - b. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
 - c. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
48. Add note to the title page that the building will be protected by an automatic fire sprinkler system.

2. **Owner:** **Tabachnik Mateo Tr**
 Applicant: **Allen Ishibashi; MROSD**
 File Number: PLN2019-00426
 Location: 2100 Lobitos Creek Road, unincorporated Half Moon Bay
 Assessor’s Parcel Nos.:066-300-020; 066-300-010

General Plan Conformity analysis for the Midpeninsula Regional Open Space District's proposed purchase of APNs 066-300-020 and 066-300-010, totaling 149 acres, for the purpose of adding portions of the property to the Purisima Creek and Tunitas Creek Open Space Preserves. Application deemed complete October 20, 2019. Please direct any questions to Project Planner Will Gibson 650/363-1816 or wjgibson@smcgov.org.

COMMISSION ACTION

Based on information provided by staff, the Planning Commission found that the proposed acquisition by the Midpeninsula Regional Open Space District Division of two parcels, APNs 066-300-020 and 066-300 010, for the purpose of adding portions of the properties to the Purisima Creek and Tunitas Creek Open Space Preserves, conforms to the County General Plan.

FINDINGS

The Planning Commission found that the proposed acquisition by the Midpeninsula Regional Open Space District Division of two parcels, APNs 066-300-020 and 066-300-010, the purpose of adding portions of the property to the Purisima Creek and Tunitas Creek Open Space Preserves, conforms to the County General Plan

3. **Owner:** **David and Marsha Moutrie**
 Applicant: **Edward Love**
 File Number: PLN2019-00068
 Location: Alvarado Avenue, Bernal Avenue in Moss Beach
 Assessor’s Parcel No.: 037-279-060

Consideration of a Design Review recommendation and hearing-level Coastal Development Permit (CDP) to allow construction of a new two-story, 2,967 sq. ft. single-family residence with an attached 570 sq. ft. 2-car garage on a 13,139 sq. ft. undeveloped legal parcel. Minor grading and no tree removal proposed. The CDP is appealable to the California Coastal Commission. Application deemed complete June 9, 2019. Please direct any questions to Project Planner Renée Ananda 650/363-1554 or rananda@smcgov.org.

COMMISSION ACTION

Based on information provided by staff the Planning Commission approved the Coastal Development Permit and Design Review, County File Number PLN 2019-00224, based on and subject to the required findings and conditions of approval as follow:

FINDINGS

Regarding the Environmental Review, Found:

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

Regarding the Coastal Development Permit, Found:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.4, and as conditioned in accordance with Section 6328.14, conforms with the applicable policies and required findings of the San Mateo County Local Coastal Program (LCP). Specifically, the project complies with policies requiring compliance with design review standards and findings.
3. That the number of building permits for the construction of single-family residences issued in the calendar year does not exceed the limitations of LCP Policy 1.23.

Regarding the Design Review, Found:

4. That the project, as proposed and conditioned, has been reviewed under and found to comply with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20, of the San Mateo County Zoning Regulations. Specifically, as follows:
 - a. Section 6565.20 (C) Site Planning and Structure Placement; 2. Complement Other Structures in the Neighborhood; a. Privacy; (1) Design locates and orients windows, entrances, deck, patio, and porch to minimize and mitigate views into neighboring houses and outdoor areas.
 - b. Section 6565.20 (D) Elements of Design; 1. Building Mass, Shape and Scale; b. Neighborhood Scale; (1) House design respects the scale of homes in the neighborhood through building dimensions, style, shape, and form, and materials that are proportional and complementary to homes in the neighborhood.
 - c. Section 6565.20 (D) Elements of Design; 2. Architectural Style and Features; a. Architectural Style; (1), (2) House design uses architectural style and materials that complement the coastal, semi-rural small town, such as a one-story design for the main house, wrap-around porch, and metal roof.

CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed consistent with the plans approved by the Planning Commission and in substantial conformance with plans reviewed by the Coastsides Design Review Committee (CDRC) on May 9, 2019. Any changes or revisions to the approved plans shall be submitted to the Community Development Director for review and approval prior to implementation. Minor adjustments to the project design may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastsides Design Review Committee, with applicable fees to be paid.
2. The applicant shall provide "finished floor elevation verification" to certify that the structure is constructed at the height shown on the approved plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point near the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).

- c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
 - g. A survey verification letter will be required during the construction phase of this project. Once the building permit has been issued and the forms have been set, the surveyor of record shall field measure the setback dimensions of the set forms from applicable property lines and compose a survey verification letter, with stamp and signature, of the field measurements to be submitted to the Planning and Building Department for review and approval.
3. Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 sq. ft. or more of impervious surface, and other projects that create and/or replace at least 2,500 sq. ft. of impervious surface but are not C.3 Regulated Projects) shall implement at least one of the six site design measures listed below:
- a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
 - b. Direct roof runoff onto vegetated areas.
 - c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
 - d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
 - e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
 - f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
4. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
5. Once approved, erosion and sediment control measures of the erosion control plan shall be installed prior to beginning any work and maintained throughout the term of the building permit as confirmed

by the County through a pre-site inspection if project initiation occurs immediately prior to or during the wet season. 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.

6. An exclusion fence, such as orange construction fencing erected to a height greater than 4 feet off the ground, shall be installed along the eastern perimeter of the project site during project construction. No construction vehicles, equipment, or personnel shall enter beyond the fenced area.
7. If feasible, project construction shall take place outside of the February 1 to August 31 breeding bird season. If the project is conducted during the breeding bird season, a qualified biologist shall conduct a pre-construction breeding bird survey throughout areas of suitable habitat up to 300 feet from the project site within 15 days prior to the onset of any construction activity. If bird nests are observed, buffer zones shall be established around all active nests to protect nesting adults and their young from construction disturbance. Buffer zone distances, which depend to some degree on the species and shall be established in consultation with California Department of Fish and Wildlife (CDFW), are typically 35 to 50-feet around native passerines, 100 feet around special-status passerines, and 250 feet or more around raptors. Work within the buffer zone shall be postponed until all the young are fledged, as determined by a qualified biologist.
8. Per San Mateo County Ordinance Code Section 8605.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
9. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and adjacent water bodies by:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater and watercourses.
 - c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
 - d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
 - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - h. Performing clearing and earth moving activities only during dry weather.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.

- j. Limiting construction access routes and stabilizing designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. The contractor shall train and provide instruction to all employees and subcontractors regarding the Construction Best Management Practices.
10. To reduce the impact of construction activities on neighboring properties, comply with the following:
- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Bernal Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Bernal Avenue. There shall be no storage of construction vehicles in the public right-of-way.
 - d. The applicant shall ensure that no construction-related vehicles shall interfere with the public's ability to access the Pillar Point County Park located to the east of the parcel.
11. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
12. 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).
13. Pursuant to Section 6294.4(2) of the San Mateo County Zoning Ordinance, the applicant shall record the following deed restriction with the San Mateo County Recorder's Office stated as follows, prior to the issuance of the building permit:
- "This property is located in Zone 3 of the Seal Cove Geologic Hazards District established by Section 6296 of the San Mateo County Ordinance Code, Zoning Annex. Maps of this district are on file with the San Mateo County Planning and Building Department."

Building Inspection Section

14. A building permit is required for this project. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Geotechnical Section, the Department of Public Works, and the Coastside Fire Protection District. No site disturbance shall occur, including any grading until a building permit has been issued.

Geotechnical Section

15. An up-to-date geologic and geotechnical investigation report shall be submitted for review at the building permit stage, prior to issuance of a building permit.

Department of Public Works

16. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Building Inspection Section for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Building Inspection Section for review and approval.
17. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) 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.
18. Encroachment Permit: 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.
19. Roadway Mitigation Fees: Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

Coastside Fire Protection District

20. Fire Access: 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 a minimum of 20 feet wide, all weather capability, and able to support a fire apparatus weighing 75,000 pounds. 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 percent. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95 percent. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.
21. Inspection: Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and a Final Inspection by a building inspector. Allow for a minimum 72-hour notice to the Fire Department at 650/573-3846.
22. Fire Flow: A fire flow of 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 Coastside Fire Protection District’s final approval of the building permit or before combustibles are brought on site.

- 23. Detectors: 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. Fire Sprinkler System: 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.

Montara Water and Sanitary District (“District”)

- 26. Applicant, not their contractor, shall directly apply for permits with the District.
- 27. Prior to issuance of a building permit applicant shall obtain Sewer permits. Sewer mainline extension and a sewer grinder pump may be required.
- 28. Prior to the issuance of a building permit, the applicant shall obtain Domestic Water Connection permits. Water mainline extension will be required.
- 29. Connection to the District’s fire protection system is required. Certified Fire Protection Contractor shall certify adequate fire flow calculations.
- 30. Prior to issuance of domestic water connection, sewer connection, fire protection system connection, and Private Fire Protection permits, applicant shall pay all required charges and fees.

RTA:pac - RTADD0617_WPU.DOCX

REGULAR AGENDA
9:00 a.m.

- 4. **Owner:** Point Pillar Project Developers
Applicant: Ron Stefanick
 File Number: PLN 2017-00320
 Location: Capistrano Road, Princeton
 Assessor’s Parcel No: 047-081-430

Consideration of 1) the Certification of an Initial Study and Mitigated Negative Declaration, and 2) a Coastal Development Permit, Use Permit, Design Review Permit, and Mobilehome Park Permit, and a Grading Permit, for the construction of a new 50-space Recreational Vehicle (RV) park, 7 tent camping spaces, plus an 869 sq. ft. shower and laundry building located on a legal 3.356-acre parcel. The construction of the RV park involves 4,500 cubic yards of cut and 4,575 cubic yards of fill. No trees are proposed for removal. The project is appealable to the California Coastal Commission. Application deemed complete September 3, 2019. Please direct any questions to Project Planner Ruemel Panglao 650/363-4582 or rpanglao@smcgov.org.

SPEAKERS:

- 1. Ron Stefanick

2. Bob Schmidt
3. Len Erickson
4. Dan Haggerty

COMMISSION ACTION:

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

Commissioner Ramirez moved to continue this item to a date uncertain, Commissioner Hansson seconded the motion. **Motion carried 4-0-1-0.**

5. **Owner/Applicant: Jefferson 10 Investors, LP**
 File Number: PLN2011-00044
 Location: 4057 Jefferson Avenue, Emerald Lake Hills
 Assessor's Parcel No: 068-211-270

Consideration of a Major Subdivision, a Grading Permit, Street Name Assignment, and certification of a Mitigated Negative Declaration, for a proposed nine lot subdivision. The project includes the subdivision of the 3.88-acre subject site into nine legal parcels for development. The project will require 9,887 cubic yards of grading and the removal of 63 trees. Application deemed complete October 11, 2019. Please direct any questions to Project Planner James Castaneda 650/363-1853 or jcastaneda@smcgov.org.

SPEAKERS:

1. Applicant

COMMISSION ACTION:

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

Commissioner Hansson moved to approve the project and Commissioner Ramirez seconded the motion. **Motion carried 4-0-1-0.**

Based on information provided by staff and evidence presented at the hearing, the Planning Commission certified the Mitigated Negative Declaration and approved the Major Subdivision and Grading Permit, Lot Line Adjustment and Street Name Assignment, County File Number PLN 2011-00044, by making the required findings and adopting the conditions of approval as follows:

FINDINGS:

For the Environmental Review, Found:

1. That the Mitigated Negative Declaration is complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act (CEQA) and the applicable State and County Guidelines.
2. That based on comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project, if subject to the mitigation measures contained in the Subsequent Mitigated Negative Declaration, will have a significant effect on the environment. The Subsequent Initial Study and Mitigated Negative Declaration identify potentially significant impacts to air quality, biological resources, cultural resources, geology and soils, transportation/traffic, and tribal cultural resources. The mitigation measures contained in the

Subsequent Mitigated Negative Declaration have been included as conditions of approval in this attachment. As proposed and mitigated, the project will not result in any significant environmental impacts.

3. That the mitigation measures identified in the Subsequent Mitigated Negative Declaration, agreed to by the applicant, and identified as part of this public hearing have been incorporated as conditions of project approval.
4. That the Subsequent Initial Study and Mitigated Negative Declaration reflect the independent judgment of the County.
5. That the proposed map is consistent with applicable general and specific plans that encourage the development of urbanized infill parcels.
6. That the design or improvement of the proposed subdivision is consistent with the applicable general and specific plans by proposing nine buildable lots for single-family residences.
7. That the site is physically suitable for the type of development with adequate building site area on each lot and designated non-development areas around sensitive biological resources.
8. That the design of the subdivision or type of improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat by restricting development within sensitive biological resources, and only within disturbed areas.
9. The design of the subdivision or type of improvements is not likely to cause serious public health problems as the existing parcel is already developed with an existing single-family residence.
10. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public-at-large for access through or use of property within the proposed subdivision. There are no access easements through the site, nor proposed with the minor subdivision.
11. That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code.
12. That, for a subdivision on land located in a state responsibility area or a very high fire hazard severity zone, as both are defined in Section 51177 of the California Government Code, all of the following are supported by substantial evidence in the record.
 - a. The design and location of each lot in the subdivision, as well as the subdivision a whole, is consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code;
 - b. Structural fire protection and suppression services will be available for the subdivision through a county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity; or the Department of Forestry and Fire Protection by contract entered into Pursuant to Section 4133, 4142, or 4144 of these Public Resources Code; and

- c. To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code as interpreted and applied by the County Fire Marshal, and any applicable County ordinance.

The existing parcel is located in within a very high fire hazard severity zone within the State Responsibility Area (SRA) of Woodside Fire Protection.

13. That the subject parcel and the proposed subdivision is not located on land designated as open space in the County General Plan.

For the Grading Permit, Found:

14. That this project, as conditioned, will not have a significant adverse effect on the environment. The project has been reviewed by Planning staff and the Department of Public Works that find the project can be completed without significant harm to the environment as conditioned. The project must comply with the standards for erosion and sediment controls (Section 9296.1), and submittal of a geotechnical report (Section 9296.3). Geotechnical reports and supporting documents have been provided as part of the County and environmental review. The applicant will be required to implement an erosion and sediment control plan that has been reviewed and approved by both the Current Planning Section and the Department of Public Works, in accordance with County standards. The applicant will also be required to implement the engineering recommendations in the geotechnical report.
15. That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan. Planning staff and the Department of Public Works have reviewed the project and have determined its conformance to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 9296 and the San Mateo County General Plan.

For the Lot Line Adjustment, Found:

16. That the project complies with all applicable criteria for review of lot line adjustments, pursuant to Section 7126 of the County Subdivision Regulations. Specifically, the proposed Lot Line Adjustment (LLA) will not result in the creation of any zoning or building non-conformities, particularly with the development proposed with this project. The project plans demonstrate that the adjusted lots would be of adequate sizes to support future development, including emergency access, building pads, vehicle access, and sewage disposal. The proposal causes no impacts to scenic corridors, wetlands, coastal resources, or authorized coastal development.

For the Street Name Assignment, Found:

17. That the proposed street name change of "Wika Ranch Court" would assist in the effective delivery of public services and would not be detrimental to the public welfare in the neighborhood.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval only applies to the proposal, documents and plans described in this report and submitted and approved by the Planning Commission on December 11, 2019. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with this approval.

2. This subdivision approval is valid for two years, during which time a final map shall be recorded. An extension to the time period, pursuant to Section 7013.5 of the County Subdivision Regulations, may be issued by the Planning Department upon written request and payment of any applicable extension fees prior to the expiration date.
3. A building permit shall be applied for and obtained from the Building Inspection Section prior to demolishing any existing on-site structures.
4. Prior to recordation of the Final Map, the applicant shall pay to the San Mateo County Planning and Building Department in-lieu park fees as required by County Subdivision Regulations, Section 7055.3. The fees shall be based upon the assessed value of the project parcel at the time of recordation and calculated as shown on the attached worksheet.
5. Prior to the issuance of a building permit for any demolition or future construction, the applicant shall provide an erosion and sediment control plan, which demonstrates how erosion will be mitigated during the construction period. The mitigation will be in place at all times during construction.
6. Trees designated to remain shall be protected from damage during construction. Any additional tree removal or trimming of trees or limbs greater than 6 inches in diameter is subject to the San Mateo County Tree Ordinance and will require a separate permit for removal.
7. During any demolition or future project construction, the applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into water bodies by adhering to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines" below.
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - b. Removing spoils promptly and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled spoils and other materials shall be covered with a tarp or other waterproof material.
 - c. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - d. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - e. Limiting and timing applications of pesticides and fertilizer to avoid polluting runoff.
8. All new utilities for the proposed subdivision shall be installed underground from the nearest existing utility. No new utility poles shall be installed. All future structures will require that utilities shall be installed underground to comply with this condition.
9. 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).

10. The applicant shall submit a dust control plan for the Planning Department for review and approval prior to the issuance of a building permit associated with any proposed demolition or construction activities. 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 and other loose materials or require all trucks to maintain at least two (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 constructive areas.
 - e. Sweep (preferably with water sweepers) all paved access roads, parking, and staging areas at construction sites on an "as needed" basis.
 - f. Sweep adjacent public streets (preferably with water sweepers) if visible soil material is carried onto them.
 - g. Enclose, cover, water or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.) on an "as needed" basis.
 - h. Limit traffic speeds on unpaved roads within the project parcel to 15 m.p.h.
 - i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways and/or the adjacent waterway.
 - j. Replant vegetation in disturbed areas as quickly as possible.

The approved plan shall be implemented for the duration of any demolition or construction activities that generate dust and other airborne particles.

11. If construction, including any vegetation removal, is initiated during the bird breeding season (which is from February 1 through August 30), a survey should be conducted to determine presence or absence of bird nests. If active nests are found, a no-work zone with a distance appropriate to protect the nest should be established until the nest is no longer active (e.g., the young fledged), and then construction could continue without restriction. If no active nests are found during the survey, then construction may begin and continue until completed. If construction ceases for more than a two-week period, then another survey is recommended in case a nest is established during that period. If construction is initiated between September 1 and January 30, the non-breeding season, no surveys for active nests are recommended and work may progress without restriction. No adverse effects will result to nesting birds if these recommendations are implemented.
12. If ground disturbing activities occur, erosion control measures shall be implemented to prevent any material from entering the stream-to protect aquatic species that may be present in the stream.
13. The applicant shall ensure that if during demolition or construction, any evidence of archaeological traces (human remains, artifacts, concentration of shale, bone, rock, ash) is uncovered then all construction and grading within a 30-foot radius shall be halted, the Planning Department shall be notified, and the applicant shall hire a qualified archaeologist to assess the situation and recommend appropriate measures. Upon review of the archaeologist's report, the Community Development

Director, in consultation with the applicant and archaeologist, will determine steps to be taken before demolition or construction may continue.

14. Prior to recordation of the final subdivision map, a Willow and Mitigation Areas maintenance plan and agreement shall be developed between the County and the Homeowners Association (HOA) or equivalent entity requiring the HOA or equivalent entity that shall include all nine lots within the proposed subdivision and the adjacent parcel APN 068-211-020 (900 Fallen Leaf Way). The Willow and Mitigation Areas maintenance plan and agreement shall specify the activities necessary to maintain the willow grove and mitigation areas located on all nine lots within the proposed subdivision and the adjacent parcel APN 068-211-020 (900 Fallen Leaf Way) and shall commit the HOA to conserve and maintain the willow grove and mitigation areas in perpetuity. The maintenance plan and agreement be prepared by a qualified biologist and shall be approved by the Community Development Director and recorded concurrently with the final subdivision map.
15. Prior to recordation of the final subdivision map, the applicant shall present for review and approval by the Community Development Director the conservation easement required by Condition 27 that provides a legal description of the non-development area, to be recorded concurrently with the final map. A split rail fence shall be erected at the boundary of the willow stand prior to recordation of the final map and shall be maintained in perpetuity by the current and future owners of the project site.
16. At the completion of work, the Engineer who prepared the approved grading plan shall submit a signed "as-graded" grading plan conforming to the requirements of Section 9297.5a-b of the Grading Ordinance.
17. The Engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297.1 of the Grading Ordinance. The Engineer's responsibilities shall include those relating to noncompliance detailed in Section 9297.4 of the Grading Ordinance.
18. Prior to recordation of the final map, the applicant shall submit to the Current Planning Section for review and approval the proposed common area Covenants, Conditions, and Restrictions (CC&Rs). Once approved, the CC&Rs shall be recorded with the final map and become binding upon all parcels created by this project. This document shall expressly address maintenance of common areas, dedicated conservation areas, landscaping, stormwater treatment/control devices and the private street and shared utilities therein.
19. No grading shall commence until a schedule of all grading operations has been submitted to and reviewed and approved by the Planning and Building Department and consultation with the Department of Public Works. 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. The applicant shall submit monthly updates of the schedule to the Department of Public Works and the Planning Division. All submitted schedules shall represent the work in detail and shall project the grading operations through completion.
20. The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES requirements for review and approval by the Department of Public Works.
21. Prior to final map recordation, application shall submit a tree replanting and vegetation plan that includes the location, size, and species of proposed tree plantings to be reviewed and approved by the Community Development Director that 1) shall be native, non-invasive exotic species, 2) that are fire-adapted and water-efficient WELO compliant, and 3) that attempts to meet the tree replacement

requirements of the RH/DR zoning district's 3 to 1 ratio as close as possible up to the carrying capacity of the site. The plan shall adhere to Condition 39 (Mitigation Measure 18) that requires sufficient sequestration in the amount of CO₂ sequestered by the existing 35 mature trees proposed to be removed through replanting trees in sizes and qualities suitable for the capacity of the subdivision.

22. **Mitigation Measure 1:** To reduce fugitive dust that would be generated during project construction activities, the project Applicant and/or the Applicant's designated contractors, contractor's representatives, or other appropriate personnel shall implement the following BAAQMD basic dust control measures.
- a. Water all exposed surfaces (e.g., staging areas, soil piles, graded areas, and unpaved access roads) two times per day during construction and adequately wet demolition surfaces to limit visible dust emissions.
 - b. Cover all haul trucks transporting soil, sand, or other loose materials off the project site.
 - c. Use wet power vacuum street sweepers at least once per day to remove all visible mud or dirt track-out onto adjacent public roads (dry power sweeping is prohibited) during construction of the proposed project.
 - d. Vehicle speeds on unpaved roads/areas shall not exceed 15 miles per hour.
 - e. Complete all areas to be paved as soon as possible and lay building pads as soon as possible after grading unless seeding or soil binders are used.
 - f. Minimize idling time of diesel-powered construction equipment to five minutes and post signs reminding workers of this idling restriction at access points and equipment staging areas during construction of the proposed project.
 - g. Maintain and properly tune all construction equipment in accordance with manufacturer's specifications and have a CARB-certified visible emissions evaluator check equipment prior to use at the site.
 - h. Post a publicly visible sign with the name and telephone number of the construction contractor and County staff person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours. The publicly visible sign shall also include the contact phone number for the Bay Area Air Quality Management District to ensure compliance with applicable regulations.
23. **Mitigation Measure 2:** All construction-related activities (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) shall occur outside the avian nesting season before February 1, or after September 15. If construction activities or noise will occur within that time frame, all suitable habitats located within the project's area of disturbance, including staging and storage areas plus a 250-foot (passerines) and 1,000-foot (raptor nests) buffer around these areas should be thoroughly surveyed for active nests by a qualified biologist no more than 5 days before commencement of any site disturbance activities and equipment mobilization. If project activities are delayed by more than five days following a survey, an additional nesting bird survey shall be performed prior to commencing the activity. The results of the surveys shall be documented and submitted to the County Planning and Building Department prior to its issuance of building/grading permits.

If active nests are present, no site disturbance and mobilization of heavy equipment (including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, fence installation, demolition, and grading), shall take place within 25 feet of non-raptor nests, and 1,000 feet of raptor nests, or as determined by a qualified wildlife biologist. In consultation with the California Department of Fish and Wildlife, until the chicks have fledged. Monitoring shall be required to insure compliance with the MBTA and relevant California Fish and Game Code requirements. Monitoring dates and findings should be documented in a monitoring report to be approved by Planning and Building and the results of monitoring shall be provided to the County Planning/Building Department in a follow-up report. If project construction will last for more than one year, this mitigation measure shall be implemented throughout construction of the project, including home construction for any activities occurring during the nesting season (February 1 to September 15).

24. **Mitigation Measure 3:** Prior to issuance of a Grading “Hard Card” (before the start of construction and related activities, including, but not limited to mobilization and staging, clearing, grubbing, tree removal, vegetation removal, fence installation, demolition, and grading), a survey of structures and tree cavities suitable for roosting bats, as well as other roosting habitats, should be conducted within the project footprint. This shall include a 50-foot buffer, as feasible, by a qualified biologist within 14 days prior to the start of any site disturbance activities and equipment mobilization. If suitable structures, tree cavities, or other roost habitats are found, an emergence survey of the cavities shall be conducted by a qualified biologist. If a rare bat species, an occupied maternity, or a colony roost is detected, California Department of Fish and Wildlife (CDFW) shall be consulted to determine appropriate measures if the roost cannot be avoided. The results of all surveys shall be documented. Echolocation survey may be needed to verify the presence of bats, or an exclusion zone around the occupied tree or structure until the bats leave the roost. Due to restrictions of the California Health Department, direct contact by workers with any bat is not allowed. The qualified bat biologist shall be contacted immediately if a bat roost is discovered during project construction.
25. **Mitigation Measure 4:** Prior to recordation of the final map, removal of the trampoline and concrete riprap from the riparian zone is required to improve the habitat value of the creek corridor. If bank stabilization becomes necessary, bioengineering methods, such as logs, native plant material or natural rocks, shall be used. Remove non-native invasive plants from the riparian zone, primarily the Himalayan blackberry and Italian thistle, and also non-native trees upstream and downstream of the 0.54-acre willow grove including acacia, fig, mayten, eucalyptus, and cedar. Replace the non-native trees with native riparian trees under the direction of a restoration ecologist. A 1:1 ratio is suitable but can be adjusted as necessary by the restoration ecologist.
26. **Mitigation Measure 5:** Prior to the issuance of a Grading Hard Card, prepare a Storm water Pollution Prevention Plan and follow Best Management Practices to protect water quality both during construction and post-construction.
27. **Mitigation Measure 6:** To compensate for the pruning and removal of 2,500 sq. ft. of willows on proposed lots 9 and the neighboring property at 900 Fallen Leaf Way, plant red willow cuttings taken from the red willow stand or other nearby source under the direction of a restoration ecologist. Willow plantings shall be both upstream (approximately 2,500 sq. ft.) and downstream of the 0.54-acre willow grove. The downstream planting shall be outside of the sanitary sewer easements, but as close to the creek channel as possible. The plantings shall include *Aeschulus californica*, *Baccharis pilularis*, *Heteromeles arbutifolia*, *Quercus agrifolia*, *salix laevigata*, and *salix lasiolepis*, and shall be planted consistent with Willow Restoration and Enhancement Plan prepared by MIG, and dated August 2019.
28. **Mitigation Measure 7:** Record a conservation easement on the Final Map and the adjoining property at 900 Fallen Leaf Way covering the existing willow grove and the mitigation areas planted to offset partial removal of the existing willow grove. The easement and Conservation Area

Management Plan shall be recorded at the same time the Final Map. The conservation easement shall preclude development of any kind within the easement area and shall be subject to management by the homeowner's association (HOA) established to manage the common resources of the subdivision, including the conservation area. The conservation easement area shall be fenced with a perimeter fence that allows for wildlife movement, but clearly delineates the area. The applicant shall have a qualified biologist prepare a management plan for the conservation area for review and approval of Planning and Building Department prior to recordation. The Conservation Area Management Plan (Plan) shall describe the monitoring and maintenance activities needed to ensure the ongoing success of the proposed mitigation willow plantings. The plan shall include measures that ensure:

- a. There would be no significant adverse impact on endangered, rare or threatened species or their habitat;
 - b. There are no hazardous materials at or around the project site that may be disturbed or removed;
 - c. Stabilize the stream bank with native vegetation or other bioengineering techniques, e.g., large woody debris, check dams, etc., the primary purpose of which is to reduce or eliminate erosion and sedimentation; and
 - d. Any culvert replacement shall be conducted in accordance with published guidelines of the California Department of Fish and Wildlife or NOAA Fisheries, the primary purpose of which is to improve habitat or reduce sedimentation.
 - e. Biologist supervision of any in-stream work necessary to connect to, repair or improve the sewer main located in the stream channel.
29. **Mitigation Measure 8:** Minimization of the tree removal is required and should be consistent with Section 6565.15(A) of the County's Zoning Ordinance. Coast live oaks should be retained where possible and protected. Authorization from the County is required for the removal of the significant trees (any tree with a single stem of 6-inch diameter or 19-inch circumference) or the trimming or removal of a heritage tree. Replacement trees will be required as a condition of the grading and tree removal permit (see condition 6).
30. **Mitigation Measure 9:** The proposed project must comply with the arborist report recommendations for the protection of trees during construction, including installation and maintenance of protective fencing around retained trees, the presence of the project arborist for all work within the dripline of protected trees, measure to protect trees during trenching, irrigation for protected trees, tree trimming that adheres to ANSI 300 standards and Best Management Practices, and inspection of the site by the project arborist to ensure proper installation of tree protection measures.
31. **Mitigation Measure 10:** Removal of plant species listed as "High" or "Moderate" in the California Invasive Plant Council Inventory shall occur prior to the start of project construction. Removal methods that prevent the spread of the invasive plants shall be used, such as removing the plants before they go to seed, placing the removed plants in sealed plastic bags or covered dumpsters, and disposing of them as refuse rather than as compost. If removal is not possible, the spread of invasive plant species shall be avoided during construction by washing boots and equipment that have contact with invasive plants before working in another area. Landscape vegetation must not include any plant species listed as "High," "Moderate" or "Limited" in the California Invasive Plant Council.
32. **Mitigation Measure 11:** 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.

33. **Mitigation Measure 12:** The treatment of human remains, and any associated or unassociated funerary objects discovered during any soil-disturbing activity within the project site shall comply with applicable State laws. This shall include immediate notification of the County of San Mateo Medical Examiner (ME) and the project proponent.

In the event of the ME's determination that the human remains are Native American, notification of the Native American Heritage Commission (NAHC), is required who shall appoint a Most Likely Descendant (MLD) (PRC Section 5097.98).

The project sponsor, archaeological consultant, and MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of human remains and associated or unassociated funerary objects (CEQA Guidelines Section 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. The California PRC allows 48 hours to reach agreement on these matters. If the MLD and the other parties do not agree on the reburial method, the project will follow PRC Section 5097.98(b) which states that "the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance."

34. **Mitigation Measure 13:** 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 the 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.
35. **Mitigation Measure 14:** Any unstable areas shall be stabilized through the planting of native plants. These plants must have strong, stabilizing roots.

36. **Mitigation Measure 15:** 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.
 - e. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
37. **Mitigation Measure 16:** Prior to the issuance of any permit for development on the site, 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.
38. **Mitigation Measure 17:** The applicant shall utilize the following, where feasible:
- a. Perform on-site material hauling with trucks equipped with on-road engines (if determined to be less emissive than off-road engines).
 - b. Use alternate fuels for generators at construction sites such as propane or solar, or electrical power.
 - c. Use a California Air Resources Board approved low carbon fuel for construction equipment.
 - d. Encourage and provide carpools, shuttle vans, transit passes and/or secure bicycle parking for construction worker commutes.
 - e. Reduce electricity use in the construction office by using compact fluorescent or LED bulbs, powering off computers every day, and replacing heating and cooling units with more efficient ones.
39. **Mitigation Measure 18:** Prior to final map recordation, applicant is required to submit a replanting and vegetation plan that sufficiently sequesters the amount of CO₂ sequestered by the existing mature trees proposed to be removed. Carbon sequestration calculations shall utilize the ecoSMART Landscapes Calculator provided by the US Forest Service.
40. **Mitigation Measure 19:** The building plans of the Proposed Project shall be reviewed by a representative from Woodside Fire Protection District (WFPD) to ensure that regulations in the County's Fire Ordinance are met and the project complies with the County Fire/Cal-Fire requirements. Prior to recordation, the applicant shall submit landscaping plans to be reviewed by County staff and by WFPD to ensure that the trees, shrubs and groundcovers specified include only fire-adapted plants and are located to provide defensible space around the homes (see conditions 74-86).
41. **Mitigation Measure 20:** At the time of application submittal for a building permit, the applicant shall submit a permanent stormwater management plan to the Department of Public Works in compliance with Municipal Stormwater Regional Permit Provision C.3.i and the County's Drainage Policy.
42. **Mitigation Measure 21:** Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 sq. ft. or more of impervious surface, and other projects that create

and/or replace at least 2,500 sq. ft. of impervious surface but are not C.3 Regulated Projects) shall implement at least one (1) of the six (6) site design measures listed below:

- a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
- b. Direct roof runoff onto vegetated areas.
- c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
- d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
- e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
- f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.

A site drainage plan will be required for construction of the new residences that will demonstrate how roof drainage and site runoff will be directed to an approved location. In compliance with the County's Drainage Policy, this plan must demonstrate that post-development flows and velocities to adjoining private property and the public right-of-way shall not exceed those that existed in the pre-developed state.

43. **Mitigation Measure 22:** 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).
44. **Mitigation Measure 23:** Prior to the issuance of a Grading Hard Card, the applicant shall provide to the Current Planning Section and Department of Public works for approval a traffic control plan that (1) provides advance warning to motorists on Jefferson Avenue of the activation of a new street intersection, (2) place W2-2L and W16-2a (150 FT) intersection warning signs facing westbound traffic in advance of the intersection and roadway lighting of the new cul-de-sac intersection with Jefferson Avenue in accordance with RP-8-00 (Illuminating Engineering Society of North America, ANSI/IESNA RP-8-00, American National Standard Practice for Roadway Lighting, New York, 2000, reaffirmed 2005), (3) within driveway and street corner sight triangles, there shall be no fencing, signage, or trees planted that would create a wall effect and any trees planted should be limbed up so that the lowest branch is at least 7 feet above the road grade. Provide roadway lighting in accordance with RP-8-00, and (4) prohibits parking within the right of way on Jefferson Avenue. These measures shall be implemented before any equipment is staged at the site.
45. **Mitigation Measure 24:** Enforce Cal-Fire's defensible space policy by requiring the developer or residents to plant in a manner that creates defensible space around the homes.
46. **Mitigation Measure 25:** The applicant shall ensure through the enforcement of contractual obligations that the following measures are implemented by contractors during project construction.
 - a. Staging areas, welding areas, or areas slated for development using spark-producing equipment shall be cleared of dried vegetation or other materials that could serve as fire fuel. To the extent feasible, the contractor shall keep these areas clear of combustible materials in order to maintain a fire break.

- b. Any construction equipment that normally includes a spark arrester shall be equipped with an arrester in good working order. This includes, but is not limited to, vehicles, heavy equipment, and chainsaws.
47. **Mitigation Measure 26:** The building plans of the proposed project shall be reviewed by a representative from County Fire/Cal-Fire to ensure that regulations in the County's Fire Ordinance are met and the project complies with County Fire/Cal-Fire requirements. The development of the Proposed Project shall be in compliance with Chapter 15 of the County General Plan with respect to residential uses adjacent to open space areas where wildfire is a threat.
48. **Mitigation Measure 27:** The project applicant shall require through contractual obligations that the construction contractor(s) marks the areas planned to be disturbed in white paint and notify Underground Service Alert (USA) one week prior to the beginning of excavation activities. This will be completed so the entire construction area is properly surveyed in order to minimize the risk of exposing or damaging underground utilities. USA provides a free "Dig Alert" service to all excavators (contractors, homeowners and others), in northern California, and will automatically notify all USA Members (utility service providers) who may have underground facilities at their work site. In response, the USA Members will mark or stake the horizontal path of their underground facilities, provide information about, or give clearance to dig. This service protects excavators from personal injury and underground facilities from being damaged. The utility companies will be responsible for the timely removal or protection of any existing utility facilities located within construction areas.
49. **Mitigation Measure 28:** The maximum distances between fire hydrants, in other than single-family zones, shall be 400 feet with **hydrants** being located as nearly as possible at street intersections.
50. **Mitigation Measure 29:** The project is located in a State Responsibility Area, Very High Fire Hazard Severity Zone and as such will be mandated to be designed and constructed to meet the requirements for *Materials and Construction Methods for Exterior Wildfire Exposure* found in the California Residential Code.

Department of Public Works

51. Should the access shown go through neighboring properties, the applicant shall provide documentation that "ingress/egress" easements exist providing for this access.
52. "As-Built" plans of all construction in the right-of way, and in the private street required by these conditions shall be prepared and signed by the subdivider's Engineer upon completion of all work. The "As-Built" plans shall be accompanied by a written certification from the Engineer that all public and private facilities have been completed in conformance with the approved plans.
53. The applicant shall submit a driveway "Plan and Profile", to the Public Works Department, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20 percent) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, 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.
54. 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.

55. It shall be the responsibility of the applicant's Engineer to regularly inspect the right-of way erosion control measures and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected.
56. Erosion and sediment control in the right-of-way during the course of this grading work shall be according to a plan prepared and signed by the Engineer of record and approved by the Department of Public Works and the Planning and Building Department. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the Engineer.
57. 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 #3277.
58. Prior to the issuance of the grading permit, the applicant shall submit, to the Department of Public Works for review and approval, a Plan for any off-site hauling operations. This plan shall include, but not be limited to, the following information: size of trucks, haul route, disposal site, dust and debris control measures, and time and frequency of haul trips. As part of the review of the submitted plan, the County may place such restrictions on the hauling operation as it deems necessary.
59. The applicant shall submit a Parcel Map to the Department of Public Works for review and recording.
60. The applicant shall have designed (by a Registered Civil Engineer) and the applicant shall construct an on-site Private Street to serve the proposed lots of this subdivision. This street shall be designed and constructed to no less than the standards for an "Urban Private Street." The street shall be posted for no parking and it shall terminate in a turnaround meeting the requirements of the applicable fire jurisdiction and the San Mateo County Department of Public Works.
61. The applicant shall submit, for review by the Public Works Department and the appropriate Fire District, a Plan and Profile of both the existing and the proposed access from the nearest "publicly" maintained roadway to the proposed building site.
62. The applicant shall demonstrate, to the satisfaction of the Public Works Department and the appropriate Fire District or Fire Marshall, that the existing road access from the nearest "publicly" maintained roadway to the building site meets or exceeds the County's minimum standards for an "Interim Access Roadway," including provisions for existing and proposed drainage and drainage facilities. The applicant must also demonstrate that appropriate turnouts and a turnaround, meeting Fire Marshall requirements, exist or can be provided, if applicable.
63. The property owner shall dedicate Sanitary Sewer Easements for any portion of the sewer main which lies outside of existing public sanitary sewer easements, if applicable.
64. The applicant shall prepare a plan indicating the proposed method of sewerage for these properties. This plan should be included on the improvement plans and submitted to the Public Works Department for review prior to or concurrently with the final map to be recorded. Upon completion of this review, the applicant or his Engineer shall have these approved plans signed by the appropriate Sewer District.
65. The Sewer District will allow the proposed additional eight (8) connections provided that all associated fees are paid. The Sewer District will require the applicant to purchase the additional sewer connections and obtain all appropriate permits for the installation of the connections. The fees for new sewer connections will be calculated based on the plans submitted prior to final approval of the building plans.

66. All new parcels must connect to the existing Sewer District main(s) in public street right-of-way or sanitary sewer easements individually via 4-inch privately owned and maintained laterals or through 6-inch private sewer mains to be owned and maintained by the developer or property owners. No new sewer mains will be accepted by the Sewer District for ownership and maintenance.
67. Permanent storm drain structures should not be constructed in public sanitary sewer easements where Sewer District owned mains are located as they may cause damage and impede maintenance, repair, or reconstruction of Sewer District owned mains.
68. Detailed plans showing the proposed sewer connections shall be submitted to Sewer District for review prior to final approval of the building plans. The plans shall indicate the location of the existing and proposed sewer laterals.
69. The applicant shall submit written certification from the appropriate energy and communication utilities to the Public Works Department and the Planning Division stating that they will provide energy and communication services to the proposed parcels of this subdivision.
70. The applicant shall submit, to both the Public Works Department, and the Planning Division, written certification from the appropriate Water District stating that their requirements to provide water service connections to the proposed parcels of this subdivision have been met.
71. The applicant shall install permanent survey markers for the project prior to issuance of building permits. Markers shall be placed at the most southerly corner of the parcel, the most westerly point in common with 59 PM 01, and the most easterly corner along the southerly right-of-way of Fallen Leaf Way. Care should be taken for the monument on westerly corner along the southerly right-of-way of Jefferson Avenue which could be disturbed or destroyed during construction. Monuments shall be, at a minimum, a 1-inch iron pipe at least 24-inch-long, with a concrete plug and brass tag stamped with the surveyors' license number in accordance with §8772 of the Professional Land Surveyors' (PLS) Act (California Business & Professions Code). A Record of Survey may be required under §8764(b)(4) & (5) of the PLS Act.

Building Inspection Section

72. A separate demolition permit must be obtained for the existing structures to be removed. Buildings must be demolished before recording of the parcel map.
73. Prior to the issuance of the Building permit on each of the two (2) lots (or Planning permit), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed subdivision and submit it to the Project Planner for forwarding to the Geotechnical Section for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

Woodside Fire Protection District

74. Prior to the start of construction, a 2X3 ft. address sign will be posted in front of project.
75. At time of final the permanent addressing, address will be mounted and clearly visible from street with minimum of 4-inch numbers on contrasting background.

76. A 100-foot defensible space from structure is required prior to start of construction.
77. Upon final inspection, a 30-foot perimeter property line defensible space is required per Woodside Fire Protection District ordinance section 304.1.2.A
78. Approved spark arrestor will be required on all installed chimneys including outside fireplaces.
79. Install Smoke and CO detectors per 2019 CBC.
80. NFPA 13D Fire Sprinkler System shall be installed in all new houses. Owner/Contractor are responsible for obtaining the correct water flow data and that Cal-Water requires a backflow device that can decrease the water flow pressure by 12-15 PSI due to friction loss of the backflow device.
81. Driveways and access as proposed meets Woodside Fire Protection District standards for houses. If driveway dimensions are revised during construction, they must be reviewed and approved.
82. Lots with access off Jefferson Avenue must have 40-foot radius access in both directions.
83. Impervious surface must be all-weather drivable surface adjacent to paved driveway and support 50,000 pounds.
84. Driveways with less than 15 percent grade may be maintained all-weather type and support the weight of the heaviest fire apparatus during the wet season. Driveways greater than 15 percent grade need be rough grooved concrete or an alternate material approved by Woodside Fire Protection District. NO driveway shall exceed a 20 percent grade. All driveway radius turns must be 40-degree radius and the driveway transitions must be.
85. Driveway over 150 feet are required to have fire truck turnaround. Show on building submittal plans.
86. A new fire hydrant location is approved and will be and must be installed prior to rough framing. The minimum fire flow shall be 1,000 gallons per minute. When a private fire hydrant is being installed it must be submitted separately for review and approval. The curb in front of new fire hydrant must be painted red 5-feet.

San Mateo County Local Agency Formation Commission (LAFCo)

87. An application for an Outside Service Agreement for water service shall be submitted to and approved by the City of Redwood City and San Mateo LAFCo prior to the recordation of the final map. The connection to the City of Redwood City water utilities shall not occur prior to this Outside Service Agreement approval by LAFCo as required by Government Code Section 56133.

Redwood City Municipal Water

88. LAFCo approval of the application for the proposed water service connection is required, and all applicable fees shall be paid.
89. After approval of the construction drawings by the San Mateo County and upon application of the new water service, applicant shall submit payment for all applicable city fees, including connection fees associated with providing proposed water service.
90. Applicant shall submit payment of the city's water service annexation fees.

91. Applicant shall be responsible for installation of new water service lines.
92. Applicant is responsible for the design, construction, and connection of any water main modifications or extensions necessary to provide adequate flow for domestic use and fire suppression, in accordance to Redwood City Code Section 38.26.
93. Applicant shall pay the fees for any construction permit in connection with improvements for new water service and shall pay associated costs for plan review and inspections.
94. Applicant shall adhere to all review comments and conditions of service stated by Redwood City Municipal Water.
95. Applicant shall submit a signed Declaration of Restriction to Redwood City and be recorded with San Mateo County.

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6. Correspondence and Other Matters

None

7. Consideration of Study Session for Next Meeting

No study session for meeting but we will have a holiday breakfast/brunch following the next hearing date on January 8, 2020.

8. Director's Report

Community Director gave a brief snapshot of items that have gone before the Board of Supervisors.

9. 2020 Planning Commission Election for Chair and Vice Chair

This will be placed on the next agenda in order for all Commissioners to be present, this item will also be the first item on the agenda.

10. Commissioner Updates and Questions

Commissioner Gupta requested that we please add a table of contents for reports that are large in size so that this makes easier to search by section.

11. Adjournment

The meeting was adjourned at 11:32 a.m.
