



## Planning & Building Department Planning Commission

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

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

### ACTION MINUTES

MEETING NO. 1699 (Revised)  
Wednesday December 9, 2020  
9:00 a.m.

\* BY VIDEOCONFERENCE ONLY\*

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

**Pledge of Allegiance:** The Pledge of Allegiance was led by Janneth Lujan, Planning Commission Secretary.

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

Legal notice published in the San Mateo County Times on November 28, 2020 and Half Moon Bay Review on December 2, 2020.

**Oral Communications** via written comment only via email:  
None

**Consideration of the Minutes** of the Planning Commission meetings for October 28, 2020 and November 18, 2020.

Commissioner Ramirez moved, and Commissioner Gupta seconded, that the minutes be approved as submitted. Motion carried 5-0-0-0.

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### **CONSENT AGENDA**

9:00 a.m.

- Owner:** San Francisco Public Utilities Commission (SFPUC)  
**Applicant:** Mary Tienken, SFPUC  
**File Number:** PLN2020-00270  
**Location:** Various  
**Assessor's Parcel Nos:** 093080100, 093080120, 093090010, 093090040, 093090050, 093101050, 093101010, 093070030, 093070020

Consideration of a General Plan Conformity analysis for the proposed Southern Skyline Boulevard Ridge Trail Extension Project. The Project would extend the Bay Area Ridge Trail by approximately 6.5 miles; construct new trail support facilities (restrooms, parking lots); modify access management programs over existing and proposed trail segments; and convey a permanent easement over an existing trail segment.

The project is proposed for SFPUC lands in the vicinity of State Routes 92 and 35 in San Mateo County. Application deemed complete November 2, 2020. Please direct any questions to Project Planner Chanda Singh at [csingh@smcgov.org](mailto:csingh@smcgov.org)

**COMMISSION ACTION:**

**Commissioner Ketcham** moved for approval of the Consent Agenda, and **Commissioner Ramirez** seconded the motion. Motion carried 5-0-0-0, approving the item.

**FINDING:**

Based on information provided by staff the Planning Commission found that the proposed Southern Skyline Boulevard Ridge Trail Extension Project (APNs 093-080-100, 093-080-120, 093-090-010, 093-090-040, 093-090-050, 093-101-050, 093-101-010, 093-070-030, and 093-070-020) conforms to the County General Plan.

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**END OF THE CONSENT AGENDA**

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**REGULAR AGENDA**

**9:00 a.m.**

- 2. **Owner:** Anjelo Gomez & Kate Lim Gomez  
**Applicant:** David Hirzel  
**File Number:** PLN2020-00165  
**Location:** 9500 Cabrillo Highway, Moss Beach (District 3)  
**Assessor’s Parcel No:** 037-171-870

Consideration of a Coastal Development Permit, Coastside Design Review, & Home Improvement Exception to allow the construction of an 800 sq. ft. addition to an existing 1,400 sq. ft. single-family residence where 23 sq. ft. of the proposed rear addition encroaches into the rear 20' setback. The existing garage would be converted into 360 sq. ft. of living space and a new 497 sq. ft. attached garage is proposed. The CDP is appealable to the California Coastal Commission. Application deemed complete October 13, 2020. Please direct any questions to Project Planner Kanoa Kelley at [kkelley@smcgov.org](mailto:kkelley@smcgov.org).

**SPEAKERS:**

- 1. David Hirzel
- 2. Angelo Gomez
- 3. Lennie Roberts

**COMMISSION ACTION:**

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

Commissioner Ketcham moved to approve the project. Commissioner Gupta seconded the motion. **Motion carried 5-0-0-0.**

Based on information provided by staff the Planning Commission approve the Coastal Development Permit, Design Review, and Home Improvement Exception, County File Number PLN 2020-00165, by adopting the required findings and conditions with modifications listed as follows:

**FINDINGS**

Regarding the Environmental Review, Found:

1. The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, which exempts additions of less than 10,000 square feet. The parcel is currently served by all public services and the project is not located in an environmentally sensitive area.

Regarding the Design Review, Found

2. That the project has been reviewed and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Mid-coast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:
  - a. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale. (2) b. Openings: The proposed windows and doors complement the style of the existing openings, providing a cohesive design. Added windows in the garage and bay window at Bedroom No.4 break up the large blank wall and are proportionately appropriate for the style of home.
  - b. Section 6565.20 (D) ELEMENTS OF DESIGN; 3. Roof Design a. Massing and Design of Roof Forms: The Proposed roof design blends well by matching hip and gable style of the existing roof.
  - c. Section 6565.20 (D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors b. Quality: The exterior design of the addition is complimentary to the existing home, and the trim work at the gables matches the existing home and adds visual interest. The color palette is consistent with the neighborhood and the natural setting.

Regarding the Home Improvement Exception

3. The existing structure has a design or there are conditions applicable to the property such that the proposed project would result in only minor exterior changes. The project complies with all R-1/S-17 development standards except for a minor encroachment of 23 sq. ft. into 4 feet of the rear yard setback. Section 6531 of the Zoning Regulations allows approval of an HIE to grant relief from the strict provisions of the Zoning Regulations for setbacks, provided the criteria under Section 6531 of the Zoning Regulations are met. Staff has assessed the proposal against these criteria and found that the project qualifies for a Home Improvement Exception.
4. The HIE sustains the integrity or enhances an existing design concept or the neighborhood character. The proposed project has been found to be in compliance with coast side design review standards, which indicates the project would sustain the integrity of the neighborhood character. The one-story addition would maximize the use of an underutilized parcel. The design of the addition is compatible with the existing home and the neighborhood which is comprised mostly of single-story ranch or bungalow style homes.
5. The granting of the application will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare, or convenience. This project was reviewed and conditionally approved by all applicable agencies including the Building Inspection Section and Coastside Fire Protection District. The project complies with all other S-17 District Development Standards with the exception of the encroachment into the rear yard. The project must comply with all building codes. Due to the unusual shape of the rear property line, 25 sq. ft. of the addition will encroach up to 4 feet into the rear setback, but the encroachment would not be detrimental to the general public safety.

6. The HIE authorizes only uses or activities which are permitted by the zoning district. The HIE authorizes only uses or activities which are permitted by the zoning district. Low density residential is a permitted use in the R-1 zone. The subject HIE will not authorize any other activities or uses.
7. The HIE is consistent with the objectives of the General Plan and the Zoning Regulations. The County General Plan designation for the property is Medium Density Residential and the zoning district is S-17. The project proposal would not result in any change in the building use or community character and is consistent with the objectives of the General Plan. The project is consistent with all other development standards pursuant to the S-17 Zoning District, apart from 25 sq. ft. of the addition, which is to be remedied with this approval of a Home Improvement Exception.

Regarding the Coastal Development Permit, Found:

8. 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, dated November 9, 2020.
9. That where the project is located between the nearest public road and the sea, that the project is in conformity with the Public Access and Public Recreation Policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project is located between the nearest public road and the sea. However, the parcel is located directly adjacent to Cabrillo Highway approximately .36 miles from the shoreline. The site is surrounded on all sides by single-family development and does not have direct beach access, therefore the addition will not obstruct public access to any coastal resources.
10. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program relating to the Locating and Planning New Development, Sensitive Habitats, Visual Resources, and Shoreline Access Components. The project incorporates conditions to comply with erosion control requirements and the design is consistent with Coastside Design Review standards for single-family residential buildings in a County Scenic Corridor.

**CONDITIONS OF APPROVAL**

Current Planning Section

1. The project shall be constructed consistent with the plans approved by the Planning Commission and in substantial conformance with plans reviewed by on December 9, 2020. Any changes or revisions to the approved plans shall be submitted to the Community Development Director for review and approval prior to implementation. Minor adjustments to the project design may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The applicant shall indicate the following on the plans submitted for a building permit:
  - a. Extend gable expression at rear of new garage roof, to mirror the gable end over the garage on the front of roof addition.

- b. Apply Board and Batten on new gables over garage facing front and rear, to match board and batten at gable over former garage roof.
  - c. Add (2) 3040 double hung windows on North elevation of new garage, with approximately 6 feet to 7 feet from front corner of garage to centerline of front window, and approximately 9 feet – 10 feet from centerline of front garage window to centerline of second garage window.
  - d. Add bay window protrusion on North side of Bedroom No.4, with double 3040 windows. Width of bay window protrusion to be 7 feet – 8 feet long, and hip roof to extend over protrusion as allowable by zoning (ceiling in bay window must be lower than ceiling on bedroom). Bay window to be as close as feasible to closet and wall between garage and Bedroom No.4.
  - e. The new fence at North side of house shall be vertical redwood, left natural or with clear stain.
3. The applicant shall apply for a Voluntary Merger with the San Mateo County Planning and Building Department, which shall be recorded, and all applicable fees paid prior to issuance of a building permit.
  4. The applicant shall provide “finished floor elevation verification” to certify that the structure is constructed at the height shown on the approved plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point near the construction site.
    - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
    - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
    - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
    - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
    - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
    - 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.

- g. A survey verification letter will be required during the construction phase of this project. Once the building permit has been issued and the forms have been set, the surveyor of record shall field measure the setback dimensions of the set forms from applicable property lines and compose a survey verification letter, with stamp and signature, of the field measurements to be submitted to the Planning and Building Department for review and approval.
- 5. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
  - 6. Approved erosion and sediment control measures shall be installed prior to beginning any work and maintained throughout the term of the building permit as confirmed by the County through a pre-site inspection if project initiation occurs immediately prior to or during the wet season. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
  - 7. 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," Items 14.a through 14.I, below:
    - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
    - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
    - c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
    - d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.
    - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
    - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
    - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
    - h. Performing clearing and earth-moving activities only during dry weather.
    - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.

- j. Limiting construction access routes and stabilizing designated access points.
  - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - l. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction best management practices.
8. To reduce the impact of construction activities on neighboring properties, comply with the following:
- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
  - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
  - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along Cabrillo Highway or any surrounding public streets. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Cabrillo Highway. There shall be no storage of construction vehicles in the public right-of-way.
9. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
10. Noise levels produced by proposed project activities shall not exceed the 80-dBA level at any one moment. Noise-generating project activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday. Noise-generating project operations shall be prohibited on Saturday and Sunday and any national holiday.

#### Building Inspection Section

11. A building permit is required for this project. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Geotechnical Section, the Department of Public Works, and the Coastside Fire Protection District. No site disturbance shall occur, including any grading until a building permit has been issued.

#### Montara Water and Sanitary District

12. The applicant shall obtain a Sewer Remodel Permit prior to issuance of building permit. Fixture Unit Upgrade and other Fees must be paid prior to issuance of connection permit. Sewer lateral TV inspection and potential repairs or upgrade to current MWSD standards will be required.

#### Department of Public Works

13. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.

14. No proposed construction work within the Caltrans right-of-way shall begin until CalTrans requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a CalTrans Inspector 48 hours prior to commencing work in the right-of-way.

#### Drainage Section

15. At the time of building permit submittal, the applicant shall submit a final drainage plan which complies with the County's "prescriptive" drainage review requirements.

#### Coastside Fire Protection District

16. Smoke Detectors which are hard wired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire 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 the exterior of the smoke alarm and will be checked at final.
17. Smoke alarms/detectors are to be hardwired, interconnected, or with battery back-up. Smoke alarms must be installed per manufacture instruction and NFPA 72.
18. Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor. (CFC 1030). Additions to bedrooms with new windows they shall meet this requirement.
19. Identify rescue windows in each bedroom and verify that they meet all requirements on plans submitted for a building permit.
20. As per Coastside Fire Protection District Standard CI-013, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6 inch by 18-inch green reflective metal sign with 3-inch reflective numbers and letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway.
21. As 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, if the addition requires new section of roof.



- 22. The installation of an approved spark arrester is required on all (WOOD BURNING) chimneys. Spark arresters shall be made of 12-gage woven or welded wire screening having openings not exceeding 1/2-inch.
- 23. Per the Coastside Fire Protection District Ordinance 2016-01, 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.
- 24. Solar Photovoltaic Systems: These systems shall meet the requirements of the 2019 CFC Section 605.11
- 25. If project is under 50 percent value or safety score over 17 points, additional conditions may apply.
- 26. If project is over 50 percent value or safety score under 17 points, additional conditions may apply.

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<b>3.</b>	<b>Owner:</b> <b>Applicant:</b> File Number: Location: Assessor’s Parcel No:	<b>KN Properties</b> <b>Ron Stefanick</b> PLN2017-00199 9400 Cabrillo Highway, Moss Beach (District 3) 037-171-860
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Continuation of a Consideration of a Coastal Development Permit to install and restore a low-profile landscape planter to an existing gas station. The project is appealable to the California Coastal Commission. Application deemed complete July 26, 2018. Please direct any questions to Project Planner Olivia Boo at [oboo@smcgov.org](mailto:oboo@smcgov.org).

**SPEAKERS:**

- 1. Carlyle Ann Young
- 2. JQ

**COMMISSION ACTION:**

Commissioner Ketcham moved and Commissioner Santacruz seconded the motion to close the public comment. **Motion carried 5-0-0-0.**

Commissioner Ramirez moved to approve the project **as amended**. Commissioner Santacruz seconded the motion. **Motion carried 5-0-0-0.**

Based on information provided by staff the Planning Commission approved the Coastal Development Permit, County File No. PLN 2017-00199, by adopting the findings and adopting the conditions with modifications and amended to item 3 in accordance with statements of the Director of approval listed as follows:

## **FINDINGS**

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

1. That this project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1, which applies to the minor alteration of existing public or private structures, involving negligible or no expansion of the existing use.

### **Regarding the Coastal Development Permit, Found:**

2. That the project, as described in the application and accompanying materials and as conditioned, conforms with the plans, policies, requirements, and standards of the San Mateo County General Plan and Local Coastal Program. The project conforms to applicable policies including those regarding Soil Resources, Visual Quality, and Urban Land Use and Design Review. The project is located in an urban area designated Commercial and the proposed project facilitates an allowed use.
3. Where the project is located between the nearest public road and the sea that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project will not have an adverse impact on coastal access and recreation opportunities, and therefore does not conflict with Coastal Act or LCP policies calling for the protection and enhancement of such opportunities.

## **CONDITIONS OF APPROVAL**

### **Current Planning Section**

1. This approval applies only to the proposal, documents and plans described in this report and approved by the Planning Commission on December 9, 2020. The Community Development Director may approve minor revisions or modifications to the project if they are consistent with the intent of, and in substantial conformance with, this approval.
2. The permit shall be valid for one (1) year from the date of final approval.
3. Prior to installation of the planters, final plans shall be submitted for Community Development Director review and approval, accompanied by evidence that the plans have been approved by the Coastside Fire District. Unless otherwise required by the fire district, the final plans shall:
  - a. Extend the length of existing planter located under the monument sign (planter "A") to the corner of Vermont Avenue and Cabrillo Highway. The width of planter A shall be

the same as the existing planter, except where necessary to provide a 3-foot separation between the planter and the existing fire hydrant;

- c. Install "Right Turn Only" signs on each side of the driveways adjacent to Highway One;
  - d. Demark pedestrian cross walks across each driveway adjacent to Highway One using road grade paint; and,
  - e. Include planting and irrigation plans, prepared by a qualified landscape professional, that utilizes drought tolerant non-invasive species that will grow to a height no greater than 4 feet at maturity.
4. The planters and the landscaping specified by the approved plans shall be installed within one year of permit approval (i.e., by December 9, 2021), and shall be maintained in a manner that ensures the approved plants are healthy or replaced in a timely manner, for the duration of the gas station use.
6. The applicant shall adhere to Best Management Practices for erosion and sediment control throughout the duration of project construction. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
- a. Stabilizing any denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
  - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
  - c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
  - d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.
  - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
  - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees and drainage courses with field markers

- g. Protecting adjacent properties, buildings, and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - h. Performing earth-moving or ground disturbing activities only during dry weather.
  - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilizing designated access points.
  - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction best management practices.
7. To reduce the impact of construction activities on neighboring properties and/or the public roadways, comply with the following:
- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
  - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
  - c. The applicant shall ensure that no construction-related vehicles will impede through traffic along any public right-of-way. All construction vehicles shall be parked on-site outside of any public right-of-way. There shall be no storage of construction vehicles, equipment, or materials in any public right of-way or shared driveway.
8. The applicant shall ensure that during construction, noise, light, dust, odor and other interference with persons and property off the development site is minimized.
9. Noise sources associated with project implementation 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). Caltrans.
10. Plants must be located so they will not obscure pedestrian and bicyclists at conflict points.
11. Any work or traffic control that encroaches into the right-of-way requires an encroachment permit issued by Caltrans.

Coastside Fire Protection District

12. The curb planter shall maintain a low profile so as not to obstruct emergency vehicle access.

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4.	<b>Owner:</b> <b>Applicant:</b> File Number: Location: Assessor’s Parcel No:	<b>Point Pillar Project Developers</b> <b>Ron Stefanick</b> PLN2017-00320 Capistrano Road, Princeton (District 3) 047-081-430
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Consideration of 1) the Certification of an Initial Study and Mitigated Negative Declaration, and 2) a Coastal Development Permit, Use Permit, Design Review Permit, Mobilehome Park Permit, and Grading Permit for the construction of a new 47-space (formerly 50-space) Recreational Vehicle (RV) park, 8 tent camping spaces (formerly 7 tent camping spaces), plus an 1,065 sq. ft. shower and laundry building located on a legal 3.3-acre parcel. The project involves 4,500 cubic yards of cut and 4,575 cubic yards of fill. No trees are proposed for removal. The project was continued from the Planning Commission meeting of December 11, 2019. The project is appealable to the California Coastal Commission. Please direct any questions to Project Planner Ruemel Panglao at [rpanglao@smcgov.org](mailto:rpanglao@smcgov.org).

**SPEAKERS:**

1. Richard Bolton
2. Carlyle Ann Young
3. Tom Gallegar
4. Lee Laughlin
5. Mickey Mallory
6. JQ Oswine, Resist Density
7. Jill Grant
8. Robert Schmit
9. Dolores Silva
- 10. Dan Hagerty**
- 11. Dave Titus**
- 12. Lee Zeealofan**
- 13. Telma**

**COMMISSION ACTION:**

Commissioner Ketcham moved and Commissioner Gupta seconded the motion to close the public comment. **Motion carried 5-0-0-0.**

Commissioner Ketcham moved to approve the project. Commissioner Gupta seconded the motion. **Motion carried 3-2-0-0.**

Based on information provided by the Planning Commission adopted the Initial Study/Mitigated Negative Declaration and approved the Coastal Development Permit, Use Permit, Design Review Permit, Mobilehome Park Permit, and Grading Permit by making the required findings and adopting the conditions of approval with modifications identified as follows:

**FINDINGS****For the Environmental Review, Found:**

1. That the Planning Commission does hereby find that the Initial Study/Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Initial Study/Mitigated Negative Declaration is complete, correct, and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.
3. That on the basis of the Initial Study/Mitigated Negative Declaration, comments received hereto, testimony presented and considered at the public hearing, and based on analysis contained in the staff reports prepared for the Planning Commission, there is no substantial evidence that the project will have a significant effect on the environment.
4. That the Mitigation Measures (numbered 1 through 17) in the Initial Study/Mitigated Negative Declaration and agreed to by the owner and placed as conditions on the project address the Mitigation Monitoring and Reporting Plan requirements of California Public Resources Code Section 21081.6.1. The Mitigation Measures have been included as conditions of approval in this attachment. This attachment shall serve as the Mitigation Monitoring and Reporting Plan.

**For the Coastal Development Permit, Found:**

5. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program (LCP), specifically in regard to the Locating and Planning New Development Component, Public Works Component, Visual Resources Component (including the Community Design Manual Standards), Shoreline Access, and Recreation/Visitor-Serving Facilities Component of the Local Coastal Program. Furthermore, the proposed project is visually compatible with the mix of commercial recreation development along Capistrano Road, and the project is a visitor-serving and commercial recreation facility that would serve the needs of Coastsides visitors and residents in the area.
6. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program. Any applicable findings are discussed in Section A.2 of the prior staff report (Attachment C).

**For the Use Permit, Found:**

7. That the design and operation of the proposed use will further the purpose of the CCR Zoning District as stated in Section 6265, as the project consists of a 47-space RV park and 8-space tent campground intended to serve coastsides visitors and locals. The proposed project is compatible with the surrounding mix of commercial/visitor-serving development in the Princeton area, which includes retail shops, lodging, and restaurants. The project would provide on-site parking. The project site is within walking distance to other commercial visitor-serving businesses, primarily along Capistrano Road, and is within walking distance to shoreline access points to Princeton Beach. Overall, the project would not impact coastal resources or public ocean views.
8. That the design and operation of the proposed use will conform with the development standards stated in Section 6269 (CCR Zoning District) since the project, as proposed and conditioned,

conforms to the applicable development standards of the CCR Zoning District Regulations with regard to setbacks, height, lot coverage, protection of coastal resources, and landscaping. The applicant's subject use permit classifies an RV park under Other Compatible Uses as allowed by the CCR regulations.

9. That the establishment, maintenance, and/or conducting of the use will not, under the circumstances of the 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 since there is no evidence to suggest that the proposed project, as conditioned and approved, will have any detrimental effect upon coastal resources or result in adverse impacts to properties or improvements in the area. The project is compatible with the type and appearance of other existing commercial/visitor-serving development in the surrounding area, including one other RV park in close proximity (Pillar Point RV Park). As proposed and conditioned, the facility would be open to the public year-round with a limit on stays consistent with the LCP (28 days consecutively and 90 days annually), which is compatible with the operation of other lodging establishments in the surrounding area. Furthermore, the project is not considered a destination attraction that would cause a significant increase or change in pedestrian or vehicle traffic patterns as the use is intended to provide supportive lodging service to people that visit the Princeton area for other primary reasons.

For the Design Review Permit, Found:

10. That the project complies with the design guidelines and criteria of the Community Design Manual and the LCP's Visual Resources Component. The proposed materials and colors for the one-story laundry/shower facility, such horizontal fiber cement siding in Kelly Moore's Lover's Hideaway (dark beige), has a natural appearance. The structure uses gable roofs, including a non-reflective, brown composition shingle as the primary roof material. Paved areas integrate into the site, relate to the proposed structure, and would be landscaped to reduce visual impact from residential areas and from roadways. Public views from public roads and along scenic corridors to the ocean are protected. The proposed signs would include panels located on an existing multi-tenant monument sign and tower sign that consolidate signage for the Harbor Village property.

For the Mobilehome Park Permit, Found:

11. That the proposed project meets all of the applicable regulations of Chapter 26 of the Zoning Regulations. The project meets the definition of a mobilehome park as defined by Section 6537(2), which includes not just manufactured housing, but all forms of mobile housing, specifically including recreational vehicles; however, to the extent the MH ordinance requires consistency with components of State law that only apply to manufactured housing, mobilehome parks and installation, or factory-built housing, those requirements will not be applied to the proposed RV park, which is governed by a separate State law, the Special Occupancy Parks Act. The project is intended to be a commercial recreation and visitor serving use that provides low cost lodging opportunities for people visiting the coastside.

For the Grading Permit, Found:

12. That this project, as conditioned, will not have a significant adverse effect on the environment. The project has been reviewed by the Planning Section, who prepared an Initial Study/Mitigated Negative Declaration and found that the project can be completed without significant harm to the environment as conditioned.
13. That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan. Planning staff and the Department of Public

Works have reviewed 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 8605 and the San Mateo County General Plan.

### **CONDITIONS OF APPROVAL**

Changes from the staff report are identified by underlined text.

#### Current Planning Section

1. This approval applies only to the proposal, documents and plans described in this report and approved by the Planning Commission on December 9, 2020. The Community Development Director may approve minor revisions or modifications to the project if they are consistent with the intent of, and in substantial conformance with, this approval.
2. The Coastal Development Permit, Use Permit, Mobilehome Park Permit, and Grading Permit approvals shall be valid for five (5) years from the date of final approval in which time a building permit shall be issued and a completed building inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The Mobilehome Park Permit must be renewed every 5 years thereafter. Any extension to these permits shall require submittal of a request for permit extension and payment of applicable extension fees, no less than sixty (60) days prior to expiration. An extension of these approvals will be considered upon written request and payment of the applicable fees sixty (60) days prior to the expiration of the approvals.
3. Prior to the approval of the building permit, the applicant shall submit, for the review and approval of the Community Development Director, a Clear View Easement containing a legal description and map of easement area as defined in Attachment H. The Clear View Easement shall prohibit the placement of any structure (permanent or temporary), vegetation (planted or portable), or other view-limiting object in excess of 5 feet in height as measured from the finished grade within the easement area that is not already included in the approved plans with exception to the roofed trash enclosure proposed on the east side of the property. The applicant shall record the approved Clear View Easement with the San Mateo County Recorder's Office prior to approval of the building permit.
4. Any substantial change in use or increase in the intensity of the project shall require an amendment to the use permit. Minor adjustments to project design may be approved by the Community Development Director if they are consistent with the intent of and are in substantial conformance with this approval. Major amendment to this use permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing.
5. Signage for the use shall be limited to that approved under this permit. Any additional signage beyond the existing monument and tower signs shall require separate approval by the Planning and Building Department prior to installation.
6. Any new utilities shall be located underground from the nearest existing pole. No new poles are permitted to be installed.
7. The exterior colors and materials are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.



8. The applicant shall maintain landscaping as approved, in a healthy condition, and at heights compliant with the Clear View Easement, for the life of the use. Any dead or dying landscape shall be removed and replaced with the same or similar species.
9. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide the required information and forms.
10. The applicant shall provide "finished floor elevation verification" to certify that the laundry/shower building is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
  - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
  - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural grade or to the grade of the site (finished grade).
  - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
  - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
  - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
  - 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.
11. 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 the site and obtain all necessary permits.
  - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
  - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilization of designated access points.
  - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
  - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving 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.
12. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
13. No site disturbance shall occur, including any tree/vegetation removal or grading, until a building permit has been issued.
14. To reduce the impact of construction activities on neighboring properties, comply with the following:

- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
  - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
  - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Capistrano Road and Pillar Point Harbor Boulevard. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Capistrano Road and Pillar Point Harbor Boulevard. There shall be no storage of construction vehicles in the public right-of-way.
15. At the building permit application stage, the applicant shall submit a tree protection plan, including the following:
- a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project.
  - b. Isolate tree protection zones using 5-foot tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report.
  - c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas.
  - d. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or topers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting.
  - e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees.
  - f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence and 2 by 4 boards in concentric layers to a height of 8 feet.
  - g. Prior to Issuance of a building permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary to verify that all required tree protection and erosion control measures are in place.
16. The 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; Natural Resources Conservation Service (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. An Operation and Maintenance Agreement must be recorded prior to Planning final approval of the building permit.

17. The 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.
18. The property owner(s) shall coordinate with the project planner to record the Notice of Determination and pay an environmental filing fee of \$2,407.75 (or current fee), as required under Fish and Game Code Section 711.4(d), plus a \$50.00 recording fee to the San Mateo County within four (4) working days of the final approval date of this project.
19. The Coastal Development Permit shall not be in effect until a deed restriction is recorded by the owner of the land that specifies the following:
  - a. The development is a visitor-serving use exclusively available to the general public and that visitor and recreational vehicle length of stays are limited to no more than 28 consecutive days, and no more than 90 days per year. No recreational vehicles, trailers, or tents shall be allowed to remain on the site in excess of the length of stay limits. The deed restriction shall be recorded by the County Recorder to run with the land.
  - b. Conversion of any portion of the visitor-serving or commercial recreation facilities from development allowed under subparagraph (1) above, to a nonpublic, private, or member-only use, or the implementation of any program to allow extended or exclusive use or occupancy of such facilities by an individual or limited group or segment of the public, shall require an amendment to the applicable permit, and shall require a reduction in project density to the amount prescribed by LCP Policy 1.8 for uses which are not visitor serving.
20. For the first year of operation, an annual report shall be provided to the Planning Section that shows the length of stays for all customers of the RV Park.
21. Plans submitted for Building Permit approval shall include the following changes and additions:
  - a. Relocate the laundry/shower building to the end of the upper interior row closest to Highway 1 and Capistrano Road. The building shall face but not encroach into the Clear View Easement.
  - b. Provide robust landscape screening at the end of the lower interior row closest to Harbor Village and Capistrano Road by eliminating two RV spaces at the end of the row.
  - c. Reduce the size of the existing tower sign at the corner of Capistrano Road and Highway 1 to a maximum of six feet high and nine feet wide.
  - d. Preserve and reuse prime agricultural topsoil as much as possible.
22. The following activities are prohibited during the construction and operation of the RV park. **DO NOT:**
  - a. Allow runoff or spillage of damaging materials into the area below any tree canopy.
  - b. Store materials, stockpile soil, or park or drive vehicles within the Tree Protection Zone (TPZ) as determined by the Project Arborist and approved by the County Arborist.

- c. Cut, break, skin, or bruise roots, branches, or trunks of any significant or heritage tree without first obtaining authorization from the County Arborist.
  - d. Allow fires under or adjacent to trees.
  - e. Discharge exhaust into tree foliage.
  - f. Secure cable, chain, or rope to trees or shrubs.
  - g. Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the County Arborist.
  - h. Apply soil sterilant under pavement near existing trees.
23. Only excavation by hand or compressed air shall be allowed within the driplines of trees. Machine trenching within the driplines of trees is not allowed.
24. Avoid injury to tree roots. When a ditching machine, which is being used outside of the dripline of trees, encounters roots smaller than 2 inches, the wall of the trench adjacent to the trees shall be hand trimmed, making clear, clean cuts through the roots. Ail damaged, torn, and cut roots shall be given a clean cut to remove ragged edges, which promote decay. The Contractor shall make all reasonable efforts to fill trenches within 24 hours, but, where this is not possible, the side of the trench adjacent to the trees shall be kept shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet. Roots 2 inches or larger, when encountered, shall be reported immediately to the project arborist, who will decide whether the Contractor may cut the root as mentioned above or shall excavate by hand or with compressed air under the root. The root is to be protected with dampened burlap during excavation activities. The Project Arborist will be present for any root cutting required for the accessible pathway that connects the accessible tent spaces and the laundry/shower facility.
25. Route pipes outside of the area that is 10 times the diameter of a significant or heritage tree to avoid conflict with roots.
26. Where it is not possible to reroute pipes or trenches as noted by Condition 25, the Contractor shall bore beneath the dripline of the tree. The boring shall take place not less than 3 feet below the surface of the soil in order to avoid encountering "feeder" roots.
27. Any damage to trees due to construction activities shall be reported to the Project Arborist and County Arborist within six hours so that remedial action can be taken.
28. **Mitigation Measure 1:** All exterior lights shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area while meeting building code requirements. Any light spilling over onto adjacent properties caused by lighting required by building code shall be limited to the minimum lighting intensity and fixture amount required. A photometric and lighting plan shall be reviewed by the Planning Section during the building permit process to verify compliance with this condition. Prior to the final approval of the building permit, lighting shall be inspected and compliance with this requirement shall be verified.
29. **Mitigation Measure 2:** The applicant shall implement dust control measures, as listed below. Measures shall be included on plans submitted for the Building Permit and encroachment permit applications. The measures shall be implemented for the duration of any grading, demolition, and

construction activities that generate dust and other airborne particles. The measures shall include the following:

- a. Water all active construction areas at least twice daily.
- b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
- c. Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least 2 feet of freeboard.
- d. Apply water three times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at the construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- e. Sweep daily (preferably with water sweepers) all paved access roads, parking, and staging areas at the construction sites.
- f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- h. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour (mph).
- i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- j. Replant vegetation in disturbed areas as quickly as possible.

30. **Mitigation Measure 3:** The applicant shall submit an Air Quality Best Management Practices Plan to the Planning and Building Department prior to the issuance of any grading permit “hard card” or building permit that, at a minimum, includes the “Basic Construction Mitigation Measures” as listed in Table 8-1 of the BAAQMD California Environmental Quality Act (CEQA) Guidelines (May 2011). The following Bay Area Air Quality Management District Best Management Practices for mitigating construction-related criteria air pollutants and precursors shall be implemented prior to beginning any grading and/or construction activities and shall be maintained for the duration of the project grading and/or construction activities:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day.
- d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
- e. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.

- f. Roadways and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
  - g. Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
  - h. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications.
  - i. Minimize the idling time of diesel-powered construction equipment to two minutes.
  - j. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
31. **Mitigation Measure 4:** Pre-Construction Nesting Bird Surveys. Prior to any Project construction-related activities (such as tree removal, grubbing, grading or other land disturbing activities), the Project proponent shall take the following steps to avoid direct losses of active nests, eggs, and nestlings and indirect impacts to avian breeding success:
- If construction-related activities occur only during the non-breeding season between August 31 and February 1, no nest surveys will be required. During the breeding bird season (February 1 through August 31), a qualified biologist shall survey areas intended for construction-related activities in the Project Area for nesting raptors and passerine birds not more than 14 days prior to any ground-disturbing activity or vegetation removal. Surveys shall include all potential habitats within 250 feet of activities for raptors, and 50 feet of activities for passerines. If results are positive for nesting birds, a qualified biologist shall advise as to whether avoidance procedures are necessary, subject to review and approval by the Community Development Director. These may include implementation of buffer areas (minimum 50-foot buffer for passerines and minimum 250-foot buffer for most raptors) or seasonal avoidance. Once established, buffer areas around active nests may be reduced on a case-by-case basis based on guidance from a qualified biologist. The biologist shall consider factors such as topography, land use, Project activities, visual screening or line-of site to active nest, and background noise levels when establishing a reduced nest buffer. The biologist shall advise whether full-time biological monitoring should be required during all activities that occur within reduced nest buffers in order to monitor the active nest(s) for signs of disturbance or "take."
32. **Mitigation Measure 5:** Environmental Training. All crewmembers shall attend an Environmental Awareness Training presented by a qualified biologist. The training shall include a description of the special-status species that may occur in the region, the project Avoidance and Minimization Measures, Mitigation Measures, the limits of the project work areas, applicable laws and regulations, and penalties for non-compliance. Upon completion of training, crewmembers shall sign a training form indicating they attended the program and understood the measures. Completed training form(s) shall be provided to the Project Planner before the start of project activities.
33. **Mitigation Measure 6:** Ground Disturbing Construction Activities. Ground disturbing construction-related activities shall occur during the dry season (June 1 to October 15) to facilitate avoidance of California red-legged frog. Regardless of the season, no construction shall occur

within 24 hours following a significant rain event defined as greater than 1/4 inches of precipitation in a 24-hour period. Following a significant rain event and the 24-hour drying-out period, a qualified biologist shall conduct a preconstruction survey for California red-legged frog prior to the restart of any Project activities.

34. **Mitigation Measure 7:** Wildlife Encounters. If any wildlife is encountered during Project activities, said encounter shall be reported to a qualified biologist and wildlife shall be allowed to leave the work area unharmed. Animals shall be allowed to leave the work area of their own accord and without harassment. Animals shall not be picked up or moved in any way.
35. **Mitigation Measure 8:** Vegetation Disturbance. Disturbance to vegetation shall be kept to the minimum necessary to complete the Project activities. Prior to the Current Planning Section's approval of the building permit for the project, the applicant shall submit a Biological Protection Plan, subject to Community Development Director review and approval, showing areas to remain undisturbed by construction-related activities and protected with recommended measures (such as temporary fencing with the type to be specified by a qualified biologist). To minimize impacts to vegetation, a qualified biologist shall work with the contractor to designate work areas (including all staging areas) and designate areas to remain undisturbed and protected.
36. **Mitigation Measure 9:** Vehicle Fueling and Maintenance. All fueling, maintenance of vehicles and other equipment, and staging areas should occur at least 50 feet from the drainage swale on the northeastern edge of the project area. The edge of the 50 feet buffer zone shall be marked using visible markers by a biologist no sooner than 30 days prior to the start of construction. Equipment operators and fueling crews shall ensure that contamination of the swale does not occur during such operations by restricting all activities to outside of the buffer zone. Prior to the start of construction-related activities, a plan to allow for prompt and effective response to any accidental spills shall be submitted and subject to review and approval by the Community Development Director. All workers should be informed of the importance of preventing spills, and of the appropriate measures to take should a spill occur.
37. **Mitigation Measure 10:** Erosion and Sediment Control BMPs. Prior to the Current Planning Section's approval of a building permit, the applicant shall revise and submit the Erosion and Sediment Control Plan, subject to review and approval by the project planner. The plan shall have been reviewed by a qualified biologist prior to submittal to the County. The plan shall include measures to prevent runoff to the drainage swale on the northeastern edge of the project area and demonstrate compliance with other erosion control requirements and mitigation measures. This shall include the installation of silt fences or straw wattles between work areas and any water sources such as the drainage swale, and around any spoil piles (e.g., loose asphalt, dirt, debris, construction-related materials) that could potentially discharge sediment into habitat areas. If straw wattles are used, they shall be made of biodegradable fabric (e.g., burlap) and free of monofilament netting
38. **Mitigation Measure 11:** In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director, subject to review and approval, a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).



39. **Mitigation Measure 12:** The applicants and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground disturbing work shall cease immediately, and the County coroner shall be notified immediately. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).
40. **Mitigation Measure 14:** At the time of building permit and encroachment permit application, the applicant shall revise as necessary and submit for review and approval the Erosion and Sediment Control Plan such that it shows how the transport and discharge of soil and pollutants from and within the project site would be minimized. The plans shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plans shall include measures that limit the application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
  - b. Minimize the area of bare soil exposed at one time (phased grading).
  - c. Clear only areas essential for construction.
  - d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
  - e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
  - f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
  - g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet, or to the extent feasible, from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
  - h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
  - i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
  - j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt

fences shall be inspected regularly, and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.

- k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
  - l. No erosion or sediment control measures will be placed in vegetated areas.
  - m. Environmentally-sensitive areas shall be delineated and protected to prevent construction impacts per Mitigation Measure 10.
  - n. Control of fuels and other hazardous materials, spills, and litter during construction.
  - o. Preserve existing vegetation whenever feasible.
41. **Mitigation Measure 15:** 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, if the project has not yet been implemented.
42. **Mitigation Measure 16:** 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.
43. **Mitigation Measure 17:** 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.

#### Grading Permit

44. Unless approved, in writing, by the Community Development Director, no grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion. The applicant shall submit a letter to the Current Planning Section stating the date when grading will begin.
45. 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.
46. 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.
47. 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.

48. 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.
49. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within 30 days of the completion of grading at the project site: (a) The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer, and (b) The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and the Current Planning Section.
50. 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 National Pollutant Discharge Elimination System (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."

#### Building Inspection Section

51. On sheet T1, please include Title 25, Chapter 2.2 as an applicable code under general notes.
52. A "permit to operate" a Special Occupancy Park shall be obtained from the County of San Mateo Environmental Health Services upon building permit issuance.
53. The minimum average foot-candles of lighting along the full length of all roadways and walkways within the RV park shall be 0.2. It appears that the average footcandles shown on sheet E1 is over the RV park area not roadway and walkway length. As such, it appears that additional park lighting will be required.
54. A minimum of 5-foot candles of lighting shall be shown at the exterior entrances of the toilet/shower/laundry building.
55. A minimum of 10-foot candles of lighting shall be shown for the interior of toilet and shower buildings and laundry buildings.
56. Based on 47 recreational vehicle spaces and eight (8) tent spaces, a minimum of three (3) toilets, showers and lavatories shall be provided for each gender.
57. The RV park and associated single story laundry/restroom facility shall meet all applicable accessibility requirements of the current California Building Code.

#### Geotechnical Section

58. **Mitigation Measure 13:** The design of the proposed development (upon submittal of the Building Permit) on the subject parcel shall generally follow the recommendations cited in the Geotechnical Study prepared by Sigma Prime Geosciences, Inc. and its subsequent updates regarding seismic criteria, grading, slab-on grade construction, and surface drainage. Any such changes to the recommendations by the project geotechnical engineer cited in this report and subsequent updates shall be submitted for review and approval by the County's Geotechnical Engineer.

#### Drainage Section

59. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Drainage 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 Drainage Section for review and approval.

#### Department of Public Works

60. Prior to the issuance of the building permit, the applicant shall demonstrate that the existing driveway onto Capistrano Road has sufficient clearance to accommodate the largest size RV as allowed in the RV park, so that vehicles will not block access along Capistrano Road.
61. Should the access shown on the plans go through neighboring properties, the applicant shall provide documentation for "ingress and egress" easements, prior to issuance of the building permit, as required.
62. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
63. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.

#### Environmental Health Services

64. Applicant should to obtain approval from the State Department of Housing and Community, RV/Camps Section. Once approved by the State, an annual Environmental Health permit/fees from the Housing Program will be required when the RV park is in operation.

#### Coastside Fire Protection District (District)

65. Fire Access Roads - Add note to plans: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The City of Half Moon Bay Department of Public Works, San Mateo County Department of Public Works, the Coastside Fire 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

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.

- 66. Address Numbers: Building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address numbers shall be of 6-inch height with a minimum 1 1/2-inch stroke and of a color, which is contrasting with the background. Such letter/numerals shall be illuminated and facing the direction of access.

Distance from Road	Address No. Size
0-50 feet	6-inch
50-100 feet	8-inch
100-150 feet	10-inch
150 + feet	12-inch

with a corresponding increase in stroke width.

- 67. Address numbers and directional signs may be required at the entrance to the driveway/access road, road forks, and intersections. When located on the street the numbers shall be visible from each direction of travel. 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.
- 68. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72 hours' notice to the Fire Department at 650/ 726-5213. An additional re-inspection fee may be charged for missed appointments, failure to comply or not being ready.
- 69. ADD Note to plans: Approved fire hydrants (Clow 2065) must be located within 400 feet measured by way of drivable access from the proposed project. The hydrant must have a minimum flow of 1,500 gallons per minute at 20 pounds per square inch residual pressure for a minimum of 2 hours. If you have not already done so, please submit a site plan showing all underground piping to the San Mateo County Building Department for review and approval.
- 70. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures, or to the property line, if the property line is less than 30 feet from any structure. This is neither a requirement nor an authorization for the removal of living trees. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
- 71. All roof assemblies shall have a minimum CLASS-B fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.

72. Fire Alarm System: This project is required to have installed an approved NFPA 72 Fire Alarm System throughout. The system is to monitor any flow through the required automatic fire sprinkler system, any fire sprinkler valve tamper and all heat and smoke detectors. The system will also include an exterior bell and interior horn/strobes, which are required to be wired to the alarm system and the flow switch for the fire sprinkler system. The FACP shall be protected with a smoke detector as per NFPA 72, Section 1-5. 6 and a manual pull station. A wiring inspection is required to be conducted by the Fire District prior to covering walls and ceiling areas. All systems and components must be tested per manufactures specifications and NFPA 72. Battery backup shall meet or exceed requirements for amp-hour rating and must be tested as per manufactures specification and NFPA 72.
73. Automatic Fire Sprinkler System: The proposed project must be equipped with an approved NFPA 13 fire sprinkler system throughout. You will not be issued a building permit until fire sprinkler plans are received, reviewed, and approved by the fire district. If you have not already done so, please submit the required plans to the San Mateo County Building Inspection Section. Please be advised that the sprinkler system design shall be based on an at least Light Hazard or higher classification based on stored commodity. Please provide information as to commodity. Please submit plans showing the location of all required fire sprinkler hardware to the San Mateo County Building Inspection Section.
74. Street signs shall be posted at each intersection conforming to the standards of the Department of Public Works.
75. Unobstructed fire sprinkler coverage: shall extend to all areas in the occupancy. Any areas creating compartmentalization due to new walls shall have additional sprinkler heads installed to provide unobstructed coverage. Any heat producing appliances that are hooked up to an electrical power source, natural or propane gas, and are operational shall not have sprinkler heads located within their respective heat zones.
76. Clearly identify fire service line on plans and verify that line meets minimum size for fire sprinkler hydraulic calculations.
77. Provide complete General Information Sign, placed at the riser on plans (NFPA 13 section 25.6.2).
78. Fire Sprinkler Hardware: Along with the automatic fire sprinkler system, this project is required to install all related fire sprinkler hardware (Post Indicator Valve, Fire Department Connection and Exterior Bell). You will not be issued a building permit until plans have been submitted, reviewed and approved by the fire district. Please submit plans showing the location of all required fire sprinkler hardware to the San Mateo County Building Inspection Section.
79. "No Parking - Fire Lane" signs shall be provided on both sides of roads 20 to 26 feet wide and on one side of roads 26 to 32 feet wide. CFC D103.6
80. Exit Doors: Exit doors shall be of the pivoted type or side hinged swinging type. Exit doors shall swing in the direction of exit when serving an occupant load of 50 or more.
81. Exit Door Hardware: Exit door(s) shall be operable from the inside without the use of a key, special knowledge or effort. Exception: Main exit doors may be equipped with a keyed-locking device if there is a readily visible sign on or adjacent to the door stating "THIS DOOR TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED". The letters in the sign shall not be less than 1-inch in height.

82. Exit Illumination: Signs shall be internally or externally illuminated by two electric lamps or shall be of an approved self-luminous type. Power Supply: Current supply to one of the lamps for exit signs shall be provided by the premises wiring system. Power to the other lamp shall be from storage of batteries or an on-site generator set. Include exit illumination with electrical plans and submit to the San Mateo County Building Inspection Section for review and approval.
83. Exit signs shall be internally illuminated with approved emergency lighting.
84. Occupancy Load Sign: Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for classroom, assembly or similar purpose, shall have the capacity of the room posted in a conspicuous place.
85. Emergency Building Access: The proposed project will require the installation of "Knox Boxes". These emergency key boxes are required when access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life saving or fire-fighting purposes. The Chief will determine the location for the key box and provide an authorized order form. All security gate systems controlling vehicular access shall be equipped with a "Knox"; key operated; emergency entry device. For application and instructions please email [jriddell@fire.ca.gov](mailto:jriddell@fire.ca.gov) and [ramores@fire.ca.gov](mailto:ramores@fire.ca.gov) if you need further assistance please contact Coastside Fire Protection District at 650/726-5213.
86. Fire Alarm System: This project is required to have installed an approved NFPA 72 Fire Alarm System throughout. The system is to monitor any flow through the required automatic fire sprinkler system, any fire sprinkler valve tamper and all heat and smoke detectors. The system will also include an exterior bell and interior horn/strobes, which are required to be wired to the alarm system and the flow switch for the fire sprinkler system. The FACP shall be protected with a smoke detector as per NFPA 72, Section 1- 5. 6 and a manual pull station. A wiring inspection is required to be conducted by the Fire District prior to covering walls and ceiling areas. All systems and components must be tested per manufactures specifications and NFPA 72. Battery backup shall meet or exceed requirements for amp-hour rating and must be tested as per manufacture specification and NFPA 72.
87. Provide Penetration protection in all membranes through fire rated assemblies (ie, dampers, fire caulking).
88. All doors in corridors shall have a 3/4 fire rated door and jamb with closer and smoke gasket. 2106 CFC Sec.1020.
89. ADD Note to plans: Solar Photovoltaic Systems: These systems shall meet the requirements of the 2016 CFC Section 605. 11.
90. Traffic calming devices shall be prohibited unless approved by the fire official. Section 503.4.1. 2016 CFC.
91. A Certificate of Completion for Fire Sprinkler System requirement at final inspection.
92. A Certificate of Completion for Fire Alarm required at final inspection.
93. A Certificate of Completion for Fire Suppression System required at final inspection.
94. A Certificate of Completion for Underground required at final inspection.
95. A current 5-year Certification for the Fire Sprinklers and Fire Alarm required at final inspection.

96. Community Facilities District: The Fire District requires the formation of a Mello-Roos Community Facilities District (CFD) for all new construction of three or more residential units. Please contact the Fire District administration office for more details. Please be advised that the formation of a CFD takes approximately three months. The formation of a CFD is a condition of development and required to be completed prior to Fire District final approval and sign-off on the project.
97. All fire conditions and requirements must be incorporated into your building plans, (see attached conditions) prior to building permit issuance. It is your responsibility to notify your contractor, architect, and engineer of these requirements. Our review is not construed as encompassing the structural integrity of the facility nor abrogating more restrictive requirements by other agencies having responsibility. Final acceptance is subject to field inspection and necessary test.

#### Coastside County Water District

98. Backflow protection is required on all water services.
99. Fire service should be provided from the 12-inch-high pressure water main located on Capistrano Road.
100. Domestic service and irrigation service should be provided from the 10-inch water main on Capistrano Road.
101. Metering will be determined after the water demand and water capacity has been determined.
102. Point of connection(s) locations will be determined once the District clearly understands the location of all other utilities. The District requires adequate separation from sewer, electrical and gas services.
103. Water demand/end uses need to be clearly shown on the drawings. Additional water demand worksheets are required by Coastside County Water District. Those worksheets will be provided when the District receives actual construction plans and fire system plans for building permit approvals.
104. Purchased water capacity will be determined once the District reviews and determines water demand.
105. Type of water capacity (priority vs. non-priority) must comply with the county's Local Coastal Program.
106. Provide adequate clearance around existing public utility easements/water mains. It appears that tent camping, proposed landscaping and fencing along Capistrano Road may encroach upon the District's easement for the 12-inch-high pressure main. The 12-inch high pressure main is dedicated to fire services and is located on Capistrano Road. Please show location of the 12-inch and 10-inch water mains on the civil plans along with the public utility easement. Trees shall not be planted within the public utility easement for water mains. Signage should not be placed in public utility easement for water mains.
107. Coastside County Water District needs additional information to determine the amount of capacity required to serve the proposed RV Park. Detailed landscape and irrigation plans (pipes and valves) must be submitted to determine the size of the dedicated irrigation service. Trees shall not be planted in public utility easements for water mains.



- 108. The project is required to comply with Coastside County Water District's regulations. District staff performs inspections to verify compliance with all Coastside County Water District regulations during and after construction. Approved backflow protection is required on domestic, irrigation and fire services.
- 109. If fire sprinklers are required for any of the structures, please note that Coastside County Water District does not allow passive purge systems to be installed. Fire protection services are authorized for the sole purpose of fire protection and there shall be no cross connections. The District cannot complete their review of the proposed project until the Coastside Fire Protection District has approved the fire system requirements, including fire hydrants.

Granada Community Services District

- 110. A sewer permit shall be required. A set of approved plans showing the on-site and off-site sewers with the application.

Caltrans

- 111. Any work or traffic control that encroaches onto the state ROW requires an encroachment permit that is issued by the Department. To apply, a completed encroachment permit application, environmental documentation, and five (5) sets of plans clearly indicating state ROW must be submitted to: Office of Permits, California DOT, District 4, P.O. Box 23660, Oakland, CA 94623-0660. Traffic related mitigation measures should be incorporated into the construction plan during the encroachment permit process. See the website link below for more information.  
<http://www.dot.ca.gov/hq/traffops/developserv/permits/>.
- 112. Project work that requires movement of oversized or excessive load vehicles on state roadways requires a transportation permit that is issued by Caltrans. To apply, visit:  
<https://dot.ca.gov/programs/traffic-operations/transportation-permits>. Prior to construction, coordination is required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the state transportation network. A copy of the approved TMP shall be submitted to the Planning Section prior to issuance of the building permit.
- 113. If utilities within Caltrans ROW will be impacted by the project, provide site plans that show the location of existing and/or proposed utilities. These modifications shall require a Caltrans-issued encroachment permit.

California Department of Housing and Community Development

- 114. All permits and licenses required by the California Department of Housing and Community Development for this project shall be forwarded to the Planning Section prior to building permit final.

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**5. Correspondence and Other Matters**

None

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

No Study Session planned, next meeting is set for 1/13/2021

**7. Director’s Report**

Election for the Chair for 2021 will be added to the January 13, 2021 agenda. Director Monowitz list items were heard by the Board and what is upcoming.

8. **Commissioner Updates and Question**

YouTube for the Pre-Application project in Montara to be posted on the website  
Minutes to be added to the Consent calendar

9. **Adjournment**

Meeting was adjourned at 2:39 P.M.

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