



**Planning & Building Department
Planning Commission**

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

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

ACTION MINUTES- DRAFT

MEETING NO. 1714
 Wednesday January 26, 2022

BY VIDEOCONFERENCE ONLY

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

Pledge of Allegiance: The Pledge of Allegiance was led by Chair Ramirez.

Roll Call: Commissioners Present: Gupta, Hansson, Ketcham, Ramirez
 Commissioners Absent: None
 Staff Present: Monowitz, Fox, Montes

Legal notice published in the San Mateo Times on January 15, 2022 and the Half Moon Bay Review on January 19, 2022.

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

None

CONSENT AGENDA

1. **Consideration of the Minutes** of the Planning Commission meeting of **December 8, 2021.**

2. **Remote Meetings Under Brown Act**

Vote to Place Future Resolutions Regarding Continued Remote Meetings Under Brown Act on a Consent Agenda

Commissioner Hansson motioned to approve the minutes as revised. Commissioner Ketcham seconded the motion. **Motion carried 4-0-0-0.**

END OF CONSENT AGENDA

REGULAR AGENDA

9:00 a.m.

3. **Owner:** Gregory R. Joswiak Trust
Applicant: Kurt Simrock
File Number: PLN 2020-00133
Location: 2450 Purisima Creek Road, North San Gregorio
Assessor's Parcel No's: 066-230-050 (District 3)

Consideration of an Initial Study/Mitigated Negative Declaration and Planned Agricultural District Permit, Coastal Development Permit, Grading Permit, and Confined Animal Permit, for a new 6,200 sq. ft. two-story single-family residence with 1,025 sq. ft. attached garage, 725 sq. ft. basement, and septic system; 4,050 sq. ft. two-story barn; driveway and fire truck turnaround; a 706 sq. ft. Affordable Housing Unit (deed restricted) and septic system, and the keeping of six (6) horses, on a 20.26-acre property located at 2450 Purisima Creek Road within the unincorporated North San Gregorio community of San Mateo County. Project includes an After-the-fact CDP for emergency domestic well replacement (2 emergency well approved under PLN 2020-00109). Sixteen (16) trees are proposed for removal, including 7 significant trees. The project is appealable to the California Coastal Commission. The application was deemed complete on November 10, 2021. Please direct questions to Project Planner Camille Leung at cleung@smcgov.org.

SPEAKERS:

1. Greg Joswiak, Architect
2. Kerry Burke
3. Dana Riggs
4. Ron Sturgeon
5. Lennie Roberts

COMMISSION ACTION:

Commissioner unanimously closed Public Comment

Commissioner Hansson moved and Commissioner Ketcham to approve the project. **Motion 4-0-0-0.**

Based on information provided by staff and evidence presented at the hearing, the Planning Commission adopted the Initial Study/ Mitigated Negative Declaration and approved the Planned Agricultural District Permit, Coastal Development Permit, Confined Animal Permit, and Grading Permit, by making findings and adopting the conditions of approval as follows:

FINDINGS**Regarding the Initial Study/Mitigated Negative Declaration, Found:**

1. That the Planning Commission does hereby find that the Initial Study/Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Initial Study/Mitigated Negative Declaration is complete, correct, and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.
3. That on the basis of the Initial Study/Mitigated Negative Declaration, comments received hereto, testimony presented and considered at the public hearing, and based on analysis contained in the staff reports prepared for the Planning Commission, there is no substantial evidence that the project will have a significant effect on the environment.
4. That the Mitigation Measures (numbered 1 through 19) in the Initial Study/Mitigated Negative Declaration and agreed to by the owner and placed as conditions on the project address the Mitigation Monitoring and Reporting Plan requirements of California Public Resources Code Section 21081.6.1. The Mitigation Measures have been included as conditions of approval in this attachment. This attachment shall serve as the Mitigation Monitoring and Reporting Plan.

Regarding 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 Local Coastal Program (LCP), specifically in regard to LCP Policies regarding Locating and Planning New Development, Housing, Agricultural, Sensitive Habitats, and Visual Resources. The project involves permitted and

conditionally permitted uses that support agricultural production. As proposed and conditioned, the project does not pose any adverse significant impacts on coastal resources, sensitive habitats, the visual quality of the area, or agricultural production.

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), as the project is not located between the nearest public road and the sea, or the shoreline of Pescadero Marsh. The project site is located approximately two miles east (as the crow flies) of Cabrillo Highway.
7. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to Locating and Planning New Development, Housing, Agricultural, Sensitive Habitats, Visual Resources, and Hazards Components. Specifically, the project involves the construction of a primary residence and AHU and the construction of other structures that support the proposed residential, agricultural, and confined animal uses. The number of new structures has been minimized and the new buildings are located out of sensitive habitat areas and located to minimize visual impact.

Regarding the Planned Agricultural Permit, Found:

8. That the proposed project, as described in the application and accompanying materials, complies with all applicable criteria for issuance of a Planned Agricultural Permit contained in Section 6355 of the San Mateo County Zoning Regulations, including:
 - a. General Criteria
 - (1) The encroachment of all development upon land which is suitable for agricultural uses shall be minimized. The new residence would be located within the same general area of the existing residence. The project includes replacement of the visually prominent driveway which bisects the property with a new driveway that would be constructed on the east side of the property, providing greener views of the property from Purisima Creek Road allowing larger areas of open space for pastureland and agricultural use.
 - (2) That all development permitted on-site is clustered. The proposed Main Residence and New Barn are clustered at the center of the property in the general location of the current residence. The proposed AHU is clustered with an existing barn and horse stable.
 - (a) Water Supply Criteria: Adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection in the watershed are not diminished. The project includes an After-the-fact CDP (Coastal Development Permit) for emergency domestic well replacement (approved under PLN 2020-00109). As previously discussed, the domestic wells have been reviewed and preliminarily approved by County Environmental Health Services.
 - (b) Criteria for the Conversion of Lands Suitable for Agriculture and Other Land): All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable. The project parcel does not contain prime soils, nor are agricultural activities being conducted onsite. The south portion of the parcel is too steep for development or agriculture. The proposed residence is largely in the same location as the existing residence and the re-designed driveway would preserve larger area of contiguous open space to

accommodate farming.

Regarding the Confined Animal Permit, Found:

9. That the keeping of confined animals will not create a nuisance or be detrimental to human or animal health, safety or welfare. Horses have been kept on this property for many years. As shown in Table 3, the project, as proposed, including maintenance of horse facilities (barn and stable) and fencing of pasture areas, complies with applicable County regulations for confined animals, including, but not limited to, minimum side and rear setbacks, parcel size, and adequate on-site manure management, and as conditioned, meets minimum setbacks to on-site residences.
10. That the keeping of confined animals will not degrade sensitive habitats and waterways or increase soil erosion. The proposal to maintain horse facilities (barn and stable) and fenced pasture areas comply with applicable County regulations for confined animals, including creek setbacks and adequate on-site manure management. As required by Condition 16, drainage from the proposed compost bunker will not drain to the creek.
11. That the keeping of confined animals complies with all applicable requirements of the Zoning Regulations. As proposed and conditioned, the project complies with applicable requirements of the Zoning Regulations, with the exception of the front setback and setback to the adjacent neighbor, which are legal non-conforming aspects of the project.

Regarding the Grading Permit, Found:

12. That the granting of the permit will not have a significant adverse effect on the environment. The project has been reviewed by the Planning Section, who prepared an Initial Study/Mitigated Negative Declaration and found that the project can be completed without significant harm to the environment as conditioned.
13. 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 and preliminarily approved the project. As outlined in the staff report, the project complies with applicable policies of the San Mateo County General Plan.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents, and plans as described in this report and approved by the Planning Commission on January 26, 2022. 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. The Coastal Development Permit, Planned Agricultural Permit, Grading Permit, and Confined Animal Permit shall be valid for one (1) year from the date of final approval, in which time a valid building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of issuance of such building permit. Any extension of these permits shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. 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).

4. The site is considered a Construction Stormwater Regulated Site. Any grading and/or ground disturbance 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.
5. The applicant shall submit the following to the Current Planning Section: Within **four (4) working days of the final approval date for this project**, the applicant shall pay an environmental filing fee of \$2,548.00, as required under Fish and Game Code Section 711.4, plus a \$50.00 recording fee. Thus, the applicant shall submit a check in the total amount of \$2,598.00, made payable to San Mateo County, to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee will increase on January 1, 2023.
6. Any new utility lines shall be installed underground from the nearest existing utility pole.
7. The property owner shall maintain the rental rate for the Affordable Housing Unit (AHU) at an affordable level, such that the rates are affordable to Low-Income households, as defined by the San Mateo County Housing Department.¹ The Owner shall enter into an agreement with the County for the maintenance of the rental rate for the AHU as affordable housing for the life of the project and record such agreement, prior to the final certificate of occupancy of the Affordable Housing Unit.
8. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually 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 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.

¹ Low-Income households include Extremely-Low Income, Very-Low Income, and Low Income households. By policy, the County has, as a practice, excluded rental rates for moderate-income households in the definition of affordable rental rates, to achieve the intent of affordable (below market) rental rates.

- 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.

Grading Permit

9. No grading shall be allowed during the winter season (October 1 to April 30) to avoid 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).
10. 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.
11. An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for construction and demolition purposes, as the project requires tree protection of significant trees. Once all review agencies have approved your building permit, you will be notified that an approved job copy of the Erosion Control and/or Tree Protection Plan is ready for pick-up at the Planning counter of the Planning and Building Department. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, please contact the Building Inspection Section at 650/599-7311 to schedule an Inspection. A \$144 inspection fee will be assessed to the building permit for the inspection. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection.
12. No site disturbance shall occur, including any tree/vegetation removal, grading, or landscaping, until a building permit has been issued, and then only disturbance associated with issued permit.
13. No grading activities shall commence until the property owner has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section.
14. Prior to issuance of the grading permit "hard card," the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.
15. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site: (a) the engineer shall submit written certification, that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer, and (b) the geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical

Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and the Current Planning Section.

Confined Animal Permit

16. Prior to the issuance of a building permit for the new residence, the applicant shall submit details of a manure composting/storage building which shall incorporate measures to prevent polluted run-off from entering into the riparian setback and any waterbody.
17. Prior to the issuance of a building permit for the AHU, the applicant shall relocate the AHU to achieve a minimum 30 feet setback, as measured from buildings used to confine horses to any dwelling unit on the same property.
18. Prior to the issuance of a building permit for the new residence, drainage facilities shall be added to the existing buildings (barn and stable) used to confine horses in order to minimize erosion associated with run-off from these buildings.
19. To be verified prior to Planning's final approval of the building permit for the Main Residence:
 - a. Application of exterior colors, materials and lighting per the approved plans
 - b. Installation of landscaping per the approved plans
 - c. Restoration of old driveway location
 - d. New fencing along the drainage shall be a minimum of 10 feet from the edge of riparian vegetation as delineated by the Project Biologist.

Department of Public Works

20. 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.
21. 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 percent) 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.
22. Applicant must enter into an agreement for the maintenance of an existing structure located in the County right of way. The agreement will require the applicant to repair, replace, and remove upon demand in the event that the county requires the right of way for any reason prior to the issuance of a building permit or encroachment permit.
23. 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.
24. New driveway approach shall be asphalt concrete (a minimum of 2-inch AC over 6-inch class 2 AB) with an asphalt concrete swale. At time of the abandonment of the existing driveway

approach, the applicant shall remove the existing driveway approach and restore the area per the County Road Inspector. The applicant shall demonstrate compliance with these requirements at building permit application phase.

Water Efficiency Landscape Ordinance (WELO)

The following requirements shall apply to the building permit application. For questions, please contact Gene Ferrero (eferrero@4LEAFINC.com) of 4LEAF, Inc. at 925/ 462-5959 or direct at 559/ 730-6203.

25. All new plans shall have a wet signature of the designer or the registration number, expiration date and wet signature of the responsible professional (architect, engineer, etc.) on all sheets. (Electronic signatures are not allowed.)
26. Provide an itemized list which clearly indicates how each review comment(s) is addressed and the specific location on the plans, specifications or calculations where the correction(s) is provided. Include on the itemized list any changes to the plans or previously submitted documents that are not the result of the plan check correction process. Changes made to the plans not a result of responses to the plan review comments may result in additional comments on future rounds.
27. Upon resubmittal, if any changes have been made to the plan documents unrelated to those items identified in the comment lists, please list the changes on a separate sheet and include in your submittal documentation.
28. There are numerous garden areas indicated on the landscape master plan with low and medium hydrozones, yet no plant species are indicated on the plans in these areas or the plant list. Please clarify.
29. Irrigation Plans:
 - a. It appears the irrigation plans are incomplete. Please amend the plans to include the complete irrigation system design layout and all related components per Component Schedules on sheet L4.1.
 - b. Please provide the static water pressure at the point of connection.
30. Please provide the irrigation schedule. Include this schedule in the plan set.
31. Please provide a Soils Analysis-Soils Management Report. Include the report in the plan set and in the packet form.
32. Please amend the note on sheet L4.0 that the Certificate of Completion shall be required prior to final inspection.

Mitigation measures from the Initial Study/Mitigated Negative Declaration (IS/MND), released on November 10, 2021:

33. **Mitigation Measure 1:** The applicant shall submit a lighting plan along with the building permit application which demonstrates compliance with the following requirements:
 - a. No new light posts will be allowed. Path lighting on bollards of up to 4 feet are allowed along driveways and pathways.
 - b. Exterior lighting shall be minimized, and earth-tone colors of lights used (e.g., yellow, brown toned lights, rather than blue toned fluorescents). In grassland, or grassland/forest

areas, all exterior materials shall be of the same earth and vegetative tones as the predominant colors of the site (as determined by on-site inspections). Highly reflective surfaces and colors are discouraged.

- c. All exterior, landscape and site lighting shall be designed and located so that light and glare are directed away from neighbors and confined to the site. Low-level lighting shall be directed toward the ground.
- d. Exterior lighting should be minimized and designed with a specific activity in mind so that outdoor areas will be illuminated no more than is necessary to support the activity designated for that area.

34. **Mitigation Measure 2:** Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
- i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously).

35. **Mitigation Measure 3:** Within the 50 feet riparian buffer zone, with the exception of existing horse stable that is proposed to be demolished, disturbance of undisturbed areas and removal of riparian vegetation is prohibited. The applicant shall work with a professional biologist to prepare a demolition and restoration plan. Demolition and restoration activities shall be observed by a professional biologist.

36. **Mitigation Measure 4:** The Owner shall consult with California Department of Fish and Wildlife (CDFW) prior to any work in the riparian habitat to determine whether a Streambed Alteration Agreement may be necessary or not.
37. **Mitigation Measure 5:** The applicant shall implement the following mitigation measures to avoid direct impacts to California Red-legged Frog (CRLF), San Francisco dusky-footed woodrat (SFDFW), protected nesting birds and raptors, if present during the course of activities on the site:
- a. Pre-construction surveys for SFDFW houses shall be performed no less than 30 days prior construction (including ground disturbance work and/or demolition of existing structures). If stick houses are found and avoidance is not feasible, the houses shall be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material shall be placed back on the house and a buffer of 25 to 50 feet shall be established by the biologist for a minimum of three weeks to allow young time to mature and leave the nest. Nest material shall be moved to a suitable adjacent area for reuse. Pre-construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.
 - b. A pre-construction survey for CRLF shall be performed within 48 hours of ground disturbing activities. Non-listed species if found, may be relocated to suitable habitat outside the Project Site. If CRLF is found, work should be halted, and the USFWS will be contacted. If possible, CRLF should be allowed to leave the area on its own. If the animal does not leave on its own, all work shall remain halted until the USFWS provide authorization for work to resume. Pre-construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.
 - c. No ground-disturbing work (including demolition or vegetation removal) shall be performed during or within 48 hours of any rain event (greater than 0.5 inches) between November 1 and April 31 when CRLF are most likely to disperse into upland habitats. Furthermore, no work shall occur within 30 minutes of sunrise or sunset during this period.
 - d. Environmental awareness training shall be provided to all construction crew prior to the start of work. Training will include a description of all biological resources that may be found on or near the Project site, the laws and regulations that protect those resources, the consequences of non-compliance with those laws and regulations, instructions for inspecting equipment each morning prior to activities, and a contact person if protected biological resources are discovered on the Project site.
 - e. Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting), rolled erosion control products, or similar material shall not be used. Acceptable substitutes include coconut coir matting or tackifier hydroseeding compounds. Compliance shall be demonstrated in an erosion and sediment control plan provided with the building permit application.
 - f. Tree and vegetation removal activities shall be initiated during the non-nesting season of from September 1 to January 31 of protected nesting birds and raptors when possible.
 - g. If work cannot be initiated during this period, then nesting bird pre-construction surveys shall be performed in trees proposed for removal and suitable nesting habitat within 500 feet of the project footprint. Pre-construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.

- h. If nests are found, a no-disturbance buffer shall be placed around the nest of protected nesting birds and raptors until young have fledged or the nest is determined to be no longer active by the biologist. The size of the buffer may be determined by the biologist based on species and proximity to activities but should generally be between 50 to 100 feet for songbirds and up to 500 feet for nesting raptors.
38. **Mitigation Measure 6:** Prior to any land disturbance and throughout the grading operation, the applicant shall implement the tree protection measures of the Tree Inventory and Protection Plan Report, revised September 21, 2021, prepared by Ned Patchett Consulting, and said protections shall remain in place undisturbed throughout construction.
39. **Mitigation Measure 7:** Although no cultural resources were found on the subject property, previously unknown archaeological materials may be encountered during grading or construction. In the event that cultural, paleontological, or archeological 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 archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archeologist and any recording, protecting, or curating shall be borne solely by the project sponsor. The archeologist 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).
40. **Mitigation Measure 8:** The applicants and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains, whether historic or prehistoric, during grading and construction. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately, and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.
41. **Mitigation Measure 9:** Prior to the issuance of the building permit for any project structure, the applicant shall revise the Erosion and Sediment Control Plan to incorporate the following additional measures, subject to the review and approval of the Community Development Director:
- a. Show type and location of biological mitigation measures on the plan. Biological mitigation measures should be shown for all project areas, including the riparian area near the Affordable Housing Unit. Please have Project Biologist confirm that the revised plan adequately addresses biological mitigation measures.
 - b. Show location of utility trenches, indicate utility types, and identify timing of installation for all project buildings, including Affordable Housing Unit.
 - c. Construction Access Route for AHU: Show measures to reduce tracking onto Purisma Creek Road.
42. **Mitigation Measure 10:** The applicant shall adhere to the San Mateo County-wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
- a. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

- b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving site shall be clear and running slowly at all times.
43. **Mitigation Measure 11:** Once approved, erosion and sediment control measures of the revised Erosion and Sediment Control Plan shall be installed prior to beginning any site work and maintained throughout the term of grading and construction, until all disturbed areas are stabilized. Failure to install or maintain these measures will result in stoppage of construction until corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Building Inspection Section.
44. **Mitigation Measure 12:** It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

45. **Mitigation Measure 13:** At the time of building permit application, the applicant shall demonstrate compliance with the measures indicated on the applicant completed EECAP Development Checklist (Attachment G) to the extent feasible. Such measures shall be shown on building plans.
46. **Mitigation Measure 14:** At the time of building permit application, the applicant shall demonstrate compliance with the following measures, to the extent feasible, where such measures shall be shown on building plans:
- a. BAAQMD BMP: Use alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet;
 - b. BAAQMD BMP: Use local building materials of at least 10 percent;
 - c. BAAQMD BMP: Recycle or reuse at least 50 percent of construction waste.

Inclusion of these practices in project construction and/or operation shall be demonstrated, to the extent feasible, prior to the Current Planning Section's approval of the building permit for the proposed residence.

47. **Mitigation Measure 15:** Prior to the issuance of a building permit for any horse keeping facilities, the Owner shall submit a Manure Management Plan, including a written description of the method for and the frequency of processing, storing, and disposing of or using manure product on site. The written description shall include the types of equipment and storage facilities used during the manure management process, and comply with the following requirements:
- a. Manure storage piles shall be not visible from Purisima Creek Road and shall be screened to reduce visibility.
 - b. Manure piles shall be located a minimum of 75 feet from the creek.
 - c. Manure piles shall be covered during the rainy season from October 1 to April 30 of every year.
 - d. Drainage facilities to handle manure pile run off shall be shown on a Drainage Plan, which shall include pile locations, topographic contours, and location of creek and 50-foot buffer zone. The Drainage Plan shall be subject to review by County Environmental Health Services, the Drainage Section, and the Project Planner.
48. **Mitigation Measure 16:** Per County Environmental Services staff, the applicant may retain the old domestic well for irrigation uses only, subject to the following requirements: 1) all setbacks are met, including from well to well, 2) the well is not damaged and has an appropriate sanitary seal, 3) the two water systems (one potable, one non-potable) are kept separate.
49. **Mitigation Measure 17:** At the time of application for a building permit, the applicant shall submit a permanent stormwater management plan to the Building Inspection Section for review for compliance with Municipal Stormwater Regional Permit Provision C.3.i and the County's Drainage Policy.

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 three (3) 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.

A site drainage plan is required that demonstrates 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.

50. **Mitigation Measure 18:** As the project involves over 1 acre of land disturbance, the property owner shall file a Notice of Intent (NOI) with the State Water Resources Board to obtain coverage under the State General Construction Activity NPDES Permit. A copy of the project's NOI, WDID Number, and Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to the Current Planning Section and the Building Inspection Section, prior to the issuance of the grading permit "hard card."
51. **Mitigation Measure 19:** 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.

Building Inspection Section

52. Building permits will be required for the removal and replacement of all structures. Payment of building permit fees, including the Affordable Housing Impact Fee, is due at the time of building permit approval. More information regarding the Affordable Housing Impact Fee may be found at: <https://planning.smcgov.org/building-permit-fees>

Geotechnical Section

53. A geotechnical report shall be submitted at time of building permit application. Significant grading profiles, grading proposals, foundation design recommendations, retaining wall design recommendations, and basement design recommendations, if any, shall be provided in the geotechnical report at time of building permit application.
54. The Project Geotechnical Consultant should calculate the potential for dynamic densification of the loose clayey sand encountered between 3.2 feet – 8 feet in Boring B-1.
55. The Geotechnical Consultant should provide calculated Total and Differential Settlements for all proposed structures (pier supported and shallow foundation) associated with the building loads and fill loading. Based on the supplemental calculations, the Consultant should provide mitigative recommendations, as necessary, that are incorporated into project design.

Coastside Fire Protection District

All fire conditions and requirements must be incorporated into your building plans, prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

56. Add to Plans: 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. Date of installation must be added to exterior of the smoke alarm and will be checked at final inspection.

57. Add to Plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor (CFC 1030).
58. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
59. Add to Plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the 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).
60. The building is in a Very High Fire Hazard Severity Zone and will require a Class A roof.
61. Add to Plans: Vegetation Management (SRA) - The 2019 California Fire Code Chapter 49 and Public Resources Code 4291.

A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.

Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.

Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

62. Add to Plans: Fire Access Roads - The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance 2019-03, 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 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.

63. Fire apparatus roads to be a minimum of 20 feet wide with minimum of 35 feet centerline radius and a vertical clearance of 15 feet (CFC503, D103, T-14 1273).
64. Dead end emergency access exceeding 150 feet shall be provided with width and turnaround provisions meeting California Fire Code Appendix D.
65. Fire apparatus access roads to be an approved all weather surface. Grades 15 percent or greater to be surfaced with asphalt, or brushed concrete. Grades 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 feet wide turnouts shall be on each side of 15 percent or greater section. No grades over 20 percent. Plan and profile required (CFC 503).
66. "No Parking - Fire Lane" signs shall be provided on both sides of roads 20 to 26 feet wide and on one side of roads 26 to 32 feet wide (CFC D103.6).
67. 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).
68. Show location of wet draft fire hydrant on site plans with pipe supplying hydrant. A wet draft hydrant with a 2 1/2-inch National Hose Thread outlet with a valve shall be mounted not less than two feet above ground level and within 5 feet of the main access road or driveway, and not less than 50 feet from any portion of any building, nor more than 150 feet from all buildings. Show piping layout on plans, include minimum depth of cover and thrust blocks as needed. The pipe shall be a minimum 4-inch inside diameter, underground fire service listed. Provide manufacturer's cut sheets.

No approved fire hydrant system available (no water district): Wet draft hydrant system required as below. Details and notes to be shown on plans (CFC 8103.3).

- a. Tank size: 10000 gal for up to 3600-ft² single-family dwelling. If larger than 3600-ft² single family dwelling, use NFPA 1142.
- b. Tanks have reliable water supply and auto fill. Domestic supply cut-off required.
- c. Tanks located at elevation above hydrant to provide positive pressure and water to hydrant.
- d. Tank venting: 1.5 times the size of the pipe w/ fine mesh screen.
- e. Tanks interconnected by a minimum of 4-inch pipe.
- f. Tanks closer than 30 feet to lot lines and structures to be non-combustible.
- g. Wet Draft Hydrant (WDH) Supply Piping: 4-inch minimum, C900 or other underground fire service rated pipe. Pipe shall have a minimum of 30-inch depth of cover, 36-inch under drivable areas.
- h. Thrust blocks shown on plans as required.

- i. All above ground piping for WDH to be metallic, where ground contact occurs, metal pipe shall be double wrapped with approved 10-mil. pipe tape. All metallic underground fittings shall be protected against corrosion.
 - j. WDH to be an approved type with 4 1/2-inch NH threaded outlet and shutoff valve. Discharge to be from 30-inch to 36-inch above grade.
 - k. WDH located from 50 feet to 150 feet from structure by way of approved fire apparatus access. WDH to be clearly visible, located 3 to 6 feet from the fire apparatus access, and be protected from damage.
 - l. WDH shall be placed in a concrete pad, 4-inch deep and 2 feet by 2 feet minimum at base.
 - m. Wet draft hydrants shall have a permanent sign affixed, red in color with white 1-inch letters stating, "Wet Draft Hydrant, # gallons", with the gallons of water available for the hydrant provided.
69. Automatic Fire Sprinkler System: Fire Sprinkler plans will require a separate permit. As per San Mateo County Building Standards, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations 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.
70. Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call San Mateo County Fire Marshal's Office to schedule an inspection. Fees shall be paid prior to plan review.
71. 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.
72. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
73. Solar Photovoltaic Systems: These systems shall meet the requirements of the 2016 CFC Section 605.11.
74. CRC 2019 Section R337: This project is located in a State Responsibility Area for wildfire protection. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection shall comply with CRC 2019 Section R337 requirements. You can visit the Office of the State Fire Marshal's website at http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php and click the new products link to view the "WU/ Products Handbook."
75. Copy R-337 Worksheet to a plan sized sheet and check appropriate boxes.
76. Provide window and door schedule showing it meets R-337 and add it to work sheet. All exterior doors including garage door must meet R-337.

77. Provide Eave and Gutter details that meet R-337 include all materials.

78. Add R-337 required vents to work sheet.

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4. Correspondence and Other Matters

None

5. Consideration of Study Session for Next Meeting

No study Session for our next meeting.

6. Director's Report

There was a Presentation by Will Gibson item taken to the Board of Supervisors on 1/25 regarding the SB9.

7. Commissioner Updates and Questions

There was no questions or updated from the Commission.

8. Adjournment

Meeting was adjourned at 10:17 AM