



Planning & Building Department Planning Commission

Vacant, 1st District
Frederick Hansson, 2nd District
Zoe Kersteen-Tucker, 3rd District
Manuel Ramirez, Jr., 4th District
Steve Dworetzky, 5th District

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

ACTION MINUTES

Draft

MEETING NO. 1629

Wednesday, April 26, 2017

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

Chair Ramirez called the meeting to order at 9:03 a.m.

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

Roll Call: Commissioners Present: Dworetzky, Kersteen-Tucker, Ramirez, Hansson
Staff Present: Monowitz, Fox, Shu

Legal notice published in the San Mateo County Times on April 15, 2017 and the Half Moon Bay Review on April 19, 2017.

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

None.

Consideration of the Minutes of the Planning Commission meeting April 12, 2017.

Commissioner Hansson moved, and Commissioner Dworetzky seconded, that the minutes be approved as submitted. **Motion Carried 4-0-0-0**

Commissioner Hansson moved for approval of the Consent Agenda, and Commissioner Dworetzky Seconded the motion. Motion Carried 4-0-0-0 approving one item as follows:

CONSENT AGENDA

9:00 a.m.

- Owner:** San Mateo County
Applicant: San Mateo County Department of Public Works (Airport Division)
File No.: PLN2016-00548
Location: 9850 N. Cabrillo Hwy. El Granada
Assessor's Parcel Nos.: 037-292-030

Consideration of a Coastal Development Permit, pursuant to Section 6328.4, of the County Zoning Regulations for the replacement of the Half Moon Bay airport entrance sign. This project is not appealable

to the California Coastal Commission.

FINDINGS

Regarding the Environmental Review, Found:

1. That this project is categorically exempt pursuant to Section 15302 of the California Environmental Quality Act, consisting of the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

Regarding the Coastal Development Permit, Found:

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

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on April 26, 2017. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.
2. This permit shall be valid for one year. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable permit extension fees 60 days prior to expiration.
3. The applicant has proposed no lighting of this sign. Any proposal to add lighting to this sign will constitute a significant revision to the project scope and potentially require additional review by the Planning Commission.
4. The applicant shall apply for a building permit, prior to construction of the new sign.

REGULAR AGENDA

9:00 a.m.

- | | | |
|----|------------------------|---|
| 2. | Owner: | Caltrans |
| | Applicant: | Jo Ann Cullom |
| | File No.: | PLN2016-00486 |
| | Location: | Highway 1, Post Mile 4.29, unincorporated Pescadero |
| | Assessor’s Parcel No.: | Public R-O-W (adjacent to 089-200-190) |

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, to allow the replacement of an existing concrete drainage ditch and repair of the adjacent

embankment. The proposed project requires the removal of forty (40) trees. The project is located at Post Mile 4.29 on Highway 1 in the unincorporated Pescadero area of San Mateo County.

SPEAKERS:

1. Greg Parah

COMMISSION ACTION:

Commissioner Dworetzky moved and Commissioner Hansson seconded to close the public hearing. Motion Carried 4-0-0-0.

Commissioner Dworetzky moved and Commissioner Hansson seconded the motion to approve the project. Motion Carried 4-0-0-0.

Based on information provided by staff, the Planning Commission approved the Coastal Development Permit, County File PLN 2016-00486, by making the required findings and adopting the conditions of approval as follows:

FINDINGS:Regarding the Environmental Review, Found:

1. That the Commission, acting as a responsible agency, has reviewed and considered the Categorical Exemption, prepared by CalTrans as the Lead Agency.

Regarding the Coastal Development Permit, Found:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 of the Zoning Regulations and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program (LCP). The plans and materials have been reviewed against the application requirement in Section 6328.7 of the Zoning Regulations and the project has been conditioned to minimize impacts to land use, sensitive habitats, and visual resources in accordance with the components of the LCP.
3. That the project conforms to the findings required by policies of the San Mateo County Local Coastal Program, specifically in regard to the Sensitive Habitats Component. The project will be constructed in a manner that minimizes ground disturbance and will not impact sensitive habitat. Conditions have been placed on the project that will ensure that potential impacts to listed species will be minimized.

CONDITIONS OF APPROVALCurrent Planning Section

1. This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on April 26, 2017. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.

2. This permit shall be valid for two (2) years from the date of approval. Any extension of the 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. Removal of trees not identified as part of the project scope with a diameter greater than 12 inches as measured 4.5 feet above the ground shall require a review by the Planning and Building Department.
4. The applicant shall implement their construction Best Management Practices that conform to the San Mateo Countywide Storm Water Pollution Prevention Program "General Construction and Site Supervision Guidelines" and include, but not be limited to:
 - a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
 - b. Minimize the area of bare soil exposed at one time (phased grading).
 - c. Clear only areas essential for construction.
 - d. Within five days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative BMPs, such as mulching or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
 - e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
 - f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
 - g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
 - h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
 - i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

- j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.
 - k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/basins shall be cleaned out when 50% full (by volume).
 - l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 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.
 - m. 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.
 - n. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction Best Management Practices (as listed above).
5. A Stormwater Pollution Prevention Plan (SWPPP) and erosion control BMPs will be developed and implemented, in compliance with the requirements of the Central Coast Regional Water Quality Control Board (RWQCB) to minimize any wind- or water-related erosion. The SWPPP will provide guidance for design staff to include provisions in construction contracts for measures to protect sensitive areas and to prevent and minimize stormwater and non-stormwater discharges. Protective measures will include, at a minimum:
- a. Example BMPs include but are not limited to: dedicated refueling areas will be located at least 50 feet away from downslope drainage facilities, protecting graded areas with erosion-control netting, having spill containment kits on-site, storing hazardous materials in sealable containers in a designated location that is at least 100 feet from hydrologic features, and implementing dust control measures such as spraying excavated areas with water on a regular basis. Others are iterated below:
 - b. Project-related vehicle traffic will be restricted to established roads and construction areas. Project vehicles will observe a 20 mile per hour speed limit on the project site.
 - c. All food-related trash items (e.g., wrappers, cans, bottles, and food scraps) will be disposed of in closed containers and removed at least once daily from the project site.

- d. All equipment will be properly maintained and free of leaks. Servicing of vehicles and construction equipment, including fueling, cleaning, and maintenance, will occur at least 100 feet from any hydrologic features unless it is done at an existing gas station.
 - e. All grindings and asphaltic-concrete waste will be stored within previously disturbed areas absent of habitat and at a minimum of 50 feet from any downstream riparian habitat, aquatic habitat, culvert, or drainage feature.
 - f. Any and all excavated material produced as a result of roadway stabilization and repair activities or drainage improvements will be reused and fully contained within the project limits or will be properly disposed of off-site.
6. Before any work is done on-site, a qualified biologist will conduct visual encounter surveys for special-status species on-site. These surveys will be done within 24 hours of the start of ground-disturbing activities. Visual encounter surveys will be conducted within all areas subject to ground-disturbing activities and areas immediately adjacent. All suitable habitat, including refugia habitat (e.g., under shrubs, downed logs, small woody debris, burrows) will be thoroughly inspected.
 7. As a first order of work, the perimeter of the project footprint will be delineated with temporary, high-visibility wildlife exclusion fencing. This fencing will be at least four feet in height. This will prevent the encroachment of construction workers and equipment into sensitive areas during construction activities, and to prevent the inadvertent encroachment of the California red-legged frog (CRLF) (*Rana draytonii*), the San Francisco garter snake (SFGS) (*Thamnophis sirtalis tetrataenia*), or other sensitive wildlife into the project footprint. The fencing will remain in place throughout the project and will be inspected regularly and fully maintained. Repairs will be made within 24 hours of discovery of damage that can compromise the purpose of the fencing. The fencing will be removed only when all construction equipment is removed from the job site.
 8. Vegetation will be cleared only where necessary; grubbing will be minimized to the maximum extent practicable. Efforts will be taken to minimize effects on well-established vegetation. If clearing and grubbing occurs between February 1 and August 31, a qualified biologist will survey for nesting birds within areas to be disturbed and an appropriate buffer will be established, as described below for compliance with the Migratory Bird Treaty Act.
 9. To protect migratory birds and their nests, the following will be implemented:
 - a. All initial vegetation clearing, but not grubbing, will be conducted outside the usual bird nesting season of February 1 to August 31 to the extent feasible.
 - b. No more than 7 days before the start of construction or any vegetation clearing occurring during the bird nesting season (February 1 to August 31), a qualified biologist will survey the project footprint and an area 300 feet beyond the project footprint boundaries to search for active nests of migratory birds. If an active nest is found within the survey area, a non-disturbance buffer will be established around the nest until the young have fledged and departed from the nest area. These buffers will cover an area of 50 feet from active nests of passerine birds and 300 feet from active raptor nests. A smaller buffer may be established with approval from the United States Fish and Wildlife Service (Service) and/or the California Department of Fish and Wildlife (CDFW).

10. To protect the California red-legged frog and the San Francisco garter snake, the following will be implemented:
 - a. Construction activities will be scheduled to minimize effects on listed species and habitats. Construction will be limited to the summer dry season (e.g., April 15 through October 31) to avoid the period when the CRLF is most active.
 - b. Pre-construction surveys. Before any work is done on-site, a United States Fish and Wildlife Service -approved biologist will conduct a pre-construction clearance survey for listed species, including the CRLF and the SFGS, and other protected resources. Visual encounter surveys will be conducted within the project footprint and all accessible areas within 50 feet of the footprint. All suitable habitat, including refugia habitat (e.g., under shrubs, downed logs, small woody debris, burrows, within dense vegetation, etc.), will be thoroughly inspected. If the Service-approved biologist identifies a burrow that has a potential to be occupied by a CRLF or a SFGS, CalTrans will consult with the Service to determine an appropriate course of action to avoid impacts that could result in the take of the CRLF and the SFGS during construction. These actions may include monitoring of the burrow during pile driving or other activities that have the potential to collapse burrows, and careful hand excavation of the burrows if necessary. If burrow excavation is undertaken, the individual(s) would be allowed to move out of the area unharmed and on its/their own, as determined and monitored by the Service-approved biologist or biological monitor. The pre-construction survey will be done prior to installation of wildlife exclusion fencing and prior to the start of ground-disturbing activities so that any CRLF or SFGS present in the project footprint will have sufficient time to move out of the area and can find a suitable alternative retreat outside the project footprint before work commences. A second pre-construction clearance survey of the project footprint may be necessary after installation of the wildlife exclusion fencing and before the start of ground-disturbing activities if too much time lapses between the fencing installation and the start of ground-disturbing activities. The need for a second pre-construction survey would be determined by the Service-approved biologist based on site conditions and realized construction timelines.
 - c. Silt fencing or other wildlife exclusion fencing will be installed around the perimeter of the project footprint to prevent the CRLF and the SFGS from entering the work area. Fencing will be placed around the perimeter of the project footprint, together with the ESA fencing, and will be installed prior to any work within the project footprint. Exclusion fencing will be at least 3 feet high with the lower 6 inches of the fence buried in the ground. The fence will be pulled taut at each support to prevent folds or snags. Fencing will be installed and maintained in good working condition until completion of the project.
 - d. A Service-approved biologist(s) will be on-site to monitor all construction activities that could reasonably result in the take of the CRLF or the SFGS (e.g., grubbing activities, pile installation). The qualifications of all proposed biological monitors will be presented to the Service for review and written approval at least 30 calendar days before the start of construction. Once on-site, the Service-approved biologist(s) will maintain complete monitoring records with relevant species observations and other site-specific information. If requested, all monitoring records will be provided to the Service within 30 days of completion of monitoring work.
 - e. The Service-approved biologist will conduct clearance surveys at the beginning of each day and regularly throughout the workday during the early phases of construction. The

appropriate level of monitoring will be determined through regular coordination with the Service once the project footprint has been fully cleared and grubbed. Other monitoring responsibilities may be deferred to an assigned inspector following Service approval.

- f. The Service-approved biologist will have the authority to halt work through coordination with the Resident Engineer (hereafter Engineer) in the event that a CRLF or a SFGS is observed in the action area. The Engineer will keep construction activities suspended in any construction area where the biologist has determined that a potential take of the CRLF or the SFGS can occur. Work will resume after observed CRLF or SFGS individuals leave the site voluntarily, or the biologist determines that no listed species is being harassed or harmed by construction activities. If take of the CRLF or the SFGS occurs, the biologist will immediately notify the Service contact by telephone and by electronic mail within one (1) working day.
- g. To prevent the inadvertent entrapment of the CRLF or the SFGS, all excavated, steep-walled holes or trenches more than 1-ft. deep will be covered at the close of each working day with plywood. If it is not feasible to cover an excavation, one or more escape ramps constructed of earthen fill or wooden planks will be installed. Before such holes or trenches are filled, they will be thoroughly inspected for trapped animals. All replacement pipes, culverts, or similar structures stored in the action area overnight will be inspected before they are subsequently moved, capped, and/or buried. If at any time a trapped, listed animal is discovered, the Service-approved biologist immediately will place escape ramps or other appropriate structures to allow the animal to escape, or the Service will be contacted by telephone for guidance. The Service will be notified of the incident by telephone and electronic mail within one (1) working day.
- h. To prevent the CRLF or the SFGS from becoming entangled, trapped, or injured, plastic mono-filament netting (erosion control matting) will not be used on the job site. Acceptable substitutes will include coconut coir matting or tackified hydroseeding compounds.
- i. If requested, before, during, or after completion of ground breaking and construction activities, CalTrans will allow access by Service personnel into the project footprint for inspection of construction work. CalTrans requests that all agency representatives contact the Engineer before accessing a work site, and review and sign the Safe Work Code of Practices before accessing a work site for the first time.
- j. Before moving construction equipment or vehicles into the project site, operators will check underneath those that have been parked on-site for more than 30 minutes and will notify the Service-authorized biological monitor if any reptile or amphibian is observed.
- k. Injured CRLF or SFGS will be cared for by a Service-approved biologist or a licensed veterinarian, if necessary. Any deceased CRLF or SFGS will be preserved according to standard museum techniques and will be held in a secure location. The Service will be notified within one (1) working day of the discovery of a death or an injury to any listed species resulting from project-related activities or if a listed species is observed at a construction site. Notification will include the date, time, and location of the incident or the finding of a deceased or injured animal, clearly indicated on a United States Geological Service (USGS) 7.5-minute quadrangle and other maps at a finer scale, as requested by the Service, and any other pertinent information.

- I. CalTrans will submit post-construction compliance reports to the Service, prepared by the Service-approved biologist within 60 calendar days after completion of construction activities or within 60 calendar days of any break in construction activities lasting more than 60 calendar days. This report will detail: (1) dates that relevant construction activities occurred; (2) pertinent information concerning the success of construction activities in implementing avoidance and minimization measures for listed species; (3) an explanation of failure to meet such measures, if any; (4) known project-related effects on the CRLF and the SFGS, if any; (5) occurrences of incidental take of any listed species; (6) documentation of construction worker environmental training; and (7) other pertinent information.

- 11. Nighttime work will be avoided, with the exception of a single night operation to replace the AC over the northbound and southbound lanes. During nighttime work, all lighting will be directed downward and toward the construction work taking place.

- 12. No work will occur on any day when there is a 40 percent or more chance of precipitation or during or within 24 hours after a rain event exceeding 0.2 inches of precipitation, as measured by the National Oceanic and Atmospheric Administration’s National Weather Service for the La Honda, CA (LAHC1) base station (available online at: <http://www.wrh.noaa.gov/mesowest/getobext.php?sid=LAHC1&table=1&banner=off>).

- 13. Before construction, all construction workers will attend an environmental training program taught by a Service-approved biologist. The program will include an explanation of how to avoid the incidental take of listed species and migratory birds, species identification, life history, descriptions, and habitat requirements during various life stages. Emphasis will be placed on the importance of the habitat and life stage requirements within the context of project maps showing areas where avoidance and minimization measures are to be implemented. The program will include an explanation of applicable federal and state laws protecting endangered species as well as the importance of compliance with CalTrans and other appropriate resource agency regulations.

- 14. To reduce and limit the spread of invasive, non-native plant species, CalTrans will comply with Executive Order 13112. This order is provided to prevent the introduction of invasive species and to provide for their control to minimize the economic, ecological, and human health effects associated with invasive species. In the event that high- or medium-priority noxious weeds, as defined by the California Department of Food and Agriculture or the California Invasive Plant Council, are disturbed or removed during construction-related activities, the contractor will contain the plant material associated with these noxious weeds and will dispose of it in a manner that will not promote the spread of the species. The contractor will be responsible for obtaining all permits, licenses, and environmental clearances for properly disposing the materials. In addition, all imported materials (e.g., fill soil, gravel, rock, mulch) used in the construction will be certified weed-free, including straw and/or hay bales used for sediment control or mulch distribution.

3.	Owner/Applicant:	David Lea
	File No.:	PLN2007-00054
	Location:	9851 Cabrillo Highway, Moss Beach
	Assessor’s Parcel Nos.:	037-320-350

Consideration of (1) an amendment to an existing Coastal Development Permit and Planned Agricultural District Permit, pursuant to Sections 6328.4 and 6353 of the County Zoning Regulations, to allow the construction of one new Farm Labor Housing unit; (2) the renewal of a Farm Labor Housing Permit for five

existing units at the same location, and (3) certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act for the new Farm Labor Housing Unit. The property is located at 9851 Cabrillo Highway in the unincorporated Rural Midcoast area of San Mateo County. The project is appealable to the California Coastal Commission.

SPEAKERS:

None

COMMISSION ACTION:

Commissioner Dworetzky moved and Commissioner Hansson seconded to close the public hearing. Motion Carried 4-0-0-0,

Commissioner Dworetzky moved and Commissioner Hansson seconded the motion. Motion Carried 4-0-0-0,

Based on information provided by staff and evidence presented at the hearing, the Planning Commission certified the Mitigated Negative Declaration and approved the Coastal Development Permit and Planned Agricultural District Permit amendment and renewal for County File Number PLN 2007-00054, by making the required findings and adopting the conditions of approval as follows:

FINDINGS**RECOMMENDED FINDINGS****For the Environmental Review, Find:**

1. That the Initial Study and Mitigated Negative Declaration are complete, correct and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.
2. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project, as mitigated by the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment.
3. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, have been incorporated as conditions of project approval.
4. That the Initial Study and Mitigated Negative Declaration reflect the independent judgment of the County.

For the Coastal Development Permit, Find:

5. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7, and as conditioned in accordance with Section 6328.14 of the Zoning Regulations, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP). The plans and materials have been reviewed against the application

requirement in Section 6328.7 of the Zoning Regulations and the project has been conditioned to minimize impacts to land use, agriculture, sensitive habitats, and visual resources in accordance to the components of the Local Coastal Program.

6. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program.

Regarding the PADpermit, Find:

7. That the proposed and existing Farm Labor Housing units are consistent with the adopted policies and procedures for approved Farm Labor Housing.
8. That the establishment, maintenance, and conduct of the proposed use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.
9. That the continued operation and location of the units as Farm Labor Housing, is consistent with applicable requirements of the Planned Agricultural District regulations.
10. That the project, as described and conditioned, conforms with the Planned Agricultural District regulations in accordance with Section 6350 of the San Mateo County Zoning Regulations. The project will not impact the agricultural activity or lands on the property or the surrounding area. The FLH unit is located in an already disturbed area on the property. Conversion of other Prime land will result in significant impact to the on-going agricultural uses on the property. If the new FLH unit was required to be placed on non-Prime lands, it would directly impact the on-going agricultural uses on the property. The development of the property with a FLH unit and related utilities will not impact the existing agricultural activities on the property. The overall area of disturbance is limited to just the area around the proposed unit which keeps the remaining portion of the parcel to be available for agricultural usage.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission at the April 26, 2017 meeting. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.
2. This permit shall be valid for a period of ten (10) years from the date of final approval, with one 5 year administrative review. The applicant shall submit documentation for the farm labor housing units, to the satisfaction of the Community Development Director, at the time of each administrative review, which demonstrates that the occupants have a minimum of 20 hours of employment per week on this project site, or other Planning and Building Department approved farm property. This documentation shall include signed statements from the occupants and any other relevant documentation, which the Community Development Director deems necessary. Farm labor housing is a housing unit that can only be occupied by farm laborers and their immediate family members. Failure to submit such documentation may result in a public hearing to consider revocation of this permit. Renewal of the farm labor housing permit shall be applied for six (6) months prior to expiration to the Planning and Building Department.

3. The units shall be occupied by farm workers, as described in Condition No. 2, and their dependents only.
4. In the case of proposed changes to permitted Farm Labor Housing (FLH), the owner/applicant shall submit a written description of the proposed change to the Planning Department, and if the change is considered significant by the Community Development Director, submit a complete permit amendment application.
5. In the event that the farming operations justifying the FLH unit ceases or if the FLH development is proposed to be enlarged or significantly changed, it shall be the owner's/applicant's responsibility to notify the County by letter of such change, and applying for the necessary permits to demolish the structure or use it for another permitted use. Accordingly, such notice shall identify the owner's/applicant's intention to either remove the FLH unit (and associated infrastructure) or otherwise convert such improvements to that allowed by Zoning District Regulations. In either case, building permits and associated inspections by the Building Inspection Section and the Environmental Health Division shall be required to ensure that all structures have been removed, infrastructure properly abandoned or that such converted development complies with all applicable regulations.
6. This permit does not allow for the removal of any trees. Removal of any tree with a circumference of 55 inches or greater, as measured 4.5 feet above the ground, shall require additional review by the Community Development Director prior to removal. Only the minimum vegetation necessary shall be removed to accommodate the Farm Labor Housing unit, driveway, and associated utilities.
7. The Department of Fish and Game has determined that this project is not exempt from Department of Fish and Game California Environmental Quality Act (CEQA) filing fees per Fish and Game Section 711.4. The applicant shall pay to the San Mateo County Recorder's Office an amount of \$2,266.25 plus the applicable recording fee at the time of filing of the Notice of Determination by the County Planning and Building Department staff within ten (10) business days of the approval.
8. **Mitigation Measure 1:**
 - a. Any exterior lights shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Any proposed lighting shall be reviewed and approved by the Planning Department during the building permit process to verify compliance with this condition.
 - b. The FLH unit shall be painted a color that will match and blend with the existing vegetation on the site.
9. **Mitigation Measure 2:** The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:
 - 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 two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
 - e. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
 - f. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
 - g. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
 - h. Install sandbags or other erosion control measures to prevent silt runoff to public roadways and water ways.
 - i. Replant vegetation in disturbed areas as quickly as possible.
10. **Mitigation Measure 3:** The following avoidance and minimization measures are recommended to avoid impacts to California red-legged frog (CRLF) and the San Francisco garter snake (SFGS) and their habitat:
- a. All work will occur during the dry season (May 1 – September 31).
 - b. Tightly woven fiber netting or similar material should be used for erosion control or other purposes at the Project to ensure that the CRLF and SFGS do not get trapped. This limitation should be communicated to the contractor. Plastic mono-filament netting (erosion control matting), rolled erosion control products or similar material should not be used because CRLF, SFGS, and other species may become entangled or trapped in it.
 - c. Because dusk and dawn are often the times when CRLF are most actively moving and dispersing, all construction activities should cease one half hour before sunset and should not begin prior to one half hour after sunrise.
 - d. No work shall occur during rain events (defined as greater than 0.25-inch within a 24- hour period) when either species is most likely to disperse.
 - e. If work occurs outside of the dry season, a qualified biologist will conduct a preconstruction survey within 24 hours prior to initiation of ground disturbing activities and within 24 hours prior to re-starting work following a rain event. If vegetation within the work area is sufficiently dense such that absence of either species cannot be determined, a qualified biologist will monitor vegetation removal and initial ground disturbance for CRLF and SFGS. If either species is observed during preconstruction surveys or monitoring, work will be halted and the individual(s) will be allowed to leave the work area on its own.
11. **Mitigation Measure 4:** The following avoidance and minimization measures are recommended to avoid impacts to the San Francisco dusky-footed woodrat:

- a. A pre-construction survey within the project area will be conducted to identify and mark for avoidance all existing San Francisco dusky-footed woodrat houses in the work area.
 - b. Woodrat houses which cannot be avoided will be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material should be placed back on the house and the house will remain undisturbed for two to three weeks in order to give the young enough time to mature and leave the house. After two to three weeks, the nest dismantling process may begin again. Nest material will be moved to suitable adjacent areas (riparian, woodland, scrub) that will not be impacted.
12. **Mitigation Measure 5:** 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).
13. **Mitigation Measure 6:** Prior to the commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
 - b. Minimize the area of bare soil exposed at one time (phased grading).
 - c. Clear only areas essential for construction.
 - d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.

- e. 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 from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
 - h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
 - i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
 - j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
 - k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
 - l. Use slit fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Slit fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
 - m. No erosion or sediment control measures will be placed in vegetated areas
 - n. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
 - o. Control of fuels and other hazardous materials, spills, and litter during construction
 - p. Preserve existing vegetation whenever feasible.
14. **Mitigation Measure 8:** 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.

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

Department of Public Works

16. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

Environmental Health Division

17. The applicant shall meet all requirements from the San Mateo County Environmental Health Division

Coastside County Fire Protection District

18. **Mitigation Measure 7:**

- a. The project shall meet vegetation management requirements, including the creation of a fuel break of defensible spaces around the perimeter of all structures of not less than 30 feet and may be required to a distance of 100 feet or two the property line. Trees located within the defensible space shall be pruned to remove dead and dying portions.
- b. The buildings are in Very High Fire Hazard Severity Zone and will require a Class B roof.
- c. Smoke detectors shall be hard wired, interconnected, and have battery backup.
- d. Fire access roads shall be an approved all weather surface.
- e. A wet draft fire hydrant with a 4.5-inch National Hose Thread outlet with valve shall be mounted not less than two feet above ground level and within 5 feet of the main access road, and less than 50 feet from any portion of any building, nor more than 150 from all buildings. Piping layout shall be shown on Building plan sets.
- f. Each residence shall require a proper address as assigned by the San Mateo County Building Inspection Section.
- g. Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 feet 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 still height shall be not more than 44 inches above the finished grade.

Coastside County Water District

19. Submit documentation to the Coastside Water District regarding water usage for the new unit prior to the issuance of a building permit. All Building permits for this project shall be reviewed by Coastside County Water District.

4. **Correspondence and Other Matters**

None

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

No Study Session for next meeting, went over the agenda for May 10, 2017.

6. **Director's Report**

At the next meeting, the Planning Commission will wish a farewell to Commissioner Dworetzky and welcome Commissioner Santacruz representing District 5.

7. **Adjournment**

Meeting adjourned at 9:56 a.m.