



Planning & Building Department Planning Commission

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

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

ACTION MINUTES

Draft

MEETING NO. 1664
Wednesday, May 8, 2019

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

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

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

Roll Call:

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

Legal Notice published in the San Mateo County Times on April 27, 2019 and the Half Moon Bay Review on May 1, 2019.

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

None

Consideration of the Minutes of the Planning Commission meeting of April 24, 2019.

Commissioner Santacruz moved to approve the meeting minutes as submitted and Commissioner Hansson seconded the motion. **Motion carried 4-0-0-1 (Commissioner Ramirez, absent).**

CONSENT AGENDA

Commissioner Ketcham moved for approval of the Consent Agenda, and Commissioner Hansson seconded the motion. **Motion carried 4-0-0-1 (Commissioner Ramirez, absent),** approving the item as follows:

- Owner/Applicant:** Jordan Graham
File Number: PLN2018-00349
Location: 210 Devonshire Boulevard, Devonshire
Assessor's Parcel No.: 049-110-560

Consideration of a Design Review Permit and Non-Conforming Use Permit, for construction of a new 1,174 sq. ft. 2nd story addition and 1st floor remodel of an existing 2,390 sq. ft. residence on a non-conforming 7,728 sq. ft. parcel in the Devonshire area of unincorporated San Mateo County. The

parcel is non-conforming in width, with an average width of 38 feet where 50 feet is the minimum, and the existing residence has a non-conforming side yard setback of 4.5 feet where a minimum of 5 feet is required. A Non-Conforming Use Permit is required to allow the addition to have a 4.5-foot left-side setback, where 5 feet is the minimum, 3,564 sq. ft. of floor area of where 2,972 sq. ft. is the maximum allowed by the R-1/S-71 Zoning District, and for relief from daylight plane requirements. One significant tree is proposed for removal. Application deemed complete January 9, 2019. Please direct any questions to Project Planner Erica Adams at 650/363-1828 or eadams@smcgov.org.

FINDINGS

For the Environmental Review, Found:

1. This project is categorically exempt under Section 15301, Class 1 of the California Environmental Quality Act Guidelines for modifications to existing facilities. The project consists of an addition to an existing structure located in an urban area that results in an increase of less than 50% of the floor area of the structure before the addition. The existing residence is served by water and sewer districts, the project site has been previously disturbed, and the property is located in an established residential community.

For the Design Review, Found:

2. This project, as designed and conditioned, has been reviewed under and found to be in compliance with the Design Review Standards as stipulated in Chapter 28, Section 6565.15, of the San Mateo County Zoning Regulations. The proposal was reviewed and recommended for approval by the Bayside Design Review Committee on February 13, 2019.
3. After consideration of project plans and public testimony, the Bayside Design Review Committee found that the project, as proposed and conditioned, is in compliance with the Design Review Standards because the project: (a) the project use of materials and colors is compatible with the natural setting and the immediate area (b) facades are well-articulated and proportional, and (c) the site planning including minimization of tree removal and topography changes are consistent with the standards.

For the Non-Conforming Use Permit, Found:

4. a. That the proposed development is proportioned to the size of the parcel on which it is being built.

The current proposal is to add a new second story addition to the existing footprint of the residence, maintaining a left side setback that is 6 inches less than the required 5-foot minimum setback. The height of the new story creates a protrusion into the daylight plane which will have a minimal impact on surrounding properties. By keeping the footprint the same, the development appears to be in proportion with the parcel.
- b. That all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible.

The location of improvements, such as an access easement and an existing residence, on the adjacent parcels prevents the applicant from acquiring additional land.
- c. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.

The proposed left-side setback is as nearly in conformance as is reasonably possible, as it encroaches just 6 inches into the required setback and maintains an existing non-conforming left side setback. The associated daylight plane protrusion is due to a desire to match the existing left side setback and roof pitch of the residence.

The applicant's request for 592 sq. ft. over the maximum floor area limit arises from the applicant's need to provide ADA accessibility for a family member in a wheelchair. The applicant states in the supporting statement that the size of the addition is related to the need to utilize existing exterior walls for support to meet ADA accessibility for a family member (Attachment F)

- d. That the establishment, maintenance, and/or conducting of the proposed 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 the said neighborhood.

The addition would maintain the same footprint as the existing residence, so there would be no reduction of the existing setbacks from neighboring residences. The second story addition would appear to be stepping up the hillside and have a minimal visual impact. The project is not located in the coastal zone and would not impact coastal resources. Staff received no concerns about the proposal from the public. Based on the foregoing, staff has determined that the proposed project would not have a detrimental impact to the public welfare or be injurious to the neighborhood.

- e. That the Use Permit approval does not constitute a granting of special privileges.

The project, once constructed, would be similar in scope and scale with residences on smaller parcels in the area. In addition, State and federal law provides for reasonable accommodations to allow equal access to housing for individuals with disabilities. Therefore, the use permit does not constitute a granting of special privileges.

CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on May 8, 2019. Any changes or revisions to the approved plans shall be submitted for review by the Community Development Director to determine if they are compatible with the Design Review Standards and in substantial compliance with the approved plans prior to being incorporated into the building plans. Adjustments to the design of the project may be approved by the Bayside Design Review Officer (DRO) if they are consistent with the intent of and are in substantial conformance with this approval. Adjustments to the design during the building plan stage may result in the assessment of additional plan resubmittal or revision fees. Alternatively, the DRO may refer consideration of the adjustments, if they are deemed to be major, to a new Bayside Design Review Committee public hearing which requires payment of an additional fee of \$1,500, and surcharges.
2. If after five (5) years from the date of approval, the applicant has not obtained all other necessary permits and made substantial progress toward completing the proposed development, the Design Review Permit and Non-Conforming Use Permit will expire. The Design Review Permit and Non-Conforming Use Permit may be extended with a one (1) year

extension if the applicant requests it in writing and pays the applicable extension fees at least sixty (60) calendar days before the expiration date.

3. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Bayside Design Review Committee (Committee):
 - a. Building plans shall be modified such that new balcony shall conform to the 5-foot left side setback.
 - b. Applicant shall increase the height of the chimney beyond the second-floor roofline as allowed by fire safety standards.
 - c. Building plan shall clarify that the deck railing will be cables.
4. One 24 dbh oak tree is approved for removal. Trees designated to remain shall be protected per the arborist report from damage during construction. Any additional tree removal is subject to the San Mateo County Tree Ordinance and will require a separate permit for removal.
5. An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for construction and/or demolition purposes, as the project requires tree protection of significant trees. Once all review agencies have approved your building permit, you will be notified that an approved job copy of the Erosion Control and/or Tree Protection Plan is ready for pick-up at the planning counter of the Planning and Building Department. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, please contact 650/599-7311, to schedule a pre-site inspection. A \$144.00 inspection fee will be assessed to the building permit for the inspection. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Building Inspection Section.
6. Prior to the Current Planning Section 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. 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).
7. Prior to any construction activity on the project site, the property owner shall implement the following tree protection plan for trees that have not been approved for removal:
 - a. The property owner shall establish and maintain tree protection zones throughout the entire length of the project.
 - b. Tree protection zones shall be delineated using four-foot tall orange plastic fencing supported by poles pounded into the ground, located as close to the driplines as possible while still allowing room for construction/grading to safely continue.
 - c. The property owner shall maintain tree protection zones free of equipment and materials storage and shall not clean any equipment within these areas.
 - d. Should 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.

- e. Any root cutting shall be monitored by an arborist or forester and documented.
 - f. Roots to be cut should be severed cleanly with a saw or topers.
 - g. Normal irrigation shall be maintained, but oaks should not need summer irrigation.
8. The approved exterior colors and materials of all structures shall be verified prior to final approval of the building permit. The applicant shall provide photographs to the Design Review Officer to verify adherence to this condition prior to a final building permit sign-off by the Current Planning Section.
 9. 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.
 10. The applicant shall adhere to all requirements of the Building Inspection Section, the Department of Public Works, and Cal-Fire.
 11. No site disturbance shall occur, including any grading or tree/vegetation removal, until a building permit has been issued.
 12. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles impede through traffic along the right-of-way on Devonshire 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 Devonshire Boulevard. There shall be no storage of construction vehicles in the public right-of-way.
 13. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays, and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
 14. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines" including, but not limited to, the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

- b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
15. 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.

Building Inspection Section

- 16. A building permit is required.
- 17. Fire sprinklers are required.

18. Conformance with current Fire Department driveway widths as well as Section R337 of the California Residential Code (CRC) is not required.
19. 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 Building Inspection Section for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Building Inspection Section for review and approval.

County Fire (Cal-Fire)

20. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 feet wide, all weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.
21. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch by 18-inch green reflective metal sign.
22. 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 72-hour notice to the Fire Department at 650/573-3846.
23. A fire flow of 500 gallons per minute (gpm) for 2 hours with a 20 pounds per square inch (psi) residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on site.
24. 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.

- 25. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval by the authority having jurisdiction.
- 26. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.

Department of Public Works

- 27. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

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REGULAR AGENDA

2. Owner/Applicant: Ned and Debra Brasher
 File Number: PLN2017-00017
 Location: Bay View Road, Montara
 Assessor's Parcel No.: 036-243-110

Certification of an Initial Study and Mitigated Negative Declaration and a Coastal Development Permit, Resource Management Permit, Design Review Permit, and Grading Permit for the construction of a new two-story, 3,476 sq. ft. residence, plus a 667 sq. ft. garage and two 4,975-gallon water tanks, located on a legal 1.77-acre parcel (legality confirmed via Merger, PLN 2004-00514). The construction of the residence involves 1,100 cubic yards of cut and 1,100 cubic yards of fill and the removal of eleven significant trees. This project also includes road and utility improvements that are necessary for the subject parcel and the development of three other legal parcels (APNs 036- 243-010, 036-243-130, and 036-231-090/100) on Bay View Road under common ownership, which involves an additional 370 cubic yards of cut and 170 cubic yards of fill, and the removal of eleven additional significant trees. This project is appealable to the California Coastal Commission. Application deemed complete August 27, 2018. Please direct any questions to Project Planner Ruemel Panglao at 650/363-4582 or rpanglao@smcgov.org.

SPEAKERS:

- 1. Ned Brasher, Applicant

COMMISSION ACTION:

Commissioner Ramirez moved to close public comment, Commissioner Hansson seconded the motion. **Motion carried 4-0-0-1 (Commissioner Ramirez, absent).**

Commissioner Ramirez moved to approve the project and Commissioner Hansson seconded the motion. **Motion carried:**

3-Commissioners Hansson, Ketcham, and Gupta, Yes
 0-None
 1-Commissioner Santacruz, No
 1 Commissioner Ramirez, Absent

Based on information provided by staff and evidence presented at the hearing, the Planning Commission adopted the Initial Study/Mitigated Negative Declaration and approved the Coastal

Development, Design Review, Resource Management District Development Review and Grading Permits by making the required findings and adopting the conditions of approval identified as follows:

FINDINGS

For the Environmental Review, Found:

1. That the Planning Commission does hereby find that this Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Mitigated Negative Declaration is complete, correct, and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.
3. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment.
4. That the Mitigation Measures (numbered 1 through 18) in the Mitigated Negative Declaration and agreed to by the owner and placed as conditions on the project have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6.

For the Coastal Development Permit, Found:

5. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program. Specifically, the project complies with policies regarding parcel legality and design review standards.
6. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program.
7. That the project conforms to the applicable policies of the Local Coastal Program (LCP) as discussed.

For the Design Review Permit, Found:

8. That the project has been reviewed under and found to be in general compliance with the Design Review Standards for One-Family Development in the Midcoast, pursuant to Section 6565.20 of the County Zoning Regulations. The project, as designed and conditioned, complements the predominant style and respects the scale of the homes in the neighborhood. The project is architecturally compatible with homes in the immediate area and uses colors, materials, and landscaping that complement its surroundings.

For the Resource Management District Development Review Permit, Found:

9. That the project complies with the applicable criteria and standards, as required by Section 6324 of the County Zoning Regulations.

For the Grading Permit, Found:

10. That this project, as conditioned, will not have a significant adverse effect on the

environment. The project has been reviewed by planning staff and the Department of Public Works, which found that the project can be completed without significant harm to the environment as conditioned.

11. 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

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on May 8, 2019. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to 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.

3. The applicant shall indicate the following on the plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:

- a. Remove rear deck post supports and increase the size of the header supporting the deck. Increase the size of the windows and doors above and below the rear deck to a span of 16 feet.
- b. Use Autumn Chestnut for the trim color.
- c. Use Khaki Brown for the body color.
- d. Add a total of twelve (12) trees that are approximately 40 feet tall at maturity. The trees shall be planted at a 3:1 (evergreen:deciduous) ratio.
- e. Remove Indian Hawthorn (*Rhaphiolepis indica*) from the plant palette of the project because of its propensity to attract and be eaten by deer.

4. 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.

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. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) Watershed and is considered a Construction Stormwater Regulated Site. Weekly construction inspections are required throughout the duration of land disturbance during the rainy season (October 1 to through April 30) for sites within the ASBS Watershed, as required by the State Water Resources Control Board General Exceptions to the California Ocean Plan with Special Protections adopted on March 20, 2012.

7. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) watershed. Runoff and other polluted discharges from the site are prohibited. Development shall minimize erosion, treat stormwater from new/replaced impervious surfaces, and prevent polluted discharges into the ASBS or a County storm drain (e.g., car washing in a driveway or street, pesticide application on lawn).

8. All new power and telephone utility shall be placed underground.

9. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works, the Montara Water and Sanitary District, the Coastside Fire Protection District, and Environmental Health Services.

10. No site disturbance shall occur, including any tree/vegetation removal or grading, until a building permit has been issued.

11. 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 Hermosa Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Hermosa Avenue.

There shall be no storage of construction vehicles in the public right-of-way.

12. The exterior colors and materials as conditioned by the CDRC 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.

13. **(Mitigation Measure 15):** Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360). Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.

14. A revised landscape plan shall be submitted to the Planning Section and shall be subject to the review and approval of the Community Development Director prior to issuance of the Building Permit. The revised landscape plan shall incorporate CDRC recommendations and use non-invasive, drought resistant plant material only. Project shall incorporate landscaping that minimizes irrigation and runoff, promotes surface infiltration, minimizes the use of pesticides and fertilizers, and incorporates other appropriate sustainable landscaping practices such as Bay-Friendly Landscaping.

15. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide the required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. and rehabilitated landscape projects equal to or greater than 2,500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 square feet. The Performance approach is applicable to new and/or rehabilitated landscape projects over 2,500 square feet.

16. At the building permit application stage, the applicant shall submit a tree protection plan which protects on- and off-site trees within the proximity of grading and/or construction activities, including the following:

- a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project.
- b. Isolate tree protection zones using five (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 topplers. 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 x 4 boards in concentric layers to a height of eight (8) feet.
- g. Prior to issuance of a Building Permit or Demolition 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.

17. Prior to the issuance of the Building Permit, the applicant shall submit, for the review and approval of the Community Development Director, a Shared Well Agreement for all the parcels to be served by the well located on APN 036-243-110. Because County Environmental Health Services does not monitor the operation of wells serving 4 or less parcels, the purpose of the Shared Well Agreement is to notify future owners of the respective parcels of their responsibilities regarding the maintenance and operation of the water system. The applicant shall record the approved Shared Well Agreement with the San Mateo County Recorder's Office in a manner that informs all potential future owners of the parcels that will be served by the well of the existence of the Shared Well Agreement and associated obligations.

18. 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.

19. 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.

20. Efficient irrigation systems shall be used throughout all landscaped areas in accordance with the Model Water Efficient Landscape Ordinance.

21. On-site storm drain inlets shall be clearly marked with the words "No Dumping! Flows to Bay," or equivalent using thermoplastic material or a plaque.

22. Fire sprinkler test water shall discharge to on-site vegetated areas, or alternatively shall be discharged to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.

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

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day.

d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.

e. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.

f. Roadways and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

g. Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.

h. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications.

i. Minimize the idling time of diesel powered construction equipment to two minutes.

j. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

24. **(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.

25. **(Mitigation Measure 3):** To avoid impacts to nesting birds and violation of state and federal laws pertaining to birds, all construction related activities (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) shall occur outside of the avian nesting season (February 1 or after August 31). If construction and construction noise occurs within the avian nesting season, all suitable habitats located within the project's area of disturbance including staging and storage areas plus a 250-foot (passerines) and 1,000-foot (raptor nests) buffer around these areas shall be thoroughly surveyed, as feasible, for the presence of active nests by a qualified biologist no more than five days before commencement of any site disturbance activities and equipment mobilization. If project activities are delayed by more than five days, an additional nesting bird survey shall be performed. Active nesting is present if a bird is building a nest, sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. The results of the surveys shall be documented and submitted to the Current Planning Section.

26. **(Mitigation Measure 4):** If pre-construction nesting bird surveys results in the location of active nests, no site disturbance and mobilization of heavy equipment (including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, fence installation, demolition, and grading), shall take place within 250 feet of non-raptor nests and 1,000 feet of raptor nests, or as determined by a qualified biologist in consultation with the California Department of Fish and Wildlife, until the chicks have fledged. Monitoring shall be required to ensure compliance with the Migratory Bird Treaty Act and relevant California Fish and Wildlife code requirements. Monitoring dates and findings shall be documented.

27. **(Mitigation Measure 5):** Plans submitted for a building permit and/or encroachment permit application shall demonstrate that the new road will be constructed in a manner that minimizes excavation in the root zone of the trees. Excavation into the root zone should not exceed 6-12 inches.

28. **(Mitigation Measure 6):** Plans submitted for a building permit and/or encroachment permit application shall include the following note: Roots that are 1-inch in diameter and smaller that are encountered during excavation activities can be clean cut at the edge of the excavation zone. Any roots that are larger than 2 inches in diameter should be retained and wrapped in burlap and kept moist until the project arborist can inspect the roots to determine an appropriate course of action.

29. **(Mitigation Measure 7):** Plans submitted for a building permit and/or encroachment permit application shall demonstrate the use of Biaxial Geo-Grid (or equivalent) to minimize the thickness of the required road base material.

30. **(Mitigation Measure 8):** Plans submitted for a building permit and/or encroachment permit application shall demonstrate the use of underground boring for the installation of the utilities to minimize root impacts. Hand digging can be used if underground boring is not possible. Roots that are 1-inch in diameter and smaller that are encountered during these excavation activities can be clean cut at the edge of the excavation zone. Any roots that are larger than 2 inches in diameter shall be retained and wrapped in burlap and kept moist until the project arborist can inspect the roots to

determine an appropriate course of action.

31. **(Mitigation Measure 9):** Plans submitted for a building permit and/or encroachment permit application shall demonstrate that within the fenced Critical Root Zone, the following activities are not allowed:

- a. Stockpiling construction materials or demolition debris.
- b. Parking vehicles or equipment.
- c. Piling soil and/or mulch.
- d. Trenching for utilities installation or repair, or for irrigation system installation.
- e. Changing soil grade by cutting or filling.
- f. Damaging roots by girdling, tearing or grubbing.
- g. Compacting soil from washing out equipment and vehicle maintenance.
- h. Installing impervious parking lots, driveways, and walkways.
- i. Wounding or breaking tree trunks or branches through contact with vehicles and heavy equipment.
- j. Wounding trunks with string weed trimmers and lawn mowers.
- k. Causing injury by fire or excessive heat.

32. **(Mitigation Measure 10):** Plans submitted for a building permit and/or encroachment permit application shall show the location and type of tree protection fencing in compliance with the recommendations of the Goodrum arborist report. Tree protection fencing shall be installed prior to issuance of the encroachment and building permits for the project.

33. **(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 for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

34. **(Mitigation Measure 12):** 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, drilled piers, slab-on grade construction, and surface drainage. Any such changes to the recommendations by the project geotechnical engineer cited in this report and subsequent updates shall be submitted for review and approval by the County's Geotechnical Engineer.

35. **(Mitigation Measure 13):** At the time of building permit and encroachment permit application, the applicant shall submit for review and approval, erosion and drainage control plans that show how the transport and discharge of soil and pollutants from and within the project site will be minimized. The plans shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plans shall 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.
- n. Control of fuels and other hazardous materials, spills, and litter during construction.
- o. Preserve existing vegetation whenever feasible.

36. **(Mitigation Measure 16):** Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

37. **(Mitigation Measure 17):** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

38. **(Mitigation Measure 18):** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

39. The property owner(s) shall coordinate with the project planner to record the Notice of Determination and pay an environmental filing fee of \$2,354.75 (or current fee), as required under Fish and Game Code Section 711.4(d), plus a \$50 recording fee to the San Mateo County **within four (4) working days of the final approval date** of this project.

40. The applicant shall consult with the Golden Gate National Recreation Area (GGNRA), regarding the actions required to prevent the creation of a new unofficial access point, particularly for off-road vehicles, to GGNRA park lands located to the east of the Bay View Road improvements. If a barrier obstructing such access is determined to be needed, the preferred method of preventing unauthorized access is through the use of native landscaping and, if necessary, minor grading, the details of which shall be incorporated into the landscape plan required by Condition 14. In the event that more durable forms of access controls are needed, the use of structures such as bollards or fences may be allowed. Prior to the issuance of the Building Permit, the applicant shall submit a written summary of the results of this consultation, accompanied by plans for installing the type of barrier(s) that comply with this condition for the review and approval by the Community Development Director. If determined to be necessary, the approved barrier(s) shall be installed prior to the final Building Permit inspection.

Grading Permit

41. 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.

42. 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.

43. 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.

44. 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.

45. 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.

46. 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.

47. If 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

48. Project is subject to a building permit from San Mateo County Planning and Building Department.

49. Project shall be designed and constructed according to the latest California Building Standards. Current County of San Mateo Building Regulations shall be followed as well.

50. Project is located in a High Fire Hazard Severity Zone and shall be designed and constructed for Materials and Construction Methods for Exterior Wildfire Exposure.

51. Prior to the issuance of the building permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the 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.

52. The applicant shall submit to the Drainage Section, for review, documentation of drainage and other utility easements for the applicant's use and the use of others.

Montara Water and Sanitary District (MWSD)

53. Applicant is required to obtain a Septic System Permit prior to issuance of the building permit. Distance to MWSD Public Drinking Water Well may require MWSD Hydrologic Investigation and possible alterations to the Septic System design as condition to the Private Sewerage System Permit.

54. The property proposed for development is located outside the urban-rural boundary and therefore, is ineligible for domestic water service.

55. The property appears to front an existing water main; therefore, the District will provide fire service to the property and facilitate a Private Fire Protection (PFP) connection. Certified Fire Protection Contractor must certify adequate fire flow calculations. Connection fee for fire protection system is required. Connection charges must be paid prior to issuance of Private Fire Protection permit.

56. Applicants must first apply directly to District for permits and not their contractor.

Department of Public Works

57. Prior to the issuance of the Building Permit or Planning Permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

58. 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.

59. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

560. The applicant shall submit, for review by the Department of Public Works and the appropriate Fire District, a Plan and Profile of both the existing and the proposed access from the nearest "publicly" maintained roadway to the proposed building site. Applicant shall provide plan, profile, and cross-sections at various intervals, and drainage calculations for review.

Coastside Fire Protection District (CFPD)

61. Fire Department access shall be within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 feet wide, all weather capability, and able to support a fire apparatus weighing 75,000 pounds. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over twenty percent (20%).

62. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the Coastside Fire Protection District. Numerals shall be contrasting in color to their back ground and shall be no less than 4 inches in height, and have a minimum 3/4-inch stroke. Remote signage shall be a 6-inch x 18-inch green reflective metal sign.

63. 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 72-hours' notice to the Fire Department at 650/726-5213.

64. A fire flow of 1,000 gallons per minute (gpm) for 2 hours with a 20 pounds per square inch (psi) residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on site.

65. Maintain around and adjacent to such buildings or structures a fuel break/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.

66. The applicant shall install the proper occupancy separations, as per current California Building and Residential Codes. Plans at the building permit application stage shall include listing and construction details. Inspections will occur throughout construction and prior to Fire's final approval of the building permit.

67. All roof assemblies in Fire Hazard Severity Zones shall have a minimum CLASS-A fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.

68. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval by the authority having jurisdiction.

69. An interior horn/strobe and exterior audible alarm activated by automatic fire sprinkler system water flow shall be required to be installed in all residential systems. All hardware must be included on the submitted sprinkler plans.

70. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13R shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval.

71. All dead end roadways shall be terminated by a turnaround bulb of not less than 96 feet in diameter.

72. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection to meet CRC R327 or CBC Chapter 7A requirements.

Environmental Health Services

73. **(Mitigation Measure 14):** At the Building Permit application stage, the applicant shall demonstrate adequate water supply (quantity and quality) to serve proposed, existing, and future structures.

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3. Correspondence and Other Matters

Letter from Mr. Kroll informing the Planning Commission of fence height reduction which was one of the modifications made to his conditions at the April 24, 2019 hearing.

4. Consideration of Study Session for Next Meeting

The tentative agenda for the next Planning Commission meeting was shared with the group.

5. Director's Report

6. Commissioner Updates and Questions

Commissioner Gupta and Santacruz gave an update about a recent Commissioner training they both attended. They expressed that they would like to continue attending these training when the topics are relevant and will keep the others informed as they are announced.

7. Adjournment

Meeting adjourned at 10:07 A.M.
