



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

MEETING NO. 1681
Wednesday, November 13, 2019

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

Chair Gupta called the meeting to order at 9:01 a.m.

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

Roll Call:

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

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

None

Consideration of the Minutes

Minutes for the October 23rd Planning Commission meeting were considered for approval.

Commissioner Ketcham moved to approve the minutes for the October 23, 2019 hearing, and Commissioner Hansson seconded, that the minutes be approved as submitted. Motion carried **4-0-1-0**.

Ayes: Commissioners Gupta, Hansson, Santacruz, Ketcham
Noes: None
Absent: Ramirez
Abstained: None

REGULAR AGENDA

9:00 a.m.

- 1. Owner/Applicant: Purissima Cemetery C/O Edward Bixby**
File Number: PLN2019-00023
Location: 1165 Verde Road, unincorporated Half Moon Bay
Assessor's Parcel No.:066-180-060

Consideration of a Planned Agricultural District Permit, Coastal Development Permit, and Use Permit to legalize unpermitted development including, but not limited to: erection of solid materials or structures (e.g., wooden ramps, maintenance shed, gate, bench, and signs), change in the intensity of use of land, removal or harvesting of major vegetation other than for agricultural purposes, and the enlargement of non-conforming

use at Historic Purissima Cemetery. The application remains incomplete. Please direct any questions to Project Planner Renée T. Ananda at 650/363-1554 or rananda@smcgov.org.

SPEAKERS:

1. Edward Bixby (via phone)

COMMISSION ACTION:

Commissioner Hansson moved and Commissioner Ketcham, seconded to close the public hearing. Motion carried **4-0-1-0**.

Commissioner Ketcham moved and Commissioner Hansson seconded the motion. Motion carried **4-0-1-0**.

Based on information provided by staff and evidence presented at the hearing that the Planning Commission denied the request to make the findings and adopt conditions of denial as follows:

Regarding the Environmental Review:

1. That the proposed project is exempt from environmental review pursuant to Section 15270 (Projects Which are Disapproved) of the California Environmental Quality Act (CEQA) Guidelines which exempts projects denied by the Lead Agency.

Regarding the Coastal Development and Planned Agricultural Permit, Found:

2. That the proposed project has been reviewed for compliance with all applicable plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP). The proposed project has been deemed non-compliant with these policies and requirements, as detailed by this staff report.
3. That the project is inconsistent with the plans, policies, requirements and standards of the LCP and Chapter 3 of the Coastal Act of 1976, including but not limited to LCP policies regarding Locating and Planning Development, Agriculture, Sensitive Habitats, Visual Resources, and Shoreline Access.

Regarding the Use Permit Found:

4. That the applicant has not demonstrated that the re-establishment and maintenance of the non-conforming use will not, under the circumstances of this particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.
5. That the applicant has not demonstrated that the proposed project is necessary for the public health, safety, convenience or welfare.

Regarding the General Plan, Found:

6. That the project is inconsistent with the applicable policies of the General Plan. The project does not comply with policies relating to the protection and enhancement of vegetative, water, fish, and wildlife resources, the protection of historical and archaeological resources, and the visual quality of the area.

2. **Owner:** **Sirje Bewley**
 Applicant: **Henri Mannik**
 File Number: PLN2010-00079
 Location: 1455 Audubon Street, Montara
 Assessor's Parcel No.:036-310-180

Consideration of a Coastal Development Permit, a Planned Agricultural District Permit, and a Design Review permit pursuant to Sections 6328.4, 6353, and 6565.3 of the County Zoning Regulations, and a Grading Permit, pursuant to Section 9283 of the San Mateo County Ordinance Code, and certification of an Initial Study and Mitigated Negative Declaration subject to the California Environmental Quality Act, to allow for the construction of a new a 4,500 sq. ft. single-family residence, a 557 sq. ft. detached garage, and an 1,017 sq. ft. detached accessory building. This project appealable to the California Coastal Commission. Application deemed complete October 6, 2017. Please direct any questions to Project Planner Angela Chavez 650/599-7217 or achavez@smcgov.org.

SPEAKERS:

1. Henry Mannik
2. Mark Stegmaier

COMMISSION ACTION:

Commissioner Hansson moved and Commissioner Ketcham seconded to close the public hearing.
Motion carried 4-0-1-0.

Commissioner Santacruz moved and Commissioner Ketcham seconded the motion.
Motion carried 4-0-1-0.

That the Planning Commission adopted the Initial Study and Mitigated Negative Declaration and approved the Planned Agricultural District Permit, Coastal Development Permit, Design Review Permit, and Grading Permit, County File PLN 2010-00079, by making the required findings and adopting conditions of approval and adding a condition of approval for the eradication of any Pampas Grass as follows:

Regarding the Mitigated Negative Declaration, 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 will have a significant effect on the environment.
4. That the mitigation measures in the Mitigated Negative Declaration and agreed to by the 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 to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP) as described in the staff report.
6. That the project conforms to the findings required by policies of the San Mateo County Local Coastal Program specifically in regard to the Agriculture and Visual Resources Components. That single-family residences are conditionally permitted with the issuance of a Planned Agricultural District (PAD) permit when it is determined that the conversion of agricultural lands is minimal. The project has been proposed to be located in an area that has been defined as "Lands Suitable" for agriculture and that there are no other suitable locations on the site given that the soil type is consistent throughout the parcel and the constraints posed by the presence of sensitive habitats. That the project is in scale with adjacent development and is not visible from scenic roadways or corridors.

Regarding the Planned Agricultural Permit, Found:

General Criteria

7. That the encroachment of all development upon land, which is suitable for agricultural use, is minimized. The site consists entirely of lands identified as suitable for agriculture. Given the presence of sensitive habitats the applicant has proposed the development of the site to protect those resources while recording an agricultural easement over the remainder of the parcel. Further, given the size of the parcel it is unlikely that the parcel could support a commercial agricultural operation. However, with the recordation of the agricultural easement a large portion of the parcel will remain available for potential future agricultural activities.
8. That the project conforms to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code. The project complies with Section 6324.1 and Section 6324.4, which respectively address the potential for environmental impacts and water resources, as the project will not introduce noxious odors, chemical agents, or long-term noise levels. The project also complies with Sections 6324.2 and 6325.1, which address site design criteria and primary scenic resources areas, as the project is located to avoid sensitive habitats, waterways, mature trees, or dominant vegetation. The project site is not located within a scenic corridor. The project design was reviewed by the Coastside Design Review Committee and was recommended for approval.

Water Supply Criteria

9. That the existing availability of potable and adequate on-site well water source for all non-agricultural uses is demonstrated. The subject parcel currently has no agricultural activities present on the site but includes an agricultural easement to maintain areas outside of the proposed development to be available for agriculture. While the existing well will be converted for the domestic purpose there is no limitation that the water be utilized solely for domestic purposes.
10. That adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection in the watershed are not diminished.

Criteria for the Conversion of Lands Suitable for Agriculture and Other Lands

11. That all agriculturally unsuitable lands on the parcel have been developed or determined to be undeveloped. The parcel has been identified as having soils suitable for agriculture. Given this, there are no agriculturally unsuitable lands on which to locate the proposed house. The parcel does however support a number of sensitive habitats, which does not allow for residential structures to be located in these areas. Therefore, the applicant has chosen to locate the proposed development along the

proposed driveway which is oriented toward the entrance of the parcel and which avoids sensitive habitats. The project also includes the requirement for the recordation of an agricultural easement which will ensure the remainder of the parcel is available should future agricultural activities be undertaken.

12. That the continued or renewed agricultural use of the soils is not capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors. The parcel has been identified as suitable for grazing. However, given the size of the parcel and presence of sensitive habitats the likelihood of any large scale agricultural activities is limited. The recordation of the agricultural easement preserves a portion of the parcel should future agricultural activities be pursued.
13. That clearly defined buffer areas are developed between agricultural and non-agricultural uses. The agricultural easement provides a clear buffer between the area proposed for development and the areas reserved for future agricultural activities.
14. That the productivity of any adjacent agricultural lands is not diminished, including the ability of the land to sustain dry farming or animal grazing. The proposed development is limited to the project site. There will be no impact on the productivity of the adjacent agricultural lands.
15. That the public service, facility expansions, and permitted uses do not impair agricultural viability, either through increased assessment costs or degraded air and water quality. The proposed house will be served by a private well and septic system that are located outside of the proposed agricultural easement. These items have been reviewed by the County's Environmental Health Services and have been found to be in compliance with current health standards and thus pose no threat to degraded air or water quality.

Regarding the Design Review (DR) Permit, Found:

16. The project, as proposed and conditioned, has been reviewed and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:
 - a. Section 6565.20.C.1. (*Site Planning and Structures Placement*) - That the proposed development is designed to (1) integrate the structures with the natural setting of the parcel; (2) minimize the removal of vegetation and trees. The proposed residence and accessory structures are located and designed to retain and blend with the natural vegetation and natural land forms of the parcel and appear complementary to adjacent neighborhood structures.
 - b. Section 6565.20.D.1.b. (*Elements of Design: Neighborhood Scale*) - That new buildings are designed to respect the scale of the neighborhood through building dimensions, shape and form, facade articulation, or architectural details that appear proportional and complementary to other buildings in the neighborhood. As proposed and conditioned, the barn complements and respects the scale of the other homes in the neighborhood.
 - c. Section 6565.20.D.4.c. (*Elements of Design: Exterior Materials and Colors*) - That proposed development utilize a number of exterior materials and colors that are consistent with the neighborhood and the architectural style of the house. The exterior materials and colors are consistent with the neighborhood and the architectural style of the house and blend well with surrounding natural features, such that greater color contrasts are created with other exterior materials.

- d. Section 6565.20.F.4 (*Landscaping, Paved Areas, Fences, Lighting, and Noise (Lighting)*) - That the exterior lighting utilized is architecturally integrated with the home's design style, material and colors; that all exterior, landscape, and site lighting shall be designed and located so that light and glare are directed away from neighbors and confined to the site. Low level lighting directed toward the ground is encouraged; exterior lighting should be minimized and designed with a specific activity in mind so that outdoor areas will be illuminated no more than is necessary to support the activity designated for that area; and minimize light and glare as viewed from scenic corridors and other public view corridors. As proposed and conditioned, the project is consistent with the lighting requirements of the district.

Regarding the Grading Permit, Found:

17. That this project, as conditioned, will not have a significant adverse effect on the environment. The project has been reviewed by the Current Planning Section and the Department of Public Works, which found that the project can be completed without significant harm to the environment, as conditioned.
18. That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan. Current Planning Section staff and the Department of Public Works have reviewed the project and have determined its conformance to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 9285 and the San Mateo County General Plan.

CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on November 13, 2019. 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 a building permit shall be issued. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The Department of Fish and Wildlife has determined that this project is not exempt from Department of Fish and Wildlife California Environmental Quality Act filing fees per Fish and Game Section 711.4. The applicant shall pay to the San Mateo County Recorder's Office an amount of \$2,354.75 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.
4. Pampas Grass Removal.
 - a. The applicant/property owner shall (1) remove all Pampas grass (*Cortaderia* spp.) from the subject parcel, (2) replant or re-seed according to the requirements of part (b) below, and (3) monitor the site for five (5) years according to the requirements of part (c) below;
 - b. For the purposes of re-seeding or planting (1) areas disturbed during the removal of Pampas grass (*Cortaderia* spp.) or other invasive species or (2) any other planting on the property, only native and/or non-invasive plant species shall be planted. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or as may

be identified from time to time by the State of California, shall be employed or allowed to naturalize or persist on the site. No plant species listed as a "noxious weed" by the governments of the State of California or the United States shall be utilized within the bounds of the property;

c. Prior to the issuance of the building permit, the applicant/property owner shall with consultation of a qualified biologist submit, for the Community Development Director's review and approval, a five (5) year monitoring program to ensure the replanted areas remain free of invasive plants for no less than five years, for review and approval of the Community Development Director, which incorporates detailed methods for (1) identifying Pampas grass (*Cortaderia* spp.) and other potential invasive plant species from areas of the subject parcel, and (2) removing the Pampas grass (*Cortaderia* spp.) and other invasive plant species in the affected area. The applicant/property owner shall undertake development in accordance with the approved final plan. Any proposed changes to the approved final plan require the review and approval of the Community Development Director.

d. The use of rodenticides containing anticoagulant compounds, including but not limited to, Bromadiolone, Brodifacoum, or Diphacinone, is prohibited on the property.

Mitigation Measures

5. **Mitigation Measure 1:** The applicant shall implement the following dust control measures during grading and construction activities:
 - a. Water all active construction and grading areas at least twice daily.
 - b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
 - c. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the project site.
 - d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets/roads.
 - e. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).

6. **Mitigation Measure 2:** To reduce the potential for impacts to sensitive communities and special-status species, the following general best management practices (BMPs) shall be implemented. Implementation of these general BMPs, in combination with the species- and habitat-specific measures provided in Mitigation Measures 3 – 10 and 13, will minimize adverse impacts:
 - a. Appropriate perimeter erosion and sediment control measures (i.e., silt fencing, straw wattles) shall be installed around any stockpiles of soil or other materials which could be transported by rainfall or other flows in order to reduce the possibility of soil erosion and sediments flowing into natural habitats.
 - b. All access, staging, and work areas shall be delineated with orange construction fencing, or with a similar material and all work activities shall be limited to these areas.
 - c. All access, staging, and work areas shall be the minimum size necessary to conduct the work.
 - d. All staging, maintenance, and storage of construction equipment shall be performed in a manner to preclude any direct or indirect discharge of fuel, oil, or other petroleum products into

the Study Area. No other debris, rubbish, soil, silt, sand, or other construction-related materials or wastes shall be allowed to enter into or be placed where they may be washed by rainfall or runoff into wetland areas. All such debris and waste shall be picked-up daily and shall be properly disposed of at an appropriate facility. If a spill of fluid materials occurs, the area shall be cleaned and contaminated materials disposed of properly. The affected spill area shall be restored to its natural condition.

- e. Disturbance or removal of vegetation shall not exceed the minimum necessary to conduct the work.
- f. Stockpiles of soil or other materials that can be blown by wind shall be covered when not in active use.
- g. All trucks hauling soil, sand, and other loose materials shall be covered.

7. **Mitigation Measure 3 (BIO-6):** The California wild strawberry located in the western portion of the project parcel shall be protected by a 50-foot avoidance buffer. Prior to the commencement of any construction related activity the applicant shall install exclusion fencing reflecting this buffer.

- a. A 50-foot avoidance buffer should be maintained around the higher quality western subpopulations.
- b. A physical barrier, such as orange construction fencing, shall be established on the edge of the 50-foot buffer to ensure protection of this habitat during ground disturbance activities and all exterior construction (e.g., grading, concrete work, irrigation/drainage work, landscaping, etc.).
- c. A qualified biologist (botanist) shall develop a mitigation and monitoring plan to be implemented during the start of ground disturbance activities to ensure successful translocation of these plants on site if they are impacted. At a minimum, the mitigation and monitoring plan shall include:
 - (1) Documentation of proposed impacts to the species;
 - (2) Proposed mitigation including some combination of transplantation or re-establishment of impacted populations and/or preservation and management of existing populations;
 - (3) Proposed methods for transplantation, re-establishment, or restoration;
 - (4) A 3-year monitoring program with annual reporting;
 - (5) Performance criteria for transplants or plantings, including (a) survivorship, (b) density, and (c) cover, and performance criteria for invasive plants and other potential threats to the success of the mitigation efforts including, but not limited to, erosion and human disturbance; and
 - (6) An adaptive management plan for addressing any failure to meet performance criteria or to address other unforeseen problems.

8. **Mitigation Measure 4 (BIO-7):** Impacts to all nesting birds shall be reduced to a less than significant level by implementing the following measures:

- a. Impacts to nesting birds can be avoided if potential activities are initiated outside of the nesting season (September 1 – February 14).

- b. If work is to be conducted during the nesting season (February 15 – August 31), preconstruction breeding bird surveys shall be conducted no more than 14 days prior to initial ground disturbance to avoid impacting active nests, eggs, and/or young.
 - c. If any nests are found, they shall have a suitable buffer established for protection of the nest and young. Buffer distance will vary based on species and conditions at the site, but are typically at least 25 feet for common passerines, and may be up to 500 feet for California fully protected species. Buffers shall be maintained until a qualified biologist determines that the nest is no longer active.
9. **Mitigation Measure 5 (BIO-8)**: Impacts to roosting bats can be reduced to a less than significant level by implementing the following measures:
 - a. Any mature trees within the Study Area that are proposed for removal shall be removed outside of the maternity roosting season. For this area of California, the maternity roosting season is typically defined as April 1 – August 31.
 - b. It is recommended that one week prior to the initiation of activities, a qualified biologist conduct a survey for bat roosts within the Study Area. If a roost is detected during the non-maternity roosting season (September 1 – March 31) then the biologist shall consult with the California Department of Fish and Wildlife (CDFW) before any further activities are initiated. If Project activities are initiated during the maternity roosting season (April 1 – August 31) and a roost is detected, then a 50-foot buffer shall be implemented where no construction activities shall occur, until the biologist has determined that the young have left the roost.
 - c. At any time of year, if a large tree (diameter at breast height (dbh) >12 inch) will be removed, it shall be left on the ground for 24 hours before being taken off-site or chipped. This period will allow any day roosting bats the opportunity to leave before the tree is either removed from the area or chipped.
10. **Mitigation Measure 6 (BIO-10)**: Any potential impacts to California red-legged frog (CRLF) can be reduced to a less than significant level by implementing the following measures:
 - a. Within 24 hours prior to initial ground disturbance, a pre-construction survey for CRLF shall be conducted by a qualified biologist. If the species is found, the qualified biologist shall record the location, number, and any other relevant information. The biologist shall then contact the United States Fish and Wildlife Service and the California Department of Fish and Wildlife to determine the next steps including whether or not relocation of the animal is possible.
 - b. If the preconstruction survey is completed and no CRLF are observed, then the work area shall be surrounded by a wildlife exclusion fence at least 2 feet tall. Escape funnels shall be installed along all sides of the fence to allow any undetected wildlife within the project footprint to escape. Escape funnels shall be placed no further than 100-feet apart.
 - c. Once the wildlife exclusion fence is installed, a qualified biologist shall inspect the fence on a weekly basis to identify any breaches, rips, or access points that might allow wildlife to enter the project footprint. Weekly fence inspections shall continue until the project is complete and the fence is scheduled to be removed.
 - d. Plastic monofilament netting (erosion control matting, or wrapping around wattles), or similar material in any form shall not be used on the Project in order to avoid entangling, strangling, or trapping CRLF inside or outside of the wildlife fence.

- e. Construction shall be limited to the dry season (April 15 to October 31) to avoid impacting CRLF when they are most likely to use the Study Area as a migration corridor.
 - f. Any pipes or culverts that could provide shelter for CRLF shall be elevated off the ground or have their ends covered to prevent animals from climbing into the open-ended materials.
11. **Mitigation Measure 7 (BIO-1)**: Impacts to coastal terrace prairie shall be reduced to a less than significant level by implementing the following mitigation measure:
- a. A 100-foot buffer shall be placed around this Environmental Sensitive Habitat Areas (ESHA) to protect this community from disturbance incurred from the residential development proposed within the Study Area. This buffer will also give the native grasses the opportunity to reproduce, expanding the overall area of native grassland in the western portion of the site.
 - b. A physical barrier, such as orange construction fencing, shall be established on the edge of the 100-foot buffer to ensure protection of this habitat during ground disturbance activities and all exterior construction (e.g., grading, concrete work, irrigation/drainage work, landscaping, etc.).
12. **Mitigation Measure 8 (BIO-3)**: Impacts to Central Coast riparian scrub (California coffeeberry scrub) shall be reduced to a less than significant level by implementing the following mitigation measures:
- a. Maintain a 50-foot no disturbance buffer in order to protect this scrub from adverse or indirect impacts during ground-disturbing activities.
 - b. Riparian areas are potentially within the jurisdiction of the CDFW under Section 1602 of the California Fish and Game Code. A Section 1602 Streambed Alteration Agreement would be required if project activities impacted this habitat. The current project plans do not indicate any encroachment into this habitat, but if plans change then a 1602 Agreement will be required.
13. **Mitigation Measure 9 (BIO-4)**: Impacts to Montara Creek can be reduced to a less than significant level by implementing the following mitigation measures:
- a. A minimum 50-foot buffer shall be maintained in order to protect this stream from adverse or indirect impacts during ground-disturbing activities.
 - b. BMPs (as described in Mitigation Measure 2) are required to be implemented to ensure protection of the stream during ground disturbing activities.
14. **Mitigation Measure 10 (BIO-2)**: Impacts to seasonal wetland seeps shall be reduced to a less than significant level by implementing the following mitigation measure:
- a. Due to the relatively small size of this wetland, possible man-altered hydrologic contributions, substantial cover of non-native species, and the presence of other on-site ESHA limiting development potential, WRA Environmental Consultants (WRA) recommends that the buffer be reduced from 100 feet to 50 feet. The reduced buffer is unlikely to have adverse impacts to this wetland and should sufficiently protect it from indirect impacts.
 - b. A physical barrier, such as orange construction fencing, shall be established on the edge of the 50-foot buffer to ensure protection of this habitat during ground disturbance activities and all exterior construction (e.g., grading, concrete work, irrigation/drainage work, landscaping, etc.).

15. **Mitigation Measure 11:** In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws.

16. **Mitigation Measure 12:** Prior to 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 project activities.
 - d. Within five days of clearing or inactivity, 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. Project site 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-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches one-third the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
 - m. Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.
 - n. 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.
17. **Mitigation Measure 13:** The applicant shall implement the following basic construction measures at all times:
- a. 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 Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, 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.
18. **Mitigation Measure 14 (BIO-5):**
- a. Discharges to receiving waters may occur only during the wet weather season (October 1 – April 30) and must (1) be composed of only stormwater, (2) be free of pollutants, and (3) must not alter natural ocean water quality in the Fitzgerald Area of Special Biological Significance (ASBS).
 - b. All new point source discharges into the ASBS shall either be retained on-site or shall be treated on-site prior to entering a County storm drain.
 - c. Water that comes into contact with architectural copper during installation, cleaning, treating, and washing can be a source of water pollution to the County storm drains and eventually to the ASBS. Therefore, architectural copper BMPs are required to be identified on project plans and implemented during construction and future maintenance.
 - d. Discharge to the Montara Water and Sanitary District's sewer system is required, in compliance with Section 3-8.800 of the Montara Water and Sanitary District Code. For properties served by private septic, pool and/or spa discharge shall be dechlorinated and slowly discharged to landscaped areas (determined adequate to support the volume).

- e. Erosion and sediment control plans shall be submitted for review and approval for projects within the ASBS watershed that involve soil disturbance and are subject to a building or grading permit.
 - f. Pursuant to the Water Board's General Exception to the California Ocean Plan with Special Protections (Attachment B, Section A.2.c.1), weekly construction site inspections are required for all construction sites within the ASBS watershed that involve soil disturbance and are subject to a building or grading permit (considered Stormwater Regulated Construction Sites "SWRS").
 - g. On-site areas (new or replaced) used for car washing shall drain to adequately-sized vegetative areas or other on-site treatment facilities or occur on permeable surfaces (e.g., gravel, grass) and shall use as little detergents as necessary. Phosphate free or biodegradable soap is highly encouraged. Discharge to the sanitary sewer is prohibited (Montara Water and Sanitary Code).
 - h. Landscape irrigation must comply with the County's Water Efficient Landscape Ordinance (WELo), when applicable. The County's adopted WELo applies to new and rehabilitated landscapes with a total landscape area equal to or greater than 2,500 sq. ft. for public agency and private development projects or which are developer-installed in single-family and multi-family projects.
19. **Mitigation Measure 15:** 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).
20. **Mitigation Measure 16:** 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.
21. **Mitigation Measure 17:** 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.
22. **Mitigation Measure 18:** 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.
23. During the construction phase, no flood lights or similar types of nighttime lighting are allowed.
24. The applicant shall include the approval letter on the top pages of the building plans.
25. The applicant shall indicate the following on the plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
- a. Lower the roof ridge of the barn by 18-inches.

- b. Install downward-directed lighting fixtures for all exterior lights.
26. The applicant shall provide “finished floor elevation verification” to certify that the structures are 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. Thus datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structures 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 structures, (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-sections.
 - 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 roofs 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.
27. Prior to the issuance of the building permit the property owner shall record an easement on a portion of the property, as delineated on approved plans, containing a covenant, running with the land in perpetuity, which limits the use of the land covered by the easement to agricultural uses, non-residential development customarily considered accessory to agriculture, farm labor housing, and environmental resource protection areas. The form of the easement shall be to the satisfaction of the County Counsel’s Office.
28. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) Watershed and is considered a Construction Stormwater Regulated Site. Weekly construction inspections are required throughout the duration of land disturbance during the rainy season (Oct. 1 to through April 30) for sites within the ASBS Watershed, as required by the State Water Resources Control Board General Exceptions to the California Ocean Plan with Special Protections adopted on March 20, 2012.
29. The project site is located within the ASBS watershed. Runoff and other polluted discharges from the site are prohibited. Development shall minimize erosion, treat stormwater from new/replaced impervious surfaces, and prevent polluted discharges into the ASBS or a County storm drain (e.g., car washing in a driveway or street, pesticide application on lawn).

30. An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for grading, construction, and demolition purposes, as the project requires tree protection of significant tree(s) [insert grading permit if applicable]. Once all review agencies have approved your building permit, you will be notified that an approved job copy of the Erosion Control and/or Tree Protection Plan is ready for pick-up at the Planning counter of the Planning and Building Department. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, please contact the Building Inspection Section, at 650/599-7311, to schedule a pre-site inspection. A \$144 inspection fee will be assessed to the building permit for the inspection. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Building Inspection Section.
31. As the project involves over 1-acre of land disturbance, the property owner shall file a Notice of Intent (NOI) with the State Water Resources Board to obtain coverage under the State General Construction Activity NPDES Permit. A copy of the project's NOI, WDID Number, and Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to the Current Planning Section and the Building Inspection Section, prior to the issuance of the grading permit "hard card."
32. No grading activities shall commence until the property owner has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section.
33. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the erosion control plan, as prepared and signed by the engineer of record and approved by the decision maker. 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.
34. Prior to issuance of the grading permit "hard card," the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.
35. The property owner 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 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.
36. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
37. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site:
- a. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer.
 - b. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and Current Planning Section.
38. Applicant shall prepare a Stormwater Management Plan (SWMP) that includes, at a minimum, exhibit(s) showing drainage areas and location of Low Impact Development (LID) treatment measures; project watershed; total project site area and total area of land disturbed; total new and/or replaced impervious area; treatment measures and hydraulic sizing calculations; a listing of source control and site design measures to be implemented at the site; hydromodification management

measures and calculations, if applicable; NRCS soil type; saturated hydraulic conductivity rate(s) at relevant locations or hydrologic soil type (A, B, C or D) and source of information; elevation of high seasonal groundwater table; a brief summary of how the project is complying with Provision C.3 of the MRP; and detailed Maintenance Plan(s) for each site design, source control and treatment measure requiring maintenance.

39. Project shall comply with all requirements of the Municipal Regional Stormwater NPDES Permit Provision C.3. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Stormwater Technical Guidance Manual for assistance in implementing LID measures at the site: <http://www.flowstobay.org/newdevelopment>.
40. Prior to the final of the building permit for the project, the property owner shall coordinate with the Project Planner to enter into an Operation and Maintenance Agreement (O&M Agreement) with the County (executed by the Community Development Director) to ensure long-term maintenance and servicing by the property owner of stormwater site design and treatment control [and/or HM] measures according the approved Maintenance Plan(s), for the life of the project. The O&M Agreement shall provide County access to the property for inspection. The Maintenance Agreement(s) shall be recorded for the property.
41. Site access shall be granted to representatives of the County, the San Mateo County Mosquito and Vector Control District, and the Water Board, at any time, for the sole purpose of performing operation and maintenance inspections of the installed stormwater treatment systems [and HM controls]. A statement to that effect shall be made a part of the Maintenance Agreement recorded for the property.
42. The property owner shall be required to pay for all County inspections of installed stormwater treatment systems as required by the Regional Water Quality Control Board or the County.

Building Inspection Section

43. The applicant shall comply with all Building Inspection requirements at the building permit stage of the application.
44. A building permit is required for each building on this property.
45. The projects shall be designed and constructed according to the currently adopted and locally amended California Building Standards Code in effect at the time of building permit application, which at the time of this review is the 2016 version.
46. This property is not currently located within a mapped Fire Hazard Severity Zone and as such construction and clearances meeting code requirements for this type of a Hazard Zone are optional not mandatory.
47. Prior to the issuance of the Building permit or Planning permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Building Inspection Section 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 Building Inspection Section for review and approval.

48. 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 predeveloped state. Recommended measures shall be designed and submitted to the Public Works Department for review and approval.
49. At the completion of work, the engineer who prepared the approved grading plan shall certify, in writing, that all grading, lot drainage, and drainage facilities have been completed in conformance with the approved plans, as conditioned, and the Grading Ordinance.

Coastside Fire Protection District

50. Per the California Building Code, State Fire Marshal regulations, and Coastside Fire Protection District Ordinance 2016-01, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and recondition sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final. Date of installation must be added to exterior of the smoke alarm and will be checked at final. At the building permit stage include this condition as a note on the plans.
51. Smoke alarm/detector are to be hardwired, interconnected, or with battery backup. Smoke alarms to be installed per manufactures instruction and NFPA 72. At the building permit stage include this condition as a note on the plans.
52. Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet, 5.0 square 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 sill height shall be not more than 44 inches above the finished floor. (CFC 1030). At the building permit stage include this condition as a note on the plans.
53. Prior to the issuance of the building permit the applicant shall revise the plans to identify rescue windows in each bedroom and verify that they meet all requirements.
54. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). At the building permit stage include this condition as a note on the plans.
55. Per Coastside Fire Protection District Ordinance 2016-01, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code. At the building permit stage include this condition as a note on the plans.

56. Per Coastside Fire Protection District Ordinance 2016-01 and the 2016 California Fire Code 304.1.2 the following is required:
- a. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.
 - b. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
 - c. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

At the building permit stage include this condition as a note on the plans.

57. The applicant shall provide and maintain an asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works and the Coastside Fire Protection District Ordinance 2016-01, and the California Fire Code shall set road standards. As per the 2016 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District specifications. As per the 2016 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20 foot road) and on-street parking is desired, an additional improved area shall be developed for that use. At the building permit stage include this condition as a note on the plans.
58. Prior to the issuance of the building permit the applicant shall confirm on the submitted plans that the turnaround by the barn/workshop meets the minimum turn radius requirements.
59. Prior to issuance of the building permit the applicant shall revise the turnaround near the garage as it does not meet the minimum dimensions for a turnaround, as designed (If the turnaround by barn meets all requirements you may not be required to provide a second turnaround by garage).
60. Prior to issuance of the building permit a plan and profile of the driveway/roadway is required and shall be included in the plan set.
61. Fire apparatus access roads shall be constructed of an approved all weather surface. Grades 15% or greater to be surfaced w/ asphalt, or brushed concrete. Grades 15 % or greater shall be limited to 150 feet in length with a minimum of 500 ft. between the next section. For roads approved less than 20 feet, 20 feet. wide turnouts shall be on each side of 15% or greater section. No grades over 20%. (Plan and profile required) CFC 503. At the building permit stage include this condition as a note on the plans.
62. Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock. Electric gates shall have a Knox Key Switch. Electric gates shall automatically open during power failures. CFC 503.6, 506. For application and instructions please email jriddell@fire.ca.gov and ramores@fire.ca.gov. If you need further assistance please contact Coastside Fire Protection District 650/726-5213.

63. Prior to issuance of a building permit the applicant shall submit plans for the installation of a wharf type hydrant for review and approval by the Coastside Fire Protection District. The wharf type hydrant shall be located no further than 150 feet from the proposed residence along the driveway access. The wharf hydrant must have a minimum flow of 250 gallons per minute at 20 pound per square inch for a minimum of 20 minutes and be supplied by a minimum 4-inch supply line. The plans for this system must be submitted to San Mateo County Planning and Building Department. Upon submission of plans, the County will forward a complete set of plans to the Coastside Fire Protection District for review and approval.
- a. No approved fire hydrant system available (no water district): Wet draft hydrant system required as below. Details and notes to be shown on plans. CFC B103.3
 - b. Tank size: 7,500 gallons for up to 3,600 sq. ft. single-family dwelling. If the single-family dwelling is larger than 3,600 sq. ft., use NFPA 1142.
 - c. Tanks have reliable water supply and auto fill. Domestic supply cut-off required.
 - d. Tanks located at elevation above hydrant to provide positive pressure and water to hydrant.
 - e. Tank venting: 1.5 times the size of the pipe w/ fine mesh screen.
 - f. Tanks interconnected by a minimum of 4-inch pipe.
 - g. Tanks that are located within 30 feet of the lot lines and structures shall be non-combustible.
 - h. Wet Draft Hydrant (WDH) Supply Piping: 4-inch minimum, C900 or other underground fire service rated pipe. Pipe shall have a minimum of 30-inches depth of cover, 36 inches under drivable areas.
 - i. Thrust blocks shown on plans as required.
 - j. All above ground piping for WDH to be metallic, where ground contact occurs, metal pipe shall be double wrapped w/ approved 10-mil pipe tape. All metallic underground fittings shall be protected against corrosion.
 - k. WDH to be an approved type with 4 1/2-inch NH threaded outlet and shutoff valve. Discharge to be from 30 inches to 36-inches above grade.
 - l. WDH located from 50 feet to 150 feet from structure by way of approved fire apparatus access. WDH to be clearly visible, located 3 to 6 feet from the fire apparatus access, and be protected from damage.
 - m. WDH shall be placed in a concrete pad, 4-inches deep and 2 feet by 2 feet minimum at base.
 - n. Wet draft hydrants shall have a permanent sign affixed, red in color with white 1-inch letters stating "Wet Draft Hydrant, # gallons", with the gallons of water available for the hydrant provided.

At the building permit stage include this condition as a note on the plans.

64. The size of the house the NFPA 1142 calculation for tank size is 23,700.

65. Hydrant location #2 may have to be moved to before the barn / workshop.
66. Per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2016-01, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. Fire Sprinkler plans will require a separate permit. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set to the Coastside Fire Protection District for review. At the building permit stage include this condition as a note on the plans.
67. Installation of underground sprinkler pipe shall be flushed and visually inspected by Coastside Fire Protection District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call Coastside Fire Protection District to schedule an inspection. Fees shall be paid prior to plan review.
68. Exterior bell and interior horn/strobe: are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.
69. At the building permit stage add a note to the title page of the plans that the building will be protected by an automatic fire sprinkler system.
70. The barn/accessory building will require the installation of a NFPA 13 Light Hazard fire sprinkler system.

Department of Public Works

71. 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. The plan and profile shall also include both the existing and the proposed access from the nearest "publicly" maintained roadway to the proposed building site. 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.
72. Plans, with specific construction details, shall be stamped and signed by the registered civil engineer and submitted to the Public Works Department for review and approval prior to construction.
73. 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.

Environmental Health Services

74. The applicant shall comply with all Environmental Health Services requirements at the building permit stage.

- 75. Prior to building permit issuance, the applicant shall submit full septic design by registered professional to show the location of percolation test holes completed on November 15, 2011, with test data affixed onto plans.

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- 3. **Owner:** State of California (Caltrans and State Parks)
Applicant: Caltrans and San Mateo County
File Number: PLN 2018-00482
Location: Highway 1 at Postmile 38.0(adjacent to Gray Whale Cove State Beach)
Assessor’s Parcel No.: Public Right-of-Way and portions of 036-380-180 (State Parks land)

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, to install pedestrian access improvements at Gray Whale Cove State Beach. This project is appealable to the California Coastal Commission. Application deemed complete September 3, 2019. Please direct any questions to Project Planner Michael Schaller 650/363-1849 or mschaller@smcgov.org.

The County and its co-applicant – Caltrans continue to work towards resolving organizational responsibilities related to construction and maintenance of the proposed project. At this time, it is not clear by what date those discussions will be concluded. Therefore, postponing the public hearing on this item to a date uncertain. When these discussions have been concluded, staff will re-agendize this item for a public hearing in front of the Planning Commission consideration.

4. Correspondence and Other Matters

Letters received regarding the Canyon Lane Project, Janneth will send the packet out to Commissioners following the meeting. In addition there was an invitation to view the site by the person who manages the Emerald Lake site. The Community Development Director suggested we wait and plan to visit the site prior to the hearing that was we can notice the site visit and give others a chance to attend. At the moment we do not know what date this will be coming to hearing.

Additional Grey Whale Cove project correspondence received, Janneth will send to the Commissioners following the meeting.

5. Consideration of Study Session for Next Meeting

The next Planning Commission meeting for 11/27/19 is being cancelled for lack of agenda items and because of the holiday. Next meeting will be on December 11th and we look to have the Grey Whale Cove Pedestrian Crossing along with the Pillar Point RV Park item.

6. Director’s Report

Stanford’s development plan, their application was withdrawn. The County continue to have concerns for any future proposals.

Joe LaClair is working on completing the public review draft for Connect the Coastside that responds to all the comments received. An informational item will be scheduled and brought to the Planning Commission in the near future.

7. Commissioner Updates and Questions

Commissioner Ketcham asked if the Board of Supervisors is hosting any social gathering events. Community Development Director is now aware of any events occurring.

Commissioner Gupta asked if the County is involved in any transportation solutions/or and training opportunities? Community Development Director indicated that Home for All is taking a look at the

transportation issues and solutions and how to work together for the community to resolve these problem. We will let Commissioners know as these convening's are scheduled.

Commissioner Hansson mentioned about having the nomination for the new Chair and Vice Chair at the next hearing. Everyone agreed and the nominations/voting will take place at the December 11, 2019 meeting.

8. Adjournment

The meeting was adjourned 11:19 a.m.
