



Planning & Building Department Planning Commission

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

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

ACTION MINUTES

DRAFT

MEETING NO. 1655
Wednesday December 12, 2018

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

Vice- Chair Gupta called the meeting to order at 9:02 a.m.

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

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

Legal Notice published in the San Mateo County Times on December 1, 2018 and the Half Moon Bay Review on December 5, 2018.

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

None

Consideration of the Minutes of the Planning Commission meetings of September 26, 2018 and November 28, 2018

Both sets of minutes Commissioner Ramirez and Commissioner Hansson seconded the motion to approve the minutes as submitted. Motion carried 4-0-1-0, Commissioner Ketcham abstained.

REGULAR AGENDA

9:00 a.m.

- Appellant:** Mehmet Emre Sargin
Owner: Joint Pole Authority
Applicant: MODUS c/o AT&T
File Number: PLN 2017-00500
Location: ROW adjacent to 431 Sequoia Avenue, Sequoia Tract
Assessor's Parcel No.: ROW adjacent to 069-352-070

Consideration of an appeal of the Zoning Hearing Officer's approval of a Use Permit, pursuant to Section 6500 of the San Mateo County Zoning Regulations, to install a new wireless telecommunication facility on an existing joint utility pole located in the public right-of-way in front of 431 Sequoia Avenue, in the unincorporated Sequoia Tract area of San Mateo County. Appeal Date: February 7, 2018. Contact Planner Laura Richstone at 650/363-1829 or lrichstone@smcgov.org.

SPEAKERS:

None

COMMISSION ACTION:

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

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

Based on information provided by staff and evidence presented at the hearing, the Planning Commission denied the appeal and upheld the Zoning Hearing Officer's decision to approve the Use Permit, County File Number PLN 2017-00500, by making the required findings and adopting the conditions of approval listed as follows:

FINDING:

Regarding the Environmental Review, Found:

1. That this project is categorically exempt from environmental review, per Class 3, Section 15303, of the California Environmental Quality Act (CEQA) Guidelines for construction of a new, small structure and installation of small new equipment and a facility in a small structure.

Regarding the Use Permit, Found:

2. That the establishment, maintenance, and/or conducting of the uses will not, under the circumstances of these particular cases, result in a significant adverse impact, or be detrimental to the public welfare or injurious to the property or improvements in said neighborhood because the project will meet the health and safety standards set by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). The project has been conditioned to maintain valid FCC license and has been reviewed and granted conditional approval by Menlo Park Fire Protection District, the Building Inspection Section and the Department of Public Works.
3. That this telecommunications facility is necessary for the public health, safety, convenience, or welfare of the community. The proposed facility contributes to an enhanced AT&T wireless network for increased clarity, range, and system capacity, and therefore, is a benefit to both public and private users. The wireless network is considered necessary for public health, safety, convenience, and welfare in the area for residents, commuters, and emergency personnel.

CONDITIONS OF APPROVALCurrent Planning Section

1. This approval applies only to the proposal, documents, and plans described in this report and submitted to and approved by the Planning Commission on December 12, 2018. Minor revisions or modifications may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.
2. This Use Permit shall be for the proposed project only. Any modification or change in intensity of use shall require an amendment to the applicable use permit. Amendments to this use permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing prior to any change to the facility.
3. This permit shall be valid for ten (10) years until December 12, 2028. If the applicant seeks to renew this permit, renewal shall be applied for six (6) months prior to expiration with the Planning and Building Department and shall be accompanied by the renewal application and fee applicable at that time. Renewal of these permits shall be considered at a public hearing.
4. The applicant shall paint the antenna brown to match the utility poles. The equipment box shall also be painted a non-reflective brown color to match the utility poles. Color verification will be confirmed by the Current Planning Section prior to a final inspection for the encroachment permit.
5. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of storm water runoff from the construction site into storm drain systems by:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-storm water discharges, to storm drains and watercourses.
 - d. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - e. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
 - f. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - g. Performing clearing and earth-moving activities only during dry weather.

- h. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - i. Limiting construction access routes and stabilizing designated access points.
 - j. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - k. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction Best Management Practices.
6. This permit does not allow for the removal of any trees. Any tree removal will require a separate permitting process.
7. The applicant shall not enter into a contract with the landowner or lessee which reserves for one company exclusive use of the structures on this site for telecommunication facilities.
8. The wireless telecommunication facility shall not be lighted or marked unless required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA).
9. The applicant shall file, receive, and maintain all necessary licenses and registrations from the Federal Communications Commission (FCC), the California Public Utilities Commission (CPUC), and any other applicable regulatory bodies prior to initiating the operation of these facilities. The applicant shall supply the Planning and Building Department with evidence of each of these licenses and registrations. If any required license is ever revoked, the applicant shall inform the Planning and Building Department of the revocation within ten (10) days of receiving notice of such revocation.

The projects' final inspection approval shall be dependent upon the applicant obtaining a permanent and operable power connection from the applicable energy provider.

10. This wireless telecommunications facility and all equipment associated with it shall be removed in its entirety by the applicant within 90 days if the FCC and/or CPUC license and registration are revoked or the facility is abandoned or no longer needed, and the sites shall be restored to blend with the surrounding area. The owner and/or operator of the wireless telecommunication facility shall notify the Planning Department upon abandonment of the facility. Restoration shall be completed within two (2) months of the removal of the facility.
11. This wireless telecommunications facility shall be maintained by the permittee(s) and subsequent owners in a manner that implements visual resource protection requirements of Sections 6512.2.E and F above (e.g., landscape maintenance and painting), as well as all other applicable zoning standards and permit conditions.
12. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
13. If technically practical and without creating any interruption in commercial service caused by electronic magnetic interference (EMI), floor space, tower space, and/or rack space for equipment in a wireless telecommunication facility shall be made available to the County for public safety communication use.

- 14. Notice signs are required to be posted at the antenna and/or on the pole below the antenna, readily visible from any angle of approach to persons who might need to work within the project area.

Once a use permit is obtained, the applicant shall obtain a building permit and build in accordance with the approved plans.

- 15. To reduce the impact of construction and maintenance activities within the public right-of-way and/or on neighboring properties, the applicant shall ensure that no construction-related vehicles impede through traffic along Sequoia Avenue, or other public right-of-ways.

Department of Public Works

- 16. No proposed construction work within the public right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works inspector 48 hours prior to commencing work in the public right-of-way.

Menlo Park Fire Protection District

- 17. The applicant shall meet all applicable requirements of Section 608 of the 2016 CFC (California Fire Code).
- 18. A final inspection is required with all corrections completed.
- 19. Approved plans, approval letter, and a permit must be on-site at the time of inspection.

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2.	Owner:	Zubar, LLC.
	Applicant:	Carlos Zubieta
	File Number:	PLN 2016-00444
	Location:	Arbor Lane, Moss Beach
	Assessor's Parcel No:	037-123-430

Consideration of an Initial Study and Mitigated Negative Declaration, Coastal Development Permit, Design Review, and Grading Permit to allow construction of a new single-family residence with an attached garage. This project is appealable to the California Coastal Commission. Application deemed complete October 24, 2017. Please direct any questions to Project Planner Carmelisa Morales at 650/363-1873 or cmorales@smcgov.org.

SPEAKERS:

- 1. Elizabeth Vespremi
- 2. Laslo Vespremi
- 3. Lennie Roberts, Committee for Green Foothills
- 4. Melinda King
- 5. Tatiana Barhar
- 6. Steven R. King
- 7. John Petroff
- 8. Jim Scheinberg

COMMISSION ACTION:

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

Commissioner Ramirez moved and Commissioner Hannson seconded the motion to approve the request. **Motion carried 3-2-0-0.**

3= AYES (Commissioner Hannson, Gupta and Santacruz)

2= NOES (Commissioner Ketcham and Santacruz)

Based on information provided by staff and evidence presented at the hearing, the Planning Commission adopted the Initial Study and Mitigated Negative Declaration and approved the Design Review, Coastal Development Permit, and Grading Permit, County File Number PLN 2016-00444, by making the required findings and imposing the modified conditions of approval as follows:

FINDING:**Regarding the Environmental Review, Found:**

1. That the Planning Commission does hereby find that this Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Mitigated Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines.
3. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project, if subject to the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment. The Initial Study and Mitigated Negative Declaration identify potential significant impacts to biological resources, cultural resources, geology and soils, climate change, hydrology and water quality, and noise. The mitigation measures contained in the Mitigated Negative Declaration have been included as conditions of approval in this attachment. As proposed and mitigated, the project would not result in any significant environmental impacts.
4. That the mitigation measures in the Mitigated Negative Declaration and agreed to by the property owner and placed as conditions on the project have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6.

Regarding the 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 with the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program. The plans and materials have been reviewed against the application requirements of Section 6328.7 of the Zoning Regulations, and the project has been conditioned to minimize impacts to the location of new development, sensitive habitats, visual resources, hazards, and shoreline access in accordance with the components of the Local Coastal Program. The project

was also recommended for approval by the Coastside Design Review Committee on November 9, 2017 in which the CDRC determined that it is in compliance with all applicable Design Review Standards.

6. That where the project is located between the nearest public road and the sea, the project is in conformity with 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). The project parcel is subject to a 75-foot wide scenic easement that crosses the front and right side yards of the project parcel. This easement was imposed by the California Coastal Commission and includes the declaration of Lot 11, the adjacent parcel west of the project parcel, within the easement for public access. The proposed project will not interfere with the public's right-of-access to the sea and therefore no provision for shoreline access is required.
7. 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 Policies 1.22 and 1.23 as stated in Section 6328.19. Staff anticipates that the building permits to be issued for the 2018 calendar year will not exceed this limit, based on estimates of current applications for building permits for this calendar year and those received in 2017.

Regarding the Design Review, Found:

8. The project has been reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast under Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:
 - a. The size of the house was reduced in footprint in the interest of preserving the views of the neighborhood. The second story of the house was reduced and the deck was relocated to the back of the property to preserve privacy and minimize visual impacts from many of the neighboring homes. Additionally, the CDRC recommends reducing the rear doorway from double doors to a single door to allow for a reduction in square footage in the living and guest rooms and to shift the first floor by the width of the doorway. This minor modification will achieve a sizable reduction in square footage and will be more in line with neighboring structures.
 - b. As proposed and conditioned, the project includes downward-directed exterior lighting that is architecturally integrated with the house's design, style, material and colors, and is designed and located so light and glare are directed away from neighbors and confined to the property. Condition No. 5.a. requires the reduction of Dark Sky-compliant light fixtures in the front entry by one light fixture. Condition No. 5.b. also limits the Dark Sky-compliant light fixtures in the front yard area to not exceed 12 inches in height.
 - c. As proposed and conditioned, the landscape plan has been revised and is consistent with recommendations presented by the Coastside Design Review Committee in their July 13, 2017 meeting such as revising the plant plan to include only plants that are suitable for an exposed marine environment.

Regarding the Grading Ordinance, Found:

9. That the granting of the permit will not have a significant adverse effect on the environment. An Initial Study and Mitigated Negative Declaration was prepared and circulated for this project in compliance with the California Environmental Quality Act. Although the proposed project could have a significant effect on

the environment, the impacts will be less than significant with the implementation of mitigation measures, included as conditions of approval.

10. That the project conforms to the criteria of Chapter 5 (*Regulations for Excavating, Grading, Filling, and Clearing on Lands in Unincorporated San Mateo County*) of the County Building Regulations including the standards referenced in Section 9296. The project, as proposed and conditioned, conforms to the standards in the County Building Regulations, including timing of grading activity, erosion and sediment control, and dust control. The project has also been reviewed and conditionally approved by the Department of Public Works and the Building Inspection Section's Geotechnical Consultant.
11. That the project is consistent with the General Plan. The project parcel has a General Plan land use designation of Medium Density Residential within an urban area (6.1 – 8.7 dwelling units per acre). Although the proposed single-family residence, an allowed use of this land use designation will have a lower density (3.04 dwelling units per acre) than the allowed density for this land use designation, the residence meets all other locational criteria including its location within an existing medium density area, near major transportation corridors, and outside of areas within high perceived noise levels, and the availability of adequate public services and facilities. Additionally, as proposed and conditioned, the project complies with all applicable General Plan policies regarding urban land use, visual resources, water supply and wastewater, and vegetative, water fish, and wildlife resources.
12. That the project is consistent with the provisions of the Significant Tree Removal Ordinance, the provisions of which must be considered and applied as part of the planning permit approval process (Significant Tree Removal Ordinance Section 12.020.1(e)). The applicant will plant three trees of at least 15-gallon stock each for the two significant-sized trees proposed for removal. One of the three trees will be planted in the rear yard area to help with creek bank stabilization. The species of all trees to be planted are required to be native and drought resistant and will be subject to the review and approval of the Community Development Director. Furthermore, as required by the County Arborist, a qualified arborist will recommend proper removal methods for the tree closest to the creek slope edge, supervise the removal of the two significant-sized trees, and prepare a report on the analysis and recommendations for the project that will be subject to review and approval by the County Planning Department.

CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved and reviewed by the Coastsides Design Review Committee on November 9, 2017. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastsides Design Review Committee, with applicable fees to be paid.
2. The Coastal Development, Design Review, and Grading Permit final approval shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

3. The construction of any shoreline protective device(s) for the purpose of protecting the development approved in this project including, but not limited to, the approved building and associated foundation, and all future development on this property in the event that these structures are threatened with imminent damage or destruction from coastal hazards including, but not limited to, episodic and long-term shoreline retreat and coastal erosion and bluff and geologic instability is prohibited. **Prior to the issuance of the building permit for this project**, the property owner shall record a deed restriction on the subject property prohibiting the construction of any shoreline protective devices for the subject project and any future development on the subject property and submit a copy of the recorded document to the Planning and Building Department.
4. The applicant shall include the approval letter on the top pages of the building plans.
5. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Reduce front entry Dark Sky-compliant light fixtures by one light fixture.
 - b. Dark Sky-compliant light fixtures in front yard area shall not exceed 12 inches in height.

Recommendations for Applicant's Consideration

- c. Consider the environmental benefits of preserving instead of removing the 36" diameter at breast height (dbh) cypress tree at the rear of the property located close to the creek edge.
 - d. Consider reducing the rear doorway from double doors to a single door to allow for a reduction in square footage in the living and guest rooms and to shift the first floor by the width of the doorway. This minor modification will achieve a sizable reduction in square footage and be more in line with neighboring structures.
6. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, Department of Public Works, Coastside Fire Protection District, and Building Inspection Section's Geotechnical Consultant.
7. At the building permit stage, a boundary survey is required.
8. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to the County Planning Department 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.
9. 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.
 10. At the building permit stage, a Tree Protection Plan shall be submitted showing the accurate driplines of all trees within and near the project site. All trees that have been removed or are proposed for removal and all trees to be preserved shall be labeled.
 11. Two (2) significant-sized trees (36-inch dbh and one 27-inch dbh Monterey cypress trees) have been approved for removal. Removal of these trees may occur upon final approval of the building permit for this project. At the building permit stage, a qualified arborist shall be consulted to recommend proper removal methods for the 36-inch dbh tree. The arborist's analysis and recommendations shall be submitted at the building stage in the form of a report and be subject to review and approval by the Planning Department.
 12. The applicant shall be responsible for planting three (3) trees of at least 15-gallon stock each prior to obtaining the final building inspection for the associated building permit. One of the three trees shall be planted in the rear yard area to help with creek bank stabilization. The species of all trees to be planted shall be native, drought resistant, and subject to the review and approval of the Community Development Director.
 13. Installation of the approved landscape plan is required prior to final building inspection.
 14. The landscape plan shall comply with the Water Efficient Landscape Ordinance (WELo):
 - a. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELo) and provide the required forms. WELo applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELo also applies to rehabilitated landscape projects equal to or greater than 2,500 sq. ft.

The following restrictions apply to projects using the prescriptive checklist:

- (1) Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).
 - (2) Plant Water Use (Residential): Install climate adapted plants that require occasional, little, or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
 - (3) Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
 - (4) Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways, is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.
 - (5) Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.
15. The exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
 16. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
 17. 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. A separate tree protection plan may also be required as part of the building permit. Species and size of trees shall be indicated on the plan (size shall be measured by diameter at breast height (dbh) method).
 18. Once approved, erosion and sediment control measures of the erosion control plan shall be installed prior to beginning any work and maintained throughout the term of the grading permit and building permit as confirmed by the County through a pre-site inspection if project initiation occurs immediately prior to or during the wet season. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
 19. An Erosion Control and/or Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control and/or tree protection measures are installed adequately prior to the start of ground disturbing activities.
 20. No site disturbance shall occur, including any grading, until a building permit has been issued.

21. The proposed project is subject to Provision C.3.i of the County's Municipal Regional Stormwater Permit and therefore shall implement at least one of the following site design measures listed below:
 - a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
 - b. Direct roof runoff onto vegetated areas.
 - c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
 - d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
 - e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
 - f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
22. No grading activities shall commence until the applicant has been issued a grading permit "Hard Card," which will only be issued concurrently with the associated building permit.
23. 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).
24. 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.
25. The provision 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.
26. 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.
27. 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 Department of Public Works and the Current Planning Section. 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 Department of Public Works and the Current Planning Section.
28. 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.

29. To reduce the impact of construction activities on neighboring properties, comply with the following:
- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction related vehicles impede through traffic along Arbor Lane. All construction vehicles shall be parked on-site outside of Arbor Lane, or in locations which do not impede safe access along Arbor Lane. There shall be no overnight storage of construction vehicles or equipment on Arbor Lane.
30. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and adjacent water bodies by:
- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater and watercourses.
 - c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
 - d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
 - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - h. Performing clearing and earth moving activities only during dry weather.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilizing designated access points.

- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. The contractor shall train and provide instruction to all employees and subcontractors regarding the Construction Best Management Practices.
31. **Mitigation Measure 1:** The applicant shall submit an Air Quality Best Management Practices Plan to the Planning and Building Department prior to the issuance of any grading permit “hard card” or building permit that, at a minimum, includes the “Basic Construction Mitigation Measures” as listed in Table 8-1 of the BAAQMD California Environmental Quality Act (CEQA) Guidelines (May 2011). The following Bay Area Air Quality Management District Best Management Practices for mitigating construction-related criteria air pollutants and precursors shall be implemented prior to beginning any grading and/or construction activities and shall be maintained for the duration of the project grading and/or construction activities:
- 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.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
 - e. 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). Clear signage shall be provided for construction workers at all access points.
 - f. Roadways and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - g. Idling times shall be minimized either by shutting equipment or vehicles 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). Clear signage shall be provided for construction workers at all access points.
 - h. All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications.
 - i. Minimize the idling time of diesel powered construction equipment to two minutes.
 - j. 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.
32. **Mitigation Measure 2:** The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be

implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:

- a. Water all active construction areas at least twice daily.
 - b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
 - c. Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least 2 feet of freeboard.
 - d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at the construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
 - e. Sweep daily (preferably with water sweepers) all paved access roads, parking, and staging areas at the construction sites.
 - f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
 - g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
 - h. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour (mph).
 - i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
 - j. Replant vegetation in disturbed areas as quickly as possible.
33. **Mitigation Measure 3:** Within 48 hours prior to the onset of any project-related activities, a qualified biologist should conduct a pre-construction survey of the project area to ensure that no California red-legged frogs or San Francisco garter snakes are present. In addition, immediately prior to vegetation removal or other construction activities, a qualified biologist familiar with the habitat requirements of California red-legged frogs and San Francisco garter snakes shall conduct a pre-construction survey to determine whether any of these species is located within the project area.
34. **Mitigation Measure 4:** A minimum 3-foot high exclusion fence shall be installed around the limits of construction, including clearing, grading, and staging, unless otherwise directed by San Mateo County, United States Fish and Wildlife Service, or California Department of Fish and Wildlife, to create a barrier to prevent the California red-legged frog and San Francisco garter snake from entering the project site. No polymesh or similar materials shall be used as fencing materials. The fencing should be removed only when all construction equipment is removed from the project site. Fencing shall be inspected and any opening shall be repaired immediately. If openings are found, the project area shall be inspected by a biological monitor to ensure that special-status species have not entered the project area. The designated biological monitor may be a construction team manager or supervisor trained in the identification of special-status species.
35. **Mitigation Measure 5:** Vegetation or other materials shall not be stockpiled at the project site as it provides potential hiding areas for California red-legged frogs, San Francisco garter snakes, and other wildlife species.

Vegetation shall be placed directly into a disposal container and removed from the construction area, as practicable. If vegetation is stockpiled on the ground, removal shall be conducted under the supervision of a qualified biologist.

36. **Mitigation Measure 6:** To avoid, minimize, and mitigate impacts to the California red-legged frogs, San Francisco garter snakes, and their respective habitats, a worker education program and/or education materials prepared by a qualified biologist shall be provided to all workers prior to onset of construction activities.
37. **Mitigation Measure 7:** If required by San Mateo County, California Department of Fish and Wildlife, or United States Fish and Wildlife Service, a biological monitor shall inspect the project area prior to the beginning of construction activities to ensure that the California red-legged frogs and San Francisco garter snakes have not entered the project area. The designated biological monitor may be a construction team manager or supervisor trained in the identification of special-status species.
38. **Mitigation Measure 8:** Under no circumstances should California red-legged frogs and San Francisco garter snakes be handled, relocated, or otherwise harmed or harassed at any time. San Mateo County, United States Fish and Wildlife Service, and California Department of Fish and Wildlife shall be notified immediately upon discovery of these species in the project site or surrounding area.
39. **Mitigation Measure 9:** Prior to the start of vegetation removal, a qualified biologist familiar with the San Francisco dusky-footed woodrat and its habitat requirements shall survey for their nests within or immediately adjacent to the potential habitat (i.e., poison oak scrub).
 - a. If no nests are observed, no further mitigation is required.
 - b. If nests are observed, but would not be directly impacted by construction activities, a qualified biologist shall establish a 10-ft. buffer around the nests using exclusion fencing to ensure that they are not accidentally destroyed by construction activities. Exclusion fencing shall remain in place until project completion.
 - c. If a nest is observed within the vegetation clearing area, a qualified biologist shall disassemble the nest by hand and relocate and reconstruct the nest away from the construction area.
40. **Mitigation Measure 10:** If trees are removed or pruned, a qualified biologist shall conduct a pre-construction bat roost survey to determine if bats are present in the trees on or near the project parcel. If bats are detected, suitable measures to avoid and/or exclude bats shall be determined by the California Department of Fish and Wildlife.
41. **Mitigation Measure 11:** Where sediment and erosion control materials are installed, repaired, or removed (i.e., wattles, silt fences, etc.), a qualified biologist should check the work area to ensure that sensitive species are not present or entrapped. Polymesh and/or other similar materials should not be used as these can entrap or snag reptiles, amphibians, or other small animals.
42. **Mitigation Measure 12:** If the construction activities coincide with the nesting bird season (February 1 to September 15), pre-construction nesting bird surveys shall be conducted by a California Department of Fish and Wildlife-approved biologist no more than 10 days prior to planned construction activities in order to locate nests within and adjacent to the proposed construction area. For all migratory bird species, the survey will include nesting birds within a 100-ft. radius from the project site.

- a. If no active nests are detected, construction activities may take place as scheduled.
 - b. If an active nest is observed, the project shall be modified as necessary to avoid direct take of identified nest, eggs, and/or young. Modifications may include establishment of protective buffer as determined by a qualified biologist. Typical protective buffer zones are 50 feet for passerine nests and 250 feet for raptors. If construction activities are significantly impacted by the buffer zones, California Department of Fish and Wildlife shall be contacted to request a reduced buffer that would still protect nesting birds.
43. **Mitigation Measure 13:** In the event that should cultural, paleontological, or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).
44. **Mitigation Measure 14:** 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 and Geologic Investigation prepared by Michelucci & Associates, Inc. and its subsequent updates regarding seismic criteria, grading, drilled piers, slab-on grade construction, and surface drainage. 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.
45. **Mitigation Measure 15:** Prior to the issuance of the building permit for the proposed project, the applicant shall submit to the Planning Department and the Department of Public Works, 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 also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
 - b. Minimize the area of bare soil exposed at one time (phased grading).
 - c. Clear only areas essential for construction.

- d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
 - e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
 - f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
 - g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet, 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 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
 - k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
 - l. No erosion or sediment control measures will be placed in vegetated areas.
 - m. Environmentally-sensitive areas shall be delineated and protected to prevent construction impacts.
 - n. Control of fuels and other hazardous materials, spills, and litter during construction.
 - o. Preserve existing vegetation whenever feasible.
46. **Mitigation Measure 16:** Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360). Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.
47. **Mitigation Measure 17:** Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.
48. **Mitigation Measure 18:** 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.

49. **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.

Department of Public Works

50. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Civil Section of the County Planning and Building Department for review and approval. The drainage analysis shall consist of a written narrative and a set of plans. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Civil Section of the County Planning and Building Department for review and approval.
51. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
52. 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.
53. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
54. The applicant shall provide sidewalks along the edge of the property to conform with existing sidewalks pursuant to County Standards.

Coastside Fire Protection District

55. At the building permit stage, all Coastside Fire Protection District (Fire) conditions of approval and requirements shall be incorporated into the building plans. The applicant shall be responsible for notifying the project's contractor, architect, and engineer of these conditions of approval and requirements.
56. All buildings with a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from

either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public right-of-way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by Fire. Numerals shall be contrasting in color to their back-ground and shall be no less than 4 inches in height, and have a minimum 3/4-inch stroke. Remote signage shall be a 6-inch x 18-inch green reflective metal sign.

57. A fire flow of 1,000 gallons per minute (gpm) for 2 hours with a 20 pounds per square inch (psi) residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. An Inspection is required prior to Fire's final approval of the building permit or before combustibles are brought on site.
58. A fuel break/fire break shall be maintained around and adjacent to such buildings or structures by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures, or to the property line, if the property line is less than 30 feet from any structure.
59. The applicant shall install the proper occupancy separations pursuant to current California Building and Residential Codes. At the building permit stage, building plans shall include listing and construction details. Inspections will occur throughout construction and prior to Fire's final approval of the building permit.
60. All roof assemblies shall have a minimum CLASS-B fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.
61. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
62. An approved Automatic Fire Sprinkler System meeting the requirements of National Fire Protection Association (NFPA)-13D shall be installed for this project. The fire sprinkler plans shall be submitted to the San Mateo County Building Department for review and approval.
63. An interior horn/strobe and exterior audible alarm activated by automatic fire sprinkler system water flow shall be installed in all residential systems. All hardware must be included on the submitted fire sprinkler plans.
64. The applicant shall contact the Fire Marshal's Office at 650/726-5213 to schedule a Final Inspection prior to occupancy and final inspection by a Building Inspector. A minimum 72-hour notice is required.

Environmental Health Services

65. Upon obtaining approval of the planning permits required for this project, the applicant shall obtain a well abandonment permit from the Environmental Health Services and properly abandon the existing well on the property to the satisfaction of the Environmental Health Services.

Building Inspection Section's Geotechnical Consultant

66. At the building permit stage, the applicant shall submit a payment of \$940.00 for the additional geotechnical review conducted during the planning permit stage.
67. At the building permit stage, the project geotechnical engineer shall provide a finalized foundation design that will take into account bluff retreat and creek slope stability. The design shall be submitted to the Building Inspection Section for review and approval.
68. At the building permit stage, the project geotechnical engineer shall review the drainage design to ensure there is no adverse impact on either the bluff side or creek side of the subject parcel since no piezometer will be established on the parcel.
69. Prior to the start of construction, a licensed surveyor shall locate and stake the positions of two monuments located along the projected 2:1 creek setback line as recommended by the project geotechnical engineer and outlined in the Post-Construction Creek Bank Observation letter prepared by Michelucci & Associates, Inc. dated September 17, 2018. The project contractor shall drive and set flush to the finish grade a minimum of 3-foot long metal stake at these two locations.
70. Prior to the start of construction, a licensed civil engineer or geologist or designated member of the professional's staff shall visit the project site and confirm the monument placement and measure the distance of each monument to the face of the adjacent residence foundation. The closest point of the residence to the creek setback line shall also be surveyed so that monitoring can begin as construction commences and during the course of construction. A letter documenting the monument placement and measurements shall be prepared and submitted to the County. The letter shall be reviewed and approved by the County prior to the issuance of the building permit.
71. A California licensed professional shall visit the project site in February and May of each year of the subsequent 10 years after project completion. The professional shall measure the approximate distance to the top of the creek bank and document the top of the bank with photographs. The professional shall prepare a letter with photographs detailing the observations and recommendations, if any. The letter and payment of applicable review fees shall be submitted to the County for review and approval. If the letter and payment are not submitted to the County within 30 days of the site visit, a Notice of Violation on the property shall be recorded in the Office of the County Recorder for noncompliance. If slope movement of more than 2 feet is observed during a site visit, the project geotechnical engineer shall prepare and implement an emergency response program for review and approval by the County. If there are no significant changes to the creek bank slope after 10 years, the observation interval may be reduced to an annual event in May of each year.
72. The property owner may submit a formal written request to the County to terminate the required site visits detailed in Condition No. 71 following the 10-year period. The request shall be reviewed and approved by the County.
73. If there is any change in ownership of the subject parcel, the current property owner shall be responsible for notifying the County within 30 days of deed recordation. The current property owner shall be responsible for disclosing the creek slope monitoring program outlined in Condition Nos. 69-72 to the new property owner.

- 74. Prior to the issuance of the building permit, the applicant shall obtain a Domestic Water Connection Permit (Connection Permit) from the Montara Water and Sanitary District (District). The connection fee for domestic water must be paid prior to the issuance of the Connection Permit. Proof of well abandonment to the County Environmental Health Services standards may be required. A mainline extension may also be required.
- 75. Prior to the issuance of the building permit, the applicant shall obtain a Sewer Permit from the District. Sewer connection fees must be paid prior to issuance of the Connection Permit. A sewer grinder pump and/or a sewer mainline extension may be required.
- 76. Connection to the District’s fire protection system is required. A certified Fire Protection Contractor must certify adequate fire flow calculations. Connection fees for the fire protection system is required and must be paid prior to the issuance of the permit for the fire sprinklers.
- 77. The applicant must first apply directly to the District for the required permits and not their contractor.

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3.	Owner/Applicant:	San Mateo Real Estate and Construction
	File Number:	PLN 2002-00517
	Location:	Bel Aire Road in the San Mateo Highlands
	Assessor’s Parcel Nos.:	041-111-130, -160, -270, -280, -320, and -360

Consideration and approval of a detailed landscaping plan for the Ascension Heights Subdivision approved on appeal by the Board of Supervisors. The project is located in the unincorporated San Mateo Highlands area of San Mateo County. A condition of approval requires the applicant is to submit a landscaping plan for review and approval by the Planning Commission, including a 30-day public review and comment period before recordation of the Final Map. Application deemed complete June 30, 2018. Please direct any questions to Project Planner James A. Castañeda at 650/363-1853 or jcastaneda@smcgov.org.

SPEAKERS:

- 1. Robert Moet
- 2. Laurel Nagel
- 3. Matt Francois
- 4. Dennis Thomas
- 5. Jim Toby
- 6. Peter Lawrence
- 7. Craig Nashizaki
- 8. Allen Abraham
- 9. Kim Ricket

COMMISSION ACTION:

The Planning Commission unanimously voted to close the public comment. **Motion carried 5-0-0-0.**

Commissioner Santacruz moved and Commissioner Ramirez seconded the motion to continue the item to a date uncertain in order to give the applicant an opportunity to submit a revised Landscape Plan. **Motion carried 5-0-0-0.**

4. Appointment of New Planning Commissioner

Lisa Ketchum appointed to the San Mateo County Planning Commission, representing District 3, for a term ending January 2022.

5. Correspondence and Other Matters

None

6. Consideration of Study Session for Next Meeting

None at this time but at the next meeting a Chair and Vice-Chair will be voted upon.

7. Director's Report

None

8. Commissioner Updates and Questions

There were no updates or questions from Commissioners.

9. Adjournment

Meeting adjourned at 1:17 p.m. and the Planning Commission attending a Holiday lunch at Quinto Zol following the meeting.
