



## Planning & Building Department Planning Commission

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

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

### ACTION MINUTES- DRAFT

MEETING NO. 1706  
Wednesday July 14, 2021  
9:00 a.m.

\* BY VIDEOCONFERENCE ONLY\*

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

**Pledge of Allegiance:** The Pledge of Allegiance was led by Chair Lisa Ketcham.

**Roll Call:** Commissioners Present: Gupta, Ketcham, Hansson, Santacruz, Ramirez  
Staff Present: Monowitz, Fox, Montes

Legal notice published in the San Mateo County Times on July 3, 2021 and Half Moon Bay Review on July 7, 2021.

### **CONSENT AGENDA** 9:00 a.m.

**Oral Communications** via written comment only via email:  
None

**Consideration of the Minutes** of the Planning Commission meeting minutes of April 14, 2021, April 28, 2021, and May 12, 2021.

Commissioner Ramirez moved to approve the minutes on April 14, 2021, April 28, 2021, and May 12, 2021 as revised. Commissioner Gupta second the motion. **Approved 5-0-0-0**

### **REGULAR AGENDA** 9:00 a.m.

- Owner/Applicant:** David Morris & Lori Rhodes  
**File Number:** PLN 2020-00067  
**Location:** 1490 Cypress Street, Montara  
**Assessor's Parcel No's:** 036-261-160 and 036-261-180

Consideration of a Coastal Development Permit, Resource Management-Coastal Zone Permit, Design Review Permit, Grading Permit and adoption of a Mitigated Negative Declaration to construct a 3,190 sq. ft. one-story single-family residence with attached 1,433 sq. ft. garage, septic system, hydrant and water meter on a legal 2.3-acre parcel. The project includes extension of a 6-

inch water main line along Jordan Street, from Sunshine Valley Road to the project property, with minor road widening, a total of 845 cubic yards of grading and no tree removal. The project is appealable to the California Coastal Commission. Application deemed complete on February 2, 2021.

**SPEAKERS:**

1. Dave Morris
2. Lori Rhodes

Commissioners all approved to close the public comment. **Motion 5-0-0-0.**

Commissioner Santacruz moved and Commissioner Hansson seconded the motion to approve the project.. **Motion carried 5-0-0-0.**

Based on information provided by staff and evidence presented at the hearing the Planning Commission adopted the Mitigated Negative Declaration and approved the Coastal Development Permit, Resource Management-Coastal Zone Permit, Design Review Permit, and Grading Permit, County File Number PLN 2020-00067, by making the required findings and adopting the conditions of approval as follows:

**FINDINGS:**

For the Environmental Review, Found:

1. That the Initial Study and Mitigated Negative Declaration are complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines. An Initial Study and a Mitigated Negative Declaration were prepared and issued with a public review period from May 12, 2021 to June 1, 2021.
2. That, on the basis of the Initial Study, comments received, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment. The Initial Study and Mitigated Negative Declaration identify potentially significant impacts to air quality, cultural resources, geology and soils, hydrology and water quality and tribal cultural resources. The mitigation measures contained in the Mitigated Negative Declaration have been imposed 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 Mitigated Negative Declaration have been agreed to by the applicant and imposed as conditions of project approval.
4. That the Initial Study and Mitigated Negative Declaration reflect the independent judgment of the County.

For the Coastal Development Permit, Found:

5. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the

plans, policies, requirements and standards of the San Mateo County LCP, specifically with regard to the Locating and Planning New Development, Public Works, Visual Resources, and Hazards Components of the Local Coastal Program.

6. That the project is not subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) since the project is not located between the nearest public road and the sea, or the shoreline of Pescadero Marsh.
7. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to the Locating and Planning New Development, Public Works, Visual Resources, and Hazards Components. Specifically, as proposed and conditioned, the development is an appropriate density for the RM-CZ zoned rural residential property, the project will improve existing water service which has already been included in MWSD's buildout plan and will improve the water service to conform with MWSD's current local standards, the project is designed and sited to minimize visual impacts to the surrounding rural environment and minimize impacts to coastal resources, and the project has been conditionally approved by the Coastside Fire Protection District for conformance with fire safety and access standards.
8. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of (LCP) Policies 1.22 and 1.23. Per County records the number of residential dwelling units in the Midcoast has not exceeded the 40 unit maximum.

For the Resource Management-Coastal Zone Permit, Found:

9. That the project conforms to the Development Standards and Development Review Criteria contained in Chapter 36A and Chapter 36A.2 of the San Mateo County Zoning Regulations. The project conforms to the minimum setbacks and maximum height limit and floor area allowed in the RM-CZ Zoning District. Additionally, the project conforms to Section 6912.1 (*Environmental Quality Criteria*), Section 6912.2 (*Site Design Criteria*), Section 6324.3 (*Utilities*), Section 6912.4 (*Water Resources Criteria*), and Section 6912.6 (*Hazards to Public Safety Criteria*) of the RM-CZ Development Review Criteria.

The project, as proposed and conditioned, will not introduce noxious odors, long-term noise levels, or significant levels of air pollution emissions; incorporates temporary erosion and sediment control and permanent drainage measures to mitigate construction impacts and increased impervious surface to minimize impacts to hydrologic processes; proposes a development that is sited and designed to be harmonious to the rural environmental and respectful in minimizing visual impacts to neighbors and the area; and will comply with fire safety standards, including building materials, acceptable emergency fire access, adequate fire flow and water supplies, among other measures, as required and conditionally approved by the Coastside Fire Protection District.

For the Design Review Permit, Found:

10. That the project has been reviewed and found to be in conformance 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 elaborated as follows:

- a. *Section 6565.20 (C) SITE PLANNING AND STRUCTURE PLACEMENT:* The proposed ranch-style home is organizing and foundational to the surrounding area.
- b. *Section 6565.20 (C) SITE PLANNING AN STRUCTURE PLACEMENT: 2. Complement Other Structures in the Neighborhood, a. Privacy:* The proposed window and deck orientations of the new residence will minimize direct view into neighboring houses.
- c. *Section 6565.20 (D) ELEMENTS OF DESIGN: 2. Architectural Styles and Features:* The proposed design incorporates appropriate form and function as ranch-style and low profile.
- d. *Section 6565.20 (D) ELEMENTS OF DESIGN: e. Wall Articulation:* The ranch style house complements the micro valley and is aesthetically correct and inclusive to the overall ranch center.
- e. *Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE: 1. Landscaping:* Minimal new native landscaping is proposed that will enhance the new residence; a raised deer resistant garden will accent the adjacent porches.

For the Grading Permit, Found:

11. That the granting of the permit will not have a significant adverse effect on the environment. After reviewing the Initial Study and Mitigated Negative Declaration as required by CEQA, it is determined that the implementation of all mitigation measures would reduce the project's potential environmental impacts to less than significant levels. All recommended mitigation measures in the Mitigated Negative Declaration have been incorporated as conditions of approval below.
12. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 9296. The project, as proposed and conditioned, conforms to the standards in the Grading Regulations, including those relative to erosion and sediment control, dust control, fire safety, and timing of grading activity. The project has been reviewed and conditionally approved by the County's Drainage Review Section, Geotechnical Section, and Department of Public Works.
13. That the project is consistent with the General Plan. The project, as proposed and conditioned, conforms to the applicable General Plan policies, including applicable Soil Resources, Visual Quality, Historical and Archaeological Resources, Rural Land Use, Water Supply, Wastewater, and Natural Hazards policies as discussed in detail in the staff report dated June 14, 2021.

**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 on July 14, 2021. 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 Coastside Design Review Committee, with applicable fees to be paid.
2. The final approval of the subject permits shall be valid for five (5) years from the date of final approval, in which time a valid a building permit shall be issued for the work and a completed inspection (to the satisfaction of the Building Official) shall have occurred within one (1) year of the associated building permit's issuance. This approval may be extended by a 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. No site disturbance shall occur, including any vegetation removal or grading, until a building permit and grading permit "hard card" have been issued for the project. The grading permit "hard card" shall only be issued concurrently with the building permit.
4. The applicant shall include a copy of the approval letter with conditions of approval on the top pages of the building plans.
5. The applicant shall indicate the following on the plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
  - a. East Elevation.
    - (1) Center the master bathroom window in shower room and center of clearstory.
    - (2) Raise the height of the man access door to the garage to be the same height as the top of the windows.
    - (3) Raise the sill height of the master bedroom windows to match the laundry and office sill height.
    - (4) Re-center the window layout to "mirror" that of the master bathroom window layout, equidistance in wall.
  - b. North Elevation.
    - (1) Along garage elevation, add a window of the same size and arrange its placement to be equal distance from the center.
  - c. Grading Plan.
    - (1) Revise the finish grade line contours near the porch and walkway to show the desired finished grades, show raised planter boxes and step height at walkway to be < 30 inches.

6. 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 prior to foundation pour.
7. All new power and telephone utility lines shall be placed underground.
8. The applicant shall include as part of the building permit submittal the approved exterior color and material specifications as conditioned by the Coastside Design Review Committee. Color and material verification shall occur in the field prior to final building inspection.

9. Verification that the approved landscape plan has been installed shall be required prior to final building inspection.
10. Within four (4) business days of the final approval date for this project, the applicant shall submit an environmental filing fee totaling \$2,530.25, as required under Fish and Game Code Section 711.4; this includes a \$50.00 recording fee. Payment shall be by a check payable to "San Mateo County Clerk" submitted to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee increases starting the 1st day of each new calendar year (i.e., January 1, 2022). The fee amount due is based on the date of payment of the fees.
11. 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 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
12. Prior to the issuance of a building permit, the applicant shall pay all applicable Affordable Housing Impact Fees, pursuant to San Mateo County Ordinance No. 4758. The impact fees shall be assessed at \$5.00 per sq. ft. over 2,500 sq. ft. of residential floor area.
13. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed prior to commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
14. Approved erosion and sediment control measures 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 commencement occurs immediately prior to or during the wet season (October 1 to April 30). 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.
15. A Tree Protection Plan, in compliance with Sections 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance, shall be submitted with the building permit plans for review and approval by the Current Planning Section.
16. The provisions of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Per San Mateo County Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
17. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance.
18. Erosion and sediment control during the course of grading work shall be installed and maintained according to a plan prepared and signed by the engineer of record, and

approved by the Planning and Building Department. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer, and must be reviewed and approved by the Planning and Building Department.

19. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
20. The site is considered a Construction Stormwater Regulated Site (SWRS). Any grading activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section, as well as prior authorization from the Community Development Director to conduct grading during the wet weather season.

*Mitigation Measures from the Mitigated Negative Declaration*

21. **Mitigation Measure 1:** The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below, and include these measures on permit plans submitted to the Building Inspection Section:
  - a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
  - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
  - c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
  - d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
  - e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
  - f. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
  - g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.
  - h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.



22. **Mitigation Measure 2:** In the event that cultural, paleontological, or archaeological resources are 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).
23. **Mitigation Measure 3:** The design of the proposed development (upon submittal of the Building Permit) on the subject parcel shall generally follow the recommendations cited in the geotechnical report prepared by Sigma Prime regarding earthwork (i.e. clearing and subgrade preparation, compaction, surface drainage), foundations (i.e., pier and grade beam, spread footings, lateral loads, and slabs-on-grade), and retaining walls. Any such changes to the recommendations by the project geotechnical engineer cited in this report and subsequent updates shall be submitted for review and approval by the County's Geotechnical Engineer.
24. **Mitigation Measure 4:** At the time of building permit application, the applicant shall submit for review and approval, erosion and drainage control plans that show how the transport and discharge of soil and pollutants from and within the project site will be minimized. The plans shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plans shall include measures that limit the application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including but not limited to:
- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
  - b. Minimize the area of bare soil exposed at one time (phased grading).
  - c. Clear only areas essential for construction.
  - d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
  - e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
  - f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet, or to the extent feasible, from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
  - h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
  - i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
  - j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 of fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.
  - k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
  - l. Environmentally-sensitive areas shall be delineated and protected to prevent construction impacts.
  - m. Control fuels and other hazardous materials, spills, and litter during construction.
  - n. Preserve existing vegetation whenever feasible.
25. **Mitigation Measure 5:** No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).
26. **Mitigation Measure 6:** An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and/or building permit to ensure that the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.
27. **Mitigation Measure 7:** The applicant shall route stormwater to a new infiltration-based retention feature that consists of a 13-foot long, 60-inch diameter perforated pipe surrounded by a minimum of 6-inch aggregate on the sides. The system overflows through a minimum one-square foot grate at the top. The trench will be lengthened in order to increase percolation between storms to the required rate.
28. **Mitigation Measure 8:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.
29. **Mitigation Measure 9:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and

integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

### Drainage Review Section

30. The following shall be required at the time of building permit submittal:
  - a. Final Drainage Report stamped and signed by a registered Civil Engineer.
  - b. Final Grading and Drainage Plan stamped and signed by a registered Civil Engineer.
  - c. Updated C.3 and C.6 Checklist (if changes to the impervious areas have been made during the design phase).

### Geotechnical Section

31. The following shall be addressed at the building permit stage:
32. The geotechnical consultant should clarify the 'lower soils' in reference to the proposed pier and grade beam foundation recommendations.
33. The geotechnical consultant should provide performance estimates for the recommended multi-type foundation design (estimates of total and differential settlement).
34. The geotechnical consultant should discuss the potential performance of the recommended foundation design (combination of pier and grade beam, shallow footing, and mat-slab) during a seismic shaking event. The geotechnical consultant should address whether or not the multi-type foundation design will adversely interact and impact building safety or performance.
35. The geotechnical consultant reports encountering relatively shallow or exposed granodiorite bedrock at the site. When exposed at the surface, this bedrock may be prone to 'rilling' or other erosive impacts of concentrated flow. The geotechnical consultant should confirm the site drainage design, including proposed swales and run off discharge locations, is appropriately designed to mitigate the potential for erosion in the vicinity of proposed structures and foundations.
36. The applicant should consider the construction, structural design, and seismic benefits of a uniform foundation type bearing within site bedrock.

### Department of Public Works

37. 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.
38. The applicant shall submit, for review by the Department of Public Works 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.
39. An encroachment permit shall be obtained prior to any work within a County right-of-way.

### Environmental Health Services

40. At the building permit stage, the applicant shall provide a detailed onsite wastewater treatment system (OWTS) design addressing conveyance of effluent to the proposed reserve drain field trenches located upslope from the septic tank. Note: the 10-ft. property line setback (instead of 50 ft.) from the proposed OWTS dispersal trench is acceptable at this time since the property located to the south is not developed.

### Coastside Fire Protection District

The following shall be added to the construction plans for building permit submittal:

41. Smoke detectors which are hard wired. As per the California Building Code, State Fire Marshal regulations, and Coastside Fire Protection District Ordinance 2019-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and recondition sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final. The date of installation must be added to the exterior of the smoke alarm and will be checked at final inspection.
42. Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor (CFC 1030).
43. Identify rescue windows in each bedroom and verify that they meet all requirements.
44. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Residential address numbers shall be at least six feet above 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 (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).
45. The building is in a High Fire Hazard Severity Zone and will require a Class A roof.
46. Per the 2019 California Fire Code Chapter 49 and Public Resources Code 4291
  - a. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of

living trees.

- b. Trees located within the defensible space shall be pruned to remove dead and dying portions; and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
  - c. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
47. The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works and Coastside Fire Protection District Ordinance 2019-03 and the California Fire Code shall set road standards. As per the 2018 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District specifications. As per the 2019 CFC, Section Appendix D, 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.
  48. Fire apparatus roads to be a minimum of 20-foot width with a minimum of 35-foot centerline radius and a vertical clearance of 15 feet CFC503, D103, T-14 1273.
  49. Dead-end emergency access exceeding 150 feet shall be provided with width and turnaround provisions meeting California Fire Code Appendix D. The fire department does not normally approve turnarounds on private property. Should the current property owner sell, the department doesn't have any leverage to have the new owners maintain the existing turnaround. An option would be to have it on title.
  50. Fire apparatus access roads shall be an approved all-weather asphalt surface. Grades of 15 percent or greater all be surfaced with asphalt, or brushed concrete. Grades of 15 percent or greater shall be limited to 150 feet in length with a minimum of 500 feet between the next section. For roads approved less than 20 feet, 20-foot wide turnouts shall be on each side of 15 percent or greater sections. No grades over 20 percent are allowed. A Plan and profile are required. CFC 503.
  51. "No Parking – Fire Lane" signs shall be provided on both sides of roads 20 to 26 feet in width and on one side of roads 26 to 32 feet in width. CFC D103.6
  52. Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock. Electric gates shall have a Knox Key Switch. Electric gates shall automatically open during power failures. CFC 503.6, 506.
  53. (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards, the applicant is required to install an automatic fire sprinkler system throughout the proposed dwelling and garage. All attic access locations will be provided with a pilot

head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set to the Coastside Fire Protection District for review.

54. Installation of the underground sprinkler pipe shall be flushed and visually inspected by the Fire District prior to hook-up to the riser. Any soldered fittings must be pressure tested with a trench open. Please call Coastside Fire Protection District to schedule an inspection. Fees shall be paid prior to plan review.
55. 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.
56. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
57. Solar Photovoltaic Systems shall meet the requirements of the 2016 CFC Section 605.11
58. This project is in a State Responsibility Area for wildfire protection. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection shall comply with CRC 2019 Section R337 requirements. See the Office of the State Fire Marsha's website at [http://www.fire.ca.gov/fire\\_prevention/fire\\_prevention\\_wildland.php](http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php) and click the new products link to view the "WUI Products Handbook".
59. A copy R-337 Worksheet shall be added to a plan sized sheet with appropriate boxes checked.
60. Provide a window and door schedule showing it meets R-337 and add it to the worksheet; all exterior doors including the garage door must meet R-337.
61. Provide eave and gutter details that meet R-338; include all materials.
62. Add R-337 required vents to the worksheet.

#### Montara Water and Sanitary District

63. The applicant shall extend the main water line along Jordan Street from Sunshine Valley Road to the project property frontage on Ivy Street and relocate the water meter to this property line pursuant to the standards and regulations of the Montara Water and Sanitary District.
64. An application for water service and payment for the initial application fees based on the construction type determined by San Mateo County Building Inspection Section shall be paid. The applicant shall follow the procedures specified in the Service Application Packet.

- 65. Any on-site wells may need to be abandoned in accordance with San Mateo County laws. Backflow prevention for domestic and fire service will be required.
- 66. A certified Fire Protection Contractor must certify adequate fire flow calculations. A connection fee for the fire protection system is required. The connection charge must be paid prior to issuance of the Private Fire Protection permit.

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<b>2.</b>	<b>Owner:</b> <b>Applicant:</b> File Number: Location: Assessor's Parcel No's:	<b>San Mateo County Parks Department</b> <b>Gates + Associates (Dylan Buterbaugh)</b> PLN 2021-00096 Santa Maria Ave. and Columbus St., El Granada 047-340-020
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Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, to construct a "pump track" facility for bicyclists at Quarry Park in the unincorporated El Granada area of San Mateo County. This project is appealable to the California Coastal Commission. Application deemed complete on May 20, 2021.

**SPEAKERS:**

- 1. Ric Barker
- 2. Mike Zoglio
- 3. Thomas DeMeo
- 4. Fran Pollard

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

Commissioner Gupta moved and Commissioner Hansson seconded the motion. **Motion carried 4-1-0-0. (Commissioner Santacruz opposed)**

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

**FINDINGS:**

Regarding the Environmental Review, Found:

- 1. That the project is categorically exempt, pursuant to the California Environmental Quality Act (CEQA), Section 15304, Class 4, relating to the minor alteration in the condition of land.

Regarding the Coastal Development Permit, Found:

- 2. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program with regards to the protection of biotic and visual resources.

3. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program as discussed in Section A(2) of this Staff Report. Protection measures will be implemented to prevent any impact to biological resources, including the San Francisco Garter Snake and California Red-Legged Frog.

### **CONDITIONS OF APPROVAL:**

#### **Current Planning Section**

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on July 14, 2021. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.

#### *General Avoidance Measures*

2. Site grading and trail development activities shall be restricted between May 1 and December 31. Site grading during these dryer months will reduce the possibility of soil erosion and sediments flowing into natural habitats.
3. Install temporary silt fencing along the perimeter of Environmentally Sensitive Habitat Areas (ESHAs) where land disturbing activities will occur to protect potential ESHAs.
4. Solid materials, including wood, masonry/rock, glass, paper, or other materials shall not be stored or placed in any required buffer zone to the extent practicable. Solid waste materials should be properly disposed of off-site. Fluid materials, including concrete, wash water, fuels, lubricants, or other fluid materials used during construction shall not be disposed of on-site and should be stored or confined as necessary to prevent spillage into natural habitats. If a spill of such materials occurs, the area shall be cleaned, and contaminated materials disposed of properly. The affected area shall be restored to its natural condition.

#### *Special-Status and Non-Special-Status Nesting Birds*

5. If project activities are conducted during the nesting season (February 15 – August 31), a pre-construction nesting bird survey, performed by a qualified biologist, shall be performed no more than 14 days prior to initial ground disturbance to avoid impacting active nests, eggs, and/or young.
6. If the survey identifies any active nest, an exclusion buffer shall be established for protection of the nest and young. A qualified biologist shall establish a buffer appropriate for the species and location of the nest if it is necessary. The buffer shall be maintained until all young have fledged.
7. Impacts to nesting birds can be avoided if construction activities are initiated outside of the nesting season (September 1 – January 31). During this time period, no pre-construction bird surveys are recommended.

#### *California Red-Legged Frog and San Francisco Garter Snake*



8. All ground disturbance activities shall be restricted to the dry season (April 15 through October 15) or when suitable habitats have dried in order to reduce the potential for CRLF and SFGS to occur within non-ponded habitats of the Study Area.
9. A qualified biologist shall survey the work site immediately before the onset of vegetation clearing or ground disturbance activities to verify if species are present and all habitats are dry. If CRLF are found and do not move out of the work area on their own, the USFWS shall be contacted to determine if relocation is appropriate. In making this determination, the USFWS will consider if an appropriate relocation site exists. If the USFWS approves moving animals, a USFWS-approved biologist will be allowed sufficient time to move them from the work site before work activities begin. Any SFGS shall be allowed to leave the work area on their own and shall be monitored as practical by the biologist to ensure they do not reenter the work area.
10. Prior to the start of ground-disturbing activities, all construction personnel shall receive training on listed species and their habitats by a qualified biologist. The importance of these species and their habitat will be described to all employees as well as the minimization and avoidance measures that are to be implemented as part of the project. An educational brochure containing color photographs of all listed species in the work area will be distributed to all employees working within the Study Area. The original list of employees who attend the training sessions will be maintained by the contractor and be made available for review by the USFWS and the CDFW upon request.
11. The contractor shall designate a person or employee to monitor on-site compliance with all minimization measures. The on-site monitor(s) will be on-site daily for the duration of work, including vegetation removal, grading, and clean-up activities.
12. Any vehicles and equipment associated with work-activities shall be parked or staged only within a designated staging area at the end of each workday or when not in use in order to minimize habitat disturbance or water quality degradation.
13. Wildlife exclusion fencing shall be erected and maintained around the perimeter of the Limit of Work area, including the project construction staging areas and access routes, to prevent SFGS and CRLF from entering the site overnight.
14. Vehicle access points shall have a temporary silt fence gate, which is opened to allow construction vehicle access while the contractor's trained personnel are present. At night the seal on the temporary gate should be augmented by sandbags to prevent species from entering the area beneath the gate. Installation of fencing will be performed under the supervision of a USFWS-approved biologist.
15. No work shall occur within 48 hours of a rain event (over 0.25-inch in a 24-hour period). Following a rain event, a qualified biologist will resurvey the work area immediately before reinitiating ground disturbance activities to verify if species are present. If CRLF or SFGS are observed, then the steps previously described for the initial pre-construction survey shall be followed.
16. Plastic monofilament netting (erosion control matting), rolled erosion control materials, or similar material shall not be used at the Study Area because CRLF, SFGS, and other species

may become entangled or trapped in it. Any erosion control materials used should be made of tightly woven fiber netting or similar material to ensure that the CRLF and SFGS are not trapped. This limitation shall be communicated to the contractor prior to the start of work.

17. No trash shall be deposited on the site during construction activities. All trash shall be placed in trash receptacles with secure lids, stored in vehicles, and removed nightly from the Study Area.
18. Refueling or maintenance of equipment shall be conducted at least 50 feet from any wetlands, waters or designated ESHAs.
19. California Red-Legged Frog and SFGS may take refuge in cavity-like or den-like structures such as pipes and may enter stored pipes and become trapped. Therefore, all construction pipes, culverts, or similar materials, which are stored at the site for one or more nights, will be either securely capped or thoroughly inspected by the on-site monitor and/or the construction foreman/manager before the pipe is used or moved in any way. It is also recommended these materials are stored within the staging areas either in developed areas or within wildlife exclusion fencing.
20. The on-site monitor and/or construction foreman/manager shall ensure that all excavated steep-walled holes or trenches more than one foot deep are completely covered at the close of each working day by covering holes with plywood or similar materials and covering the edges of those materials with dirt to prevent access by wildlife. Alternatively, holes may be augmented with one or more escape ramps constructed of earth fill or wooden planks. Any ramps installed should be approved by the on-site biologist. Before such holes or trenches are filled, they will be thoroughly inspected for trapped animals by the on-site biologist and/or construction foreman/manager.
21. If at any time a trapped CRLF or SFGS is discovered by the on-site biologist or anyone else, work in the immediate area should cease as soon as it is safe to do so, and the animal shall be allowed to passively leave the work area on its own. Steps outlined above shall be followed if the animal does not or cannot leave the area on its own.

#### *Monarch Butterfly*

22. If possible, project work should be scheduled to occur between September and October.
23. If the Project will remove or trim trees during the winter roost season (October 1 through March 15), then a pre-construction survey for roosting monarch butterflies should be conducted within 7 days of tree removal or trimming activities.
24. If monarch butterflies are detected roosting in trees to be removed or trimmed, then consultation with CDFW may be required to determine how and when to proceed with activities and if additional mitigation measures are required.
25. If tree removal or trimming is conducted March 16 through September 31, then no preconstruction surveys for roosting monarch butterflies are necessary.

#### *Discovery of Human Remains*

26. If at any time during site preparation, excavation, or other ground disturbance associated with the proposed project, human remains are discovered, the construction contractor shall immediately cease and desist from all further site excavation and notify the County Planning Department. The Planning Department shall notify the sheriff-coroner. If the coroner determines the remains are Native American, the coroner will contact the Native American Heritage Commission. The Native American Heritage Commission will identify the person or persons believed to be most likely descended from the deceased Native American. The most likely descendent makes recommendations regarding the treatment of the remains with appropriate dignity. Disturbance shall not resume until the significance of the human remains is determined and appropriate mitigations to preserve the resource on the site are established.

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3. **Correspondence and Other Matters**

None

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

No study session planned for next meeting.

Hazardous Tree Prevention: Due to our current drought climate, County received a letter from Cal Fire about specific trees that are declared as a fire hazard will be exempted from Permit requirements and Fees waived.

5. **Director's Report**

Board items:

Big Wave development agreement approved by the Board.

4-Leaf Contract for Permit Techs in order to stay up to speed and to put more resources.

New Building Official, Fred Lustenburgher

Online Permit System upgrade to accrue at the end of this month

Public Meetings: Taking direction from the Board of Supervisors, so more to come on that,

6. **Commissioner Updates and Questions**

Commission Gupta would like to get introduced to new staff at one of our meetings. It is nice to put a face to the name.

Commissioner Ramirez asked about how the monitoring of the plan checking because some people have had issues in this regard. Contract Technicians are under supervisions by the manager.

7. **Adjournment**

Meeting was adjourned at 11:23 a.m.

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