



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 (revised)

MEETING NO. 1674

Wednesday March 24, 2021

9:00 a.m.

* BY VIDEOCONFERENCE ONLY*

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

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

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

Legal notice published in the San Mateo County Times on March 13, 2021 and Half Moon Bay Review on March 17, 2021.

CONSENT AGENDA

9:00 a.m.

Oral Communications via written comment only via email:
None

Consideration of the Minutes of the Planning Commission meeting of March 10, 2021.

Commissioner Santacruz moved to approve the minutes as submitted and Commissioner Hansson seconded the motion.

Items on the Consent Agenda were unanimously approved, **Motion is 5-0-0-0.**

- Owner** State of California
Applicant: State of California Department of Parks and Recreation
File Number: PLN2020-00243
Location: Cabrillo Highway, Montara (District 3)
Assessor's Parcel No's: 036-331-010

FINDINGS

Regarding the Environmental Review, Found:

- That the Planning Commission, acting as a responsible agency, has reviewed and considered the Notice of Exemption, prepared by the State Department of Parks and

Recreation, and has determined this project to be categorically exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines Sections 15303 (Class 3, new construction of small structures) and 15304 (Class 4, minor alterations to land).

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 San Mateo County Zoning Regulations and as conditioned in accordance with Section 6328.14 of the San Mateo County Zoning Regulations, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program as described in Section A.2 of this staff report.
3. That the project is located between the nearest public road and the sea, and conforms to the Public Access and Public Recreation Policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) in that the project will improve public access availability while protecting the existing recreational use of the oceanfront land.
4. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program relating to Agriculture, Sensitive Habitats, Visual Resources, Hazard, Shoreline Access, and Recreation/Visitor-Serving Facilities Components. The project minimizes ground disturbance, provides increased accessibility to park visitors, and does not impact sensitive habitats.

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 March 24, 2021. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.
2. This permit shall be valid for one (1) year from the date of approval in which time the project shall be completed. 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. Prior to any construction or grading activities, the applicant shall implement an erosion and sediment control plan, as prepared and signed by the engineer of record, and approved by the Community Development Director. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.
4. Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring dust control measures are implemented as

needed. The intent shall be to mitigate excessive dust generation resulting from any and all excavation and earth-moving operations.

5. Vegetation removal or grading outside of the project scope shall require a separate Land Clearing Permit or amended Grading Permit subject to an application, payment of applicable fees, and consideration at a public hearing. If grading quantities (cut or fill) change or additional vegetation has been removed, the applicant shall cease construction and submit revised plans to the Planning Department for review.
6. In the event resources are encountered an archaeological or historical monitor shall have the authority to temporarily halt any ground disturbing construction to identify and evaluate any archaeological, historical or cultural materials inadvertently exposed during construction. The exposure of significant resources may require the development and implementation of a treatment program, including scientific removal, analysis and reporting, subject to the review and approval of the Community Development Director. The exposure of any Native American burials shall be handled in accordance with State law.
7. In the event the project scope is significantly modified, the applicant shall submit to the Planning and Building Department a permit amendment application, accompanied by a revised historical and archaeological evaluation for review by the Planning Department.
8. This permit does not allow for the removal of any trees. Removal of any trees with a diameter greater than 12 inches as measured 4.5 feet above the ground shall require a separate tree removal permit.
9. The applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into water bodies by adhering to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash

- water or sediments, and non-stormwater discharges to storm drains and watercourses.
- g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - n. 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.
10. 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 County Ordinance Code Section 4.88.360).
11. Construction equipment shall comply with the County's Energy Efficiency Climate Action Plan (EECAP) for construction idling as applicable considering the sensitive nature of the project area. Specifically, Bay Area Air Quality Management District Best Management Practices for Mitigating Criteria Air Pollutants and Precursors:
- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be 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. All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be check by a certified visible emissions evaluator.
- g. 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 with 48 hours. The Air District’s phone number shall also be visible to ensure compliance with applicable regulations.

Drainage Section

- 12. At the building permit stage of the application the applicant shall provide appropriate details for the proposed swale.
- 13. At the building permit stage of the application the applicant shall submit a sediment and erosion control plan.

Coastside Fire Protection District

- 14. The applicant shall apply for and obtain an address from the Building Inspection Section.

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2. **Owner/Applicant:** Catherine Perry and Victoria Johnson
 Number: PLN2020-00155
 Location: 47 and 48 Spruce Lane, Pescadero (District 3)

FINDINGS

Regarding the Environmental Review, Found:

- 1. That the Commission, acting as a responsible agency, has reviewed and considered the Notice of Exemption, prepared by the San Mateo Resource Conservation District as Lead Agency, and has determined this project to be categorically exempt from the California Environmental Quality Act (“CEQA”) under CEQA Guidelines Section 15302 (Class 2, replacement or reconstruction with substantially the same purpose and capacity)..

For the Coastal Development Permit, Found:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program (LCP), specifically in regard to Locating and Planning New Development, Sensitive Habitats, Visual Resources, and Hazards Component of the LCP. Staff has reviewed the plans and materials and determined that the project, as proposed and conditioned, will not pose any adverse significant impacts on coastal resources, sensitive habitats, or visual resources in the area. Furthermore, the project will be required to comply with Building Code standards to ensure minimal risk from natural hazards.
3. That the project is not subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) since the project is not located between the nearest public road and the sea, or the shoreline of the Pescadero Marsh.
4. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to Locating and Planning New Development, Sensitive Habitats, Visual Resources, and Hazards Component, as discussed in detail in the Staff Report dated March 24, 2021.

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 at the March 24, 2021 meeting. 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 permit shall be valid for one (1) year from the date of final approval in which time a valid building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspection Section) shall have occurred within 180 days of its issuance. 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. A total of 2 trees (42-inch dbh California nutmeg tree and 18-inch dbh multi-trunked ornamental tree) are approved for removal. Any additional trees to be removed shall require review by the Community Development Director and may be subject to a public hearing before the Planning Commission for approval.
4. 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.

5. The applicant shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
 - a. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.

- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
6. Prior to site construction, coordinate with all state agencies to obtain applicable jurisdictional permits for the project, including the California Department of Fish and Wildlife (CDFW) to obtain a Streambed Alteration Agreement (SAA) and the Regional Water Quality Control Board (RWQCB) to obtain a 401 Water Quality Certification. Prior to the issuance of a building permit for this project, the applicant shall submit evidence of a SAA and a 401 Water Quality Certification to the Current Planning Section.
7. The following Best Management Practices shall be implemented:
- a. The contractor shall only use the approved access routes shown on the plans. No persons, equipment, or material shall be allowed outside the designated limits of disturbance.
 - b. The stockpile areas shall be fully enclosed with silt fence and boundary fence. The engineer shall direct fence placement to avoid existing, native vegetation.
 - c. All equipment shall be stored, maintained, and refueled in a designated portion of the stockpile area. The contractor shall adhere to a spill prevention plan, to be prepared by the contractor and submitted for review by the engineer.
 - d. The contractor shall immediately stop all operations and devote all on-site personnel to the containment and clean-up of any fuel, fluid, or oil spill, to the satisfaction of the engineer.
 - e. All excess soil shall be disposed of off-site or at locations designated on plans and approved by the County of San Mateo.
 - f. Stationary equipment such as motors, pumps, generators, compressors, and welders, located adjacent to the creek, shall be positioned over drip- pans.
 - g. Any equipment or vehicles driven and/or operated adjacent to the creek areas shall be checked and maintained daily to prevent leaks of materials that if introduced to water could be deleterious to aquatic life, wildlife, or riparian habitat. Vehicles must be moved away from the stream prior to refueling and lubrication.

- h. Any hazardous or toxic materials that could be deleterious to aquatic life that could be washed into State waters or its tributaries shall be contained in water tight containers or removed from the project site.
8. To prevent debris from falling into Butano Creek during demolition of the existing bridge or installation of the new bridge, the contractor will install and maintain a continuous, impermeable tarp under the bridge. The tarp shall extend beyond the bridge deck a minimum of 5 feet on each side and conform to the abutments on each side of the creek. The tarp shall be positioned and maintained to prevent all debris from falling into the creek. Care shall be taken during removal of the tarp to prevent caught debris from entering Butano Creek.
9. To prevent sediment or debris from falling into Butano Creek during removal of the existing bridge, removal of the existing abutments, installation of the new abutments, and backfilling of the new abutments, the contractor shall install temporary silt fences. The silt fences will run parallel to the channel and be installed outside of flowing water, above ordinary high water. The silt fences will be periodically inspected and sediment will be hauled off, by hand, to maintain their effectiveness. The silt fences will be removed, by hand, following construction.
10. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
11. The applicant shall implement the following Protective Measures throughout the duration of the project:
 - A. Riparian and Aquatic Habitat Protective Measures
 1. Construction activities nearby or within aquatic habitats should be limited to the maximum extent feasible.
 2. Worker environmental awareness training shall be conducted for all construction crews and contractors. The education training shall be conducted prior to starting work on the project and upon the arrival of any new worker. The training will include a brief review of special-status species, sensitive habitats, and other sensitive resources that may exist in the project area. It will include the life history of each relevant special-status species, field identification, habitat requirements, locations of sensitive biological resources, and a description of the legal status and protection for each species. The training will include materials concerning the following topics: sensitive resources, resource avoidance, permit conditions, and possible consequences for violations of State or Federal environmental laws. The training will cover the maintenance activity's conservation measures, environmental permits, and regulatory compliance.

3. Prior to the start of construction within areas containing sensitive biological resources, the biological monitor will delineate and conspicuously flag all sensitive aquatic resources to prevent impacts to these resources. If required, setback or non-disturbance buffer zones around these resources should be established and monitored by a biologist.
4. Minimize removal of vegetation.
5. Minimize land exposure during construction and use mulching or tarping to protect critical areas.
6. Minimize erosion sedimentation and runoff by appropriately grading modified areas.
7. Replant to protect critical areas and use adapted native or non-invasive exotic species when replanting.
8. Minimize adverse effects of wastewater discharges and entrainment.
9. Prevent depletion of groundwater supplies and substantial interference with surface and subsurface waterflows.
10. Maintain natural vegetation buffer areas that protect riparian habitats to the maximum extent possible.
11. Minimize alteration of natural stream below the 100-year water surface elevation.
12. Installation of tarp or other material barrier to exclude debris deposition into the creek.
13. Erosion control measures such as installation of silt fences above the 100-year water surface elevation will be implemented as necessary to ensure that sediment or other contaminants do not reach surface water bodies.
14. Utilization of crane and/or excavator to dismantle existing bridge to reduce impacts to the bank of the creek and minimize impacts to riparian habitat.
15. Best Management Practices (BMPs) outlined in Condition of Approval 12 of this report.

B. Marbled Murrelet Protective Measures

1. Potential impacts can be minimized through working outside of the Marbled Murrelet nesting season (March 25 – September 15).
2. If work should occur within the nesting season, noise-inducing work should occur outside of the Marbled Murrelet's core breeding season (April 1 -

August 1). During the Marbled Murrelet's late breeding season (August 2 - September 15), it is recommended that noise-inducing activities be limited to the daytime hours from two hours after sunrise to two hours before sunset (avoiding the time period at night and within two hours of sunrise and sunset when Marbled Murrelets are most sensitive to noise disturbance). These recommendations are consistent with a 2017 USFWS Biological Opinion prepared for the California Department of Parks and Recreation for Marbled Murrelets in Muir Woods and for a similar bridge project downstream of Butano Creek of the current project.

3. To reduce the presence of corvid predators, any food trash must be properly contained or removed from the work site.

C. Steelhead Protective Measures

1. Work will occur above the 100-year water surface elevation as to not disturb or impact the creek.
2. Erosion control materials will be installed above the 100-year water surface elevation to avoid impact to aquatic wildlife.
3. Work in streams is restricted to the period of June 15 through November 1, or the first significant rainfall, whichever comes first. This is to prevent impacts to immigrating and emigrating salmonids.
4. BMPs listed in condition of approval number 16 will additionally ensure steelhead and its habitat is not affected from project construction activities.

D. California Red-Legged Frog Protective Measures

1. Biological monitors shall be on site during initial ground disturbing activities to avoid impacts to California red-legged frog and other amphibians and reptiles.
2. A biological monitor shall be on call at all times during construction in the event a California red-legged frog is discovered, or for any other assistance relating to the avoidance and minimization measures. Biological monitors have the ability to stop construction if a special status amphibian is seen in the construction zone.
3. USFWS-approved biologist(s) who handle California red-legged frogs shall ensure that their activities do not transmit diseases. To ensure that diseases are not conveyed between work sites by the USFWS approved biologist, the fieldwork code of practice developed by the Declining Amphibian Populations Task Force shall be followed at all times (<http://www.fws.gov/ventura/docs/species/protocols/DAFTA.pdf>).

4. A survey of the project site by a USFWS-approved biologist(s) shall occur within 48 hours prior to start of project activities for California red-legged frog and California giant salamander. Visual surveys will be conducted along the creek and bank sides within least 20 feet surrounding the impacted area. If California red-legged frogs or California giant salamanders are found within the project area, those individuals who are likely to be killed or injured during work activities will be allowed enough time to move from the site before activities resume. Only USFWS-approved biologists will participate in handling or capturing activities of California red-legged frogs. Individuals moved will be moved downstream to a predetermined area of the project area in similar habitat to where it was found.
5. If special status species amphibians are found within the work site during construction, all work will stop that could potentially harm the animal until the animal leaves the construction site or is relocated by a qualified biologist.

E. Migratory Birds Protective Measures

1. Work shall be conducted outside of the nesting or breeding season to minimize impacts. This area has potential for migratory bird nesting. No surveys will be needed outside of the nesting season (February 1-August 10).
 2. If activities will be conducted during the nesting season, a nesting bird survey will be conducted no more than two weeks prior to construction activities, including staging, tree removal, pruning or surface disturbing activities. If no nests are found within the impact zone, no further actions are needed.
 3. If active nests are found (eggs or fledglings present) within 300 feet for raptor species or 100 feet for all other bird species, non-disturbance buffers shall be established at a sufficient distance to minimize disturbance based on tolerance for disturbance location, topography, cover, species and noise, and the type of disturbance. Work within the non-disturbance zone will be rescheduled for a date after the young have fledged.
 4. If rescheduling of work is infeasible and non-disturbance buffers cannot be maintained, a qualified biologist should be on site to monitor active nests for signs of disturbance. If it is determined that project-related activities are resulting in nest disturbance, work should cease immediately and CDFW and the USFWS Migratory Bird Permit Office should be contacted for further guidance.
 5. Tree removal, pruning, grubbing, grading, or other construction activities conducted outside of the breeding season (i.e., August 11 to March 31) do not require preconstruction surveys.
12. The applicant shall implement the following measures throughout the duration of the project:

A. BMP - 1 Erosion Control

1. Erosion control measures such as installation of silt fences above the 100-year water surface elevation will be implemented as necessary to ensure that sediment or other contaminants do not reach surface water bodies.
2. No erosion control materials that have natural or plastic monofilament type netting will be used during construction. All materials will be approved by a qualified biologist prior to use.
3. Bare soil surfaces resulting from construction activities shall be covered with suitable erosion controls (fabrics, hydroseeding, mulch, etc.) within 12 hours of a break in work unless project activities will resume within 7 days.
4. Earthwork will be completed as quickly as possible, and site restoration will occur immediately following use.

B. BMP - 2 Staging and Stockpiling Materials

1. Staging, access, and parking areas will be located outside of sensitive habitats to the extent feasible.
2. Areas of disturbance will be limited to the smallest footprint necessary.
3. All construction equipment that may leak petroleum products, fuels, lubricants, or other hazardous materials will be staged in upland areas, away from sensitive natural communities or habitats.
4. Any large wood or topsoil displaced by project activities will be stockpiled for use during site restoration. Native vegetation displaced by project activities will be stockpiled if it would be useful during site restoration.
5. All construction related items, including equipment, stockpiled material, temporary erosion control treatments, and trash will be removed within 24 hours of project completion. All residual soils and/or materials will be cleared from the project site or placed in designated locations that have been cleared by biologists.
6. Building materials and other construction related materials, including chemicals, will not be stockpiled or stored where they could spill into water bodies or storm drains, or where they could cover aquatic or riparian vegetation.

C. BMP - 3 Equipment and Vehicle Maintenance and Cleaning

1. Spill cleanup materials (rags, absorbents, etc.) will be stockpiled at the construction site where they are readily accessible.

2. All equipment will be maintained free of petroleum leaks. All vehicles operated within 250 feet of waterways will be inspected daily for leaks. Use drip pans to catch leaks until repairs are made. Repair leaks before leaving the staging areas.
3. Vehicle and equipment maintenance activities will be conducted in a designated area to prevent inadvertent fluid spills.
4. Secondary containment such as drain pan or drop cloth to catch spills or leaks will be used when removing or changing fluids. Fluids will be stored in appropriate containers with covers and properly recycled or disposed of offsite.
5. Clean up spills or leaks immediately and dispose of cleanup materials properly.
6. Sweep up spilled dry materials immediately. Do not wash them away with water or bury them. Use dry clean methods (absorbent materials, rags, etc.). Do not use water to wash away spilled materials.
7. Report significant spills immediately. It is required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).
8. Vehicles will not be washed on-site.

D. BMP - 4 Hazardous Material Management

- a. Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- b. Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- c. Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- d. Arrange for appropriate disposal of all hazardous wastes.
- e. Cover waste disposal containers securely with tarps at the end of every workday and during wet weather.

- f. Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- g. Clean or replace portable toilets and inspect them frequently for leaks and spills.
- h. Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.).
- i. Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

E. BMP - 5 Fire Prevention

- 1. All earthmoving and portable equipment with internal combustion engines will be equipped with spark arrestors.
 - 2. During the high fire danger period (April 1–December 1), work crews will have appropriate fire suppression equipment available at the work site.
 - 3. On days when the fire danger is high, flammable materials will be kept at least 10 feet away from any equipment that could produce a spark, fire, or flame.
 - 4. On days when the fire danger is high, portable tools powered by gasoline fueled internal combustion engines will not be used within 25 feet of any flammable materials unless at least one round-point shovel or fire extinguisher is within immediate reach of the work crew (no more than 25 feet away from the work area).
13. Prior to final approval of the building permit for the project, the applicant shall provide evidence of implementation of a riparian revegetation program, prepared by a qualified biologist or restoration specialist, which provides compensation for temporary and permanent impacts to the riparian woodland. At a minimum, provide 1:1 habitat replacement for temporary impacts to the riparian woodland and 3:1 habitat replacement for permanent impacts to riparian woodland. For temporary impacted areas, implement erosion control after construction and allow native riparian vegetation, trimmed for bridge placement, to re-grow, as long as new growth does not impinge on the bridge function or traffic movement. The riparian revegetation program and plan(s) shall be submitted to the County of San Mateo Planning and Building Department for review and approval prior to the issuance of a grading or building permit for the project and shall include maintenance and monitoring for a minimum of 5 years from the initial plantings. Monitor plant cover, plant survival, plant health and vigor, and plant height on a yearly basis. Revegetation should achieve 80% survival of all installed plants each year for 5 years and 60% woody plant cover by year 5. Maintain the compensation site to less than 5%

cover by invasive, nonnative plant species each year. Remedial measures shall be implemented if yearly success criteria are not met, which may include replanting, additional weeding, or additional irrigation. Provide annual reports to regulatory agencies (i.e., California Department of Fish and Wildlife, Regional Water Quality Control Board, U.S. Army Core of Engineers, and County of San Mateo Planning and Building Department).

- 14. Prior to site construction, coordinate with all state agencies to obtain applicable jurisdictional permits for the project, including the California Department of Fish and Wildlife (CDFW) to obtain a Streambed Alteration Agreement (SAA) and the Regional Water Quality Control Board (RWQCB) to obtain a 401 Water Quality Certification. Prior to the issuance of a building permit for this project, the applicant shall submit evidence of a SAA and a 401 Water Quality Certification to the Current Planning Section.

Building Inspection Section

- 15. No demolition, grading, or construction activity shall commence until a valid building permit is issued for such work.

END OF THE CONSENT AGENDA

REGULAR AGENDA

9:00 a.m.

- 3. **Owner:** Mateo Tabachnick
Applicant: Allen Ishibashi for Midpeninsula Regional Open Space District (MROSD)
Number: PLN2020-00011
Location: 2100 Lobitos Creek Road, San Gregorio (District 3)
Assessor’s Parcel No’s: 066-300-010

Minor Subdivision and Planned Agricultural District Permit to allow for the subdivision of a 211-acre parcel located between Tunitas Creek and Purisima Creek Preserves into a 62-acre parcel that will be retained in private ownership, land a 149-acre parcel to be purchased by MROSD. Trail improvements to allow for public recreation and connect the Preserves will be considered under a future permit application. Application deemed complete on January 15, 2021. Please direct any questions to Project Planner Angela Chavez at achavez@smcgov.org.

COMMISSION ACTION:

Planning staff, with the applicant’s concurrence, requested this item to be postponed to a date uncertain.

4. **Owner/Applicant:** San Mateo County Planning and Building Department
 File Number: Not applicable
 Location: Unincorporated San Mateo County
 Assessor's Parcel No's: Various

INFORMATIONAL ITEM

Long Range Planning Work Program for the 2021 and 2022 Calendar year. Please direct any questions to Planning Services Manager Joe LaClair at jlaclair@smcgov.org.

SPEAKERS:

1. Kerry Burke
2. Lennie Roberts, Green Foothills
3. Fran Pollard

Commissioners and Staff wished Joe LaClair farewell and wished him a very happy retirement.

4. **Correspondence and Other Matters**

None

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

There will only be one agenda item for the 4/14 meeting and updated the Commissioners about other items that will be coming to the Board of Supervisors soon.

6. **Director's Report**

The next phase of the Accela upgrade on 3/1 we should be starting to expand and include even more features as we continue to improve and work on the next phase.

The department has opened up an internal job position for Joe's replacement so more to come on that.

The California Coastal Commission approved the LCP amendment for the designated affordable housing site in north Moss Beach, opening the way for processing the Cypress Point CDP.

7. **Commissioner Updates and Questions**

Commissioner Gupta asked about form 700 and what the deadline was for submitting those electronically.

An appeal has been filed on the Cardinal Court item presented to the Commission last week. Currently the County is trying to locate the Contractor that cut down the tree for the after the fact tree removal. The hope is to be able to fine the person who actually cut down the tree.

Chair Ketcham raised the question of whether a formal motion and vote is necessary to close public comment on agenda items when there is no one left who wishes to speak. After discussion with the Director and Deputy Counsel, it was decided that the more informal unanimous consent process would be adequate. It was also clarified that re-opening public comment was not required if a Commissioner has a question for a previous speaker, but the speaker should just answer the question and not go off on their own tangent.

Chair Ketcham would like to receive a Planning and Building Staff Chart/Org Chart.

8. Adjournment

Meeting was adjourned at 11:34 am
