

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: May 15, 2025

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit, Use Permit, and Design Review Permit, pursuant to Chapters 8.52, 8.280 and 8.256 of the San Mateo Ordinance Code, to allow a new two-story 2,435 sq. ft. boat building, repair, storage, and sales building on a 3,500 sq. ft. legal parcel. The project involves 65 cubic yards of grading and no tree removal. The project site is located at Harvard Avenue (APN 047-031-110) in the Unincorporated Princeton area of San Mateo County. The project is appealable to the California Coastal Commission. The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15303, Class 3, relating to the construction and location of limited numbers of new, small facilities or structures.

County File Number: PLN2023-00300 (Palmer/Boyce)

PROPOSAL

The applicant requests a Use Permit, Coastal Development Permit and a Design Review Permit to build a new 2,435 sq. ft. two-story metal boat storage building on a 3,500 sq. ft. undeveloped parcel. The facility will be used for boat building, repairs, storage, sales, and maintenance, which requires a Use Permit as per Section 8.98.030.A. of the San Mateo County Ordinance Code.

The site fronts Harvard Avenue and is situated between Airport Street and West Point Avenue. The site is currently used for outdoor storage of various items such as crab pots, trailers, trucks, forklift, etc. The proposed building would be built in the rear half of the site, while the front half would accommodate three on-site parking stalls, loading and unloading space, and a trash enclosure. Two Cypress trees (30-inch and 20-inch) are located at the left front corner of the site, which are proposed to be retained. Up to three employees would be employed at the site, and the hours of operation would be from Monday to Saturday (9 a.m. to 5 p.m.).

RECOMMENDATION

That the Zoning Hearing Officer approve the Coastal Development Permit, Use Permit, and Design Review Permit, County File Number PLN2023-00300, by adopting the required findings and conditions of approval contained in Attachment A.

BACKGROUND

Report Prepared By: Sonal Aggarwal, Planner III

Applicant: Colton Palmer

Owner: Dustin Boyce

Public Notification: Ten-day advanced notification for the hearing was mailed to all property owners and residents within 300 feet of the perimeter of the project parcel, and a notice for the hearing was posted in the newspaper San Mateo County Times, for general public circulation.

Location: 0 Harvard Avenue, Princeton, Unincorporated County of San Mateo

APN: 047-031-110

Size: 3,500 sq. ft.

Existing Zoning: W/DR/CD (Waterfront District/Design Review District/ Coastal Development District)

General Plan/Local Coastal Plan Designation: General Industrial

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: The existing lot is a legal undeveloped lot

Water Supply: Coastside County Water District (CCWD)

Sewage Disposal: Granada Community Services District (GCSD)

Flood Zone: X (Areas of Minimal Flood Hazard). FEMA Community Panel 06081C0138F. Effective Date: August 2, 2017).

Hazard Zone: Tsunami and Seiche Inundation Area

Environmental Evaluation: The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15303, Class 3, relating to the construction and location of limited numbers of new, small facilities or structures.

Setting: The site is located on the north side of the Harvard Avenue in between Airport Street and West Point Avenue in the unincorporated Princeton-by-the-Sea area. It abuts a towing and Road Service company to the right and an office and warehouse building to the left. Other surrounding uses include industrial uses, such as a winery and storage buildings. The site is currently secured with a chain link fence and is used for outdoor storage. No trees are present at the site. However, two cypress trees (30-inch and 20-inch) are located in the right of way at the left front corner of the site.

Chronology:

<u>Date</u>	<u>Action</u>
October 3, 2022	- Certificate of Compliance (PLN2022-00276) recorded.
September 9, 2023	- Application submitted for a storage building.
March 6, 2025	- Applicant revised proposed use and submitted Use Permit application for a Boat Storage and Repair Building
May 15, 2025	- Zoning Hearing Meeting

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

Staff has determined that the project complies with all applicable General Plan Policies, including:

a. Visual Quality

Policy 4.36 (*Urban Area Design Concept*) seeks to maintain and improve upon the appearance and visual character of development in urban areas, and to ensure that new development is designed and constructed to contribute to the orderly and harmonious development of the locality. The proposed structure is a gray, corrugated metal building with a standing seam metal roof. and outdoor wall mounted lights that are dark sky compliant. The building design would fit the industrial style that exists in Princeton and would blend well with the overall neighborhood appearance. The proposed project would

introduce a new development into the neighborhood that is compatible and complementary to the existing mix of architectural styles and will be an overall improvement to the site and the area.

b. General Land Use

Policy 7.15 (*Designation of Land Uses*) and Policy 7.16 (*Land Use Objectives for Urban Areas*) seek to apply land use designations where appropriate to urban areas and establish primary associated uses for the land use designations to meet land use objectives for urban areas that includes revitalization of existing developed areas. The project parcel's land use designation is General Industrial which supports boat storage, repair, maintenance, and sales. The project site is in the Waterfront (W) Zoning District which allows for commercial establishments primarily engaged in storage of marine vessels as an allowed use, subject to the issuance of a use permit.

c. Urban Land Use Policies

Policy 8.24 (*Land Use Compatibility*) and Policy 8.36 (*Uses*), seek to ensure that industrial development is compatible with adjacent land uses and uses are consistent with the overall land use designation. The proposed boat storage use is compatible with adjacent land uses in the surrounding area, which consist of a storage building adjacent to the project site, the Half Moon Bay Airport to the north, and other boat storage uses on the south. The proposed boat storage use would offer a marine-related service to local residents and Coastsiders that is consistent with the General Industrial land use designation and Waterfront Zoning District.

2. Conformance with the Local Coastal Program (LCP)

A Coastal Development Permit is required pursuant to LCP Policies 1.1 (*Coastal Development Permits*) and 1.2 (*Definition of Development*). Staff has reviewed the project against the applicable policies of the LCP and has summarized the sections most relevant to this project below.

a. Locating and Planning New Development

Policy 1.4 (*Designation of Urban Areas*) designates as urban those lands shown inside the urban/rural boundary on the Land Use Plan Maps. Such areas include Montara, Moss Beach, El Granada, Princeton-by-the-Sea and Miramar. The project site is located in Princeton-by-the-Sea, in the urban boundary and designated for urban use.

Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to: (1) discourage urban sprawl, (2) maximize the efficiency of public facilities, services, and utilities; (3) protect and enhance the natural environment; (4) revitalize existing developed areas, and; (5) concentrate new development in urban areas by requiring the “infilling” of existing commercial areas. The project site is an undeveloped lot located in a developed urban area adjacent to developed lots. The parcel is within an area served by public water, sewer, gas, and electric.

Policy 1.19 (*Ensure Adequate Public Services and Infrastructure for New Development in Urban Areas*) prohibits the approval of permits for development in the urban area unless it can be demonstrated that it will be served with adequate water supplies and wastewater treatment facilities. A referral was sent to the Coastside County Water District (CCWD) and Granada Community Services. The Granada Community Services District indicated that there is a sewer mainline facility available to serve the proposed project and the applicant will be required to obtain all necessary permits from GCSD before the final building approval of the permit. Per the letter dated April 4, 2025, CCWD has confirmed that there is now one 5/8-inch, 20 gallons per minute (gpm) uninstalled Priority water service connection assigned to APN 047-031-110.

Policy 1.36 (*Half Moon Bay Airport Influence Area Requirements*) requires development to comply with all relevant Federal Aviation Administration (FAA) standards and criteria regarding (1) safety, (2) flashing lights (3) reflective material (4) land uses which might involve large concentration of birds, (5) HVAC exhaust fans, and (6) land uses which may generate electrical or electronic interference with aircraft communications and/or instruments. According to the City/County Association of Governments of San Mateo County (C/CAG) Airport Land Use Compatibility Plan (ALUCP) for the Half Moon Bay Airport, the project site is in the Half Moon Bay Airport safety Zone 2 -Inner Approach/Departure Zone (IADZ). The project was found to be in compliance with the Safety Criteria Matrix found in Table 4B of the ALUCP, including not exceeding the 35 feet height threshold that would trigger an airspace review. The proposed building will be 30 feet in height.

b. Visual Resources

Policy 8.13 (*Special Design Guidelines for Coastal Communities*) encourages industrial development in the Princeton-by-the-Sea area to employ architectural detailing, subdued colors, textured building materials, and landscaping to add visual interest and soften the harsh lines of standard or stock building forms normally used in industrial districts. The proposed structure is a metal building with outdoor wall-mounted lights that are dark sky-compliant. The building would be painted in the darker shades of gray. The building design fits the industrial style that exists in Princeton and will blend well with the overall neighborhood appearance. The project proposes 4-foot-wide landscaped planters in front of the site along Harvard Avenue. The proposed project would introduce a new development into the neighborhood that is compatible and complementary with the existing mix of architectural styles and will be an overall improvement to the site and the area.

c. Hazards

Policy 9.1 (*Definition of Hazard Areas*) defines hazardous areas as fault zones and land subject to dangers from liquefaction and other severe seismic impacts, unstable slopes, landslides, coastal cliff instability, flooding, tsunamis, fire, and steep slopes (over 30 percent). The project site is mapped as being within the tsunami and seiche inundation area. The project was reviewed by the County's Geotechnical Section with conditions added to Attachment A.

Policy 9.3 (*Regulation of Geologic Hazard Areas*) requires the application of certain regulations of the Resource Management Zoning Ordinance to designated hazard areas. The proposed project has been found to be compliant with the "Hazards to Public Safety Criteria" contained in Section 8.292.090 and the "Tsunami Inundation Area Criteria" contained in Section 8.292.200 of the San Mateo County Ordinance Code, specifically the relevant criteria below:

- (1) *The following uses, structures, and development shall not be permitted: publicly-owned buildings intended for human occupancy other than park and recreational facilities; schools, hospitals, nursing homes, or other buildings or development used primarily by children or physically or mentally infirm persons:* The proposal does not contain any residential uses,

- (2) *No noxious chemical, petroleum or other flammable liquids, or other potentially hazardous materials shall be stored or manufactured in any hazard area as defined in Section 6326:* The proposal does not involve storing of hazardous substances and no boats will be fueled at the site. Any petroleum stored at the site related to boats would be minimal. Further, no uses, structures, and development identified as unpermitted in Section 8.292.200 are proposed.

d. Commercial Fishing/Recreational Boating

Policy 12.3 (*Related Uses*) encourages development or uses which directly support recreational boating or commercial fishing before all others within one-half mile of the Pillar Point Harbor area on lands designated on the Land Use Plan maps in Commercial Recreation or General Industrial. The Land Use Plan map designates the subject parcel as General Industrial. The subject parcel is located within one-half mile of the Pillar Point Harbor area and the proposed boat storage use of the parcel is compliant.

3. Conformance with the Zoning Regulations

The project is located in the Waterfront District. This district defines Boat Building, Repair, Sales and Support Establishments as “commercial establishments primarily engaged in the assembly, repair, storage, or sale of marine vessels and support services including, but not limited to, the sale of fuel.” Projects falling under this land use definition are permitted uses in the Water District, subject to the approval of a use permit.

- a. Development Standards: The following analyses detail the project’s compliance with relevant development standards of the Waterfront District. There is no maximum floor area ratio or minimum setbacks for the Waterfront District.

Building sites which have a lot area less than 5,000 square feet, or width less than 50 feet, may be developed, subject to the following findings and standards:

- (1) *Legal Parcel:* The parcel for which development is proposed was lawfully created in accordance with the applicable laws in effect when the land was divided. The lawful creation of the subject parcel has been confirmed through a Certificate of Compliance Application, PLN2022-00276.

- (2) *Lot Coverage*: Not more than 50 percent of the building site shall be covered by buildings. The proposed lot coverage of the site is 1,750 square feet, which is 50 percent of the site.
- (3) *Building Height*: The maximum building height shall be 30 feet, measured from finished grade to the highest point of the roof. The proposed building height is 30 feet.

Landscaping: Landscaping must be provided in parking areas in accordance with Section 8.98.040. 7. of the San Mateo Ordinance Code. Section 8.98.040.7.b. requires that a planter or landscaped area of at least 4 feet wide shall be provided adjacent to all street rights-of-way. Not more than 30 percent of the planter or landscaped area may be covered with hard surfaces such as gravel, landscaping rock, concrete, or other impervious materials. The project proposes 4-foot-wide landscaped planters adjacent to Harvard Avenue. The minimum live landscaping requirement is required by Condition 9.

Parking. All uses not enumerated in Section 8.56 "Parking Spaces Required" which are permitted in the "M" Districts shall provide no less than 1 space for each 2,000 sq. ft. of floor area. Therefore, as the proposed building is 2,435 sq. ft in size, a minimum of two onsite parking spaces are required. The project complies with the minimum onsite parking requirement.

- b. *Performance Standards*: Uses within the Waterfront District are subject to a series of performance standards. The following analyses details the project's compliance with relevant performance standards of the Waterfront District.

Noise. No use will be permitted which exceeds the following sound levels more than thirty minutes in any hour: No use will be permitted which exceeds the following sound levels more than 30 minutes in any hour: 60 dBA from 7:00 a.m. to 10:00 p.m. or 55 dBA from 10:00 p.m. to 7:00 a.m. The applicant agrees to adhere to these noise standards and the requirement has been added as Condition 12.

Lighting. All lighting, exterior and interior, must be designed and located so as to confine direct rays to the premises. External lighting proposed includes three wall-mounted lights which will be dark sky compliant and adhere to the lighting performance standards, per Condition 12.

4. Use Permit

Chapter 8.280 of the San Mateo Ordinance Code requires that, *in order to grant the use permit as applied for or conditioned, the findings of the Planning Commission must include 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.* The parcel is currently used for outdoor storage of items (forklifts, crab pots, trucks, trailers, etc.). The project is located in a developed urban area adjacent to developed lots where access and utility services are available, is not in an environmentally sensitive area, and coastal views will not be affected. In addition, the building design fits the industrial style that exists in Princeton and will blend well with the overall neighborhood appearance. The proposed project would introduce a new development into the neighborhood that is compatible and complementary to the existing mix of architectural styles and would be an overall improvement to the site and the area. The project, as proposed and conditioned, conforms with all applicable zoning development standards, parking requirements, and design review standards.

5. Conformance with Design Review Standards

The proposed project is in the DR Zoning District and has been reviewed against the applicable design standards contained in Section 8.25.170 “Standards for Design in Other Areas” of the San Mateo County Ordinance Code. The project, as proposed and conditioned, has been found to be compliant with all applicable design standards. No review by the Coastside Design Review Committee was required as the project proposes no residential development.

Section 8.25.170 .E. *Trees and other vegetative land cover are removed only where necessary for the construction of structures or paved areas in order to reduce erosion and impacts on natural drainage channels and maintain surface runoff at acceptable levels.*

The site is currently used for storing forklifts, trucks, trailers, crab pots, etc. There are no trees, no streams or other natural drainage systems on the project site. Stormwater runoff will be contained through an onsite infiltration-based retention feature.

Section 8.25.170.L. *The design of the structure is appropriate to the use of the property and is in harmony with the shape, size, and scale of adjacent building in the community.*

The building design fits the industrial style that exists in Princeton and will blend well with the overall neighborhood appearance. The Princeton area includes a wide range of development that differs with regard to quality, building materials, colors, and architectural styles. The existing parcel has minimal to no vegetation. The proposed project would introduce a new development into the neighborhood that is compatible and complimentary to the existing mix of architectural styles and will be an overall improvement to the site and the area.

B. REVIEW BY THE CALIFORNIA COASTAL COMMISSION AND MIDCOAST COMMUNITY COUNCIL

The project was referred to the California Coastal Commission and Midcoast Community Council. No comments were received by the California Coastal Commission or Midcoast Community Council.

C. ENVIRONMENTAL REVIEW

The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15303, Class 3, relating to the construction and location of limited numbers of new, small facilities or structures. This exemption allows for **(c)** A store, motel, office, restaurant, or similar structure. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 sq. ft. in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The project proposes a new 2,435-sq. ft. boat storage building and other ancillary onsite improvements. The project is in an urbanized area, proposes less than 10,000 sq. ft. in floor area, the site is zoned for the proposed use, does not involve the storage of hazardous substances, all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

D. REVIEWING AGENCIES

Drainage Section
Geotechnical Section
California Coastal Commission
Coastside County Water District
Coastside Fire Protection District
Granada Community Services District
Midcoast Community Council
Department of Public Works

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Project Plans

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2023-00300

Hearing Date: May 15, 2025

Prepared By: Sonal Aggarwal, Planner III

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15303, Class 3, relating to the construction and location of limited numbers of new, small facilities or structures. The project proposes a new 2,435-sq. ft. boat storage building and other ancillary onsite improvements. The project is in an urbanized area, proposes less than 10,000 sq. ft. in floor area, the site is zoned for the proposed use, does not involve the storage of hazardous substances or fueling of boats on site, all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Chapter 8.52 of the San Mateo Ordinance Code and conforms with the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program with regards to the Locating and Planning New Development, Visual Resources, Hazards, and Commercial Fishing/Recreational Boating components. See Section A (2) of the staff report for the supporting analysis demonstrating conformance with the Local Coastal Program.
3. That the project is not subject to public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) since the project is not located between the nearest public road and the sea, or the shoreline of the Pescadero Marsh.
4. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program as discussed in Section A (2) of this staff report. See Section A (2) for the supporting analysis.

Regarding the Use Permit, Find:

5. 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. The parcel contains minimal to no vegetation, and no streams or other natural drainage systems on the project site. The project is located in a developed urban area adjacent to developed lots where access and utility services are available, is not in an environmentally sensitive area, and coastal views will not be affected. In addition, the building design fits the industrial style that exists in Princeton and will blend well with the overall neighborhood appearance. The proposed project will introduce a new development into the neighborhood that is compatible and complementary to the existing mix of architectural styles and will be an overall improvement to the site and the area. The project, as proposed and conditioned, conforms with all applicable zoning development standards, parking requirements, and design review standards.

Regarding the Design Review Permit, Find:

6. The project, as proposed and conditioned, conforms to the standards and guidelines for design review applicable to the location of the project and achieves the overall objectives for the establishment and purpose of the design review district. The proposed design and materials are appropriate based upon the suitability of the building for its proposed use, and the design elements of the building are harmonious and proportionate. See Section A (4) of the staff report for the supporting analysis demonstrating conformance with the Design Review Standards.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents, and plans described in this report, and submitted to and approved by the Zoning Hearing Officer on May 15, 2025. Modifications beyond those approved by the Zoning Hearing Officer will be subject to review and approval by the Director of Planning and Building and may require review at a public hearing. Minor modifications that are largely consistent with this approval may be approved at the discretion of the Director of Planning and Building.

2. The Coastal Development Permit, Design Review Permit, and Use Permit approvals shall be valid for five 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. Any extension to these permits shall require submittal of a request for permit extension and payment of applicable extension fees, no less than 60 days prior to expiration. An extension of these approvals will be considered upon written request and payment of the applicable fees 60 days prior to the expiration of the approvals.
3. No site disturbance shall occur until a valid building permit has been issued.
4. All exterior lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Exterior lighting shall be installed per the approved plans. Please submit design manufacturer's "cut sheets" with the building permit application prior to the issuance of a building permit. Prior to Planning final of the building permit for this project, the applicant shall submit photos verifying compliance with this condition.
5. Any new utilities shall be located underground from the nearest existing pole. No new poles are permitted to be installed.
6. The proposed exterior building color is approved. Any changes to the exterior color of the building shall require review and approval by the Planning and Building Department prior to implementing.
7. Colors and material samples shall be submitted to the Planning Department at the time of application for a building permit. Approved colors and materials shall be confirmed prior to a final inspection for the building permit.
8. Any signage shall require separate approval by the Planning and Building Department prior to installation.
9. A planter or landscaped area of at least 4 feet wide shall be provided adjacent to all street rights-of-way. Not more than 30% of the planter or landscaped area may be covered with hard surfaces such as gravel, landscaping rock, concrete, or other impervious materials.
10. Landscaping plans, including size, species, and location, for all proposed landscaping shall be submitted as part of the building permit for review and approval. Prior to building inspection final and certificate of occupancy, the Planning Department shall verify that the approved landscaping has been installed.

11. All approved landscaping shall be maintained in a healthy condition for the life of the use. Any dead or dying landscape shall be removed and replaced with the same or similar species.
12. The approved use shall maintain compliance with the noise, odor, lighting, and vibration standards of the Waterfront District.
13. 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.
 - 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.
14. 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.
15. The applicant shall ensure that during construction, noise, light, dust, odor, and other interference with persons and property off the development site is minimized. Furthermore, no boats would be fueled at the site and storage of any gasoline related to boats would be minimal.
16. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).

Building Inspection Section

18. A building permit shall be applied for and issued prior to the start of any construction.

19. The project shall comply with all requirements of the California Building Code, including compliance with all accessibility requirements of the Americans with Disabilities Act.

Drainage Section

20. Project will comply with County drainage policy to prevent stormwater from flowing across property lines. For projects that trigger size and/or slope thresholds, prior to the issuance of the building permit for new residential development, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Planning and Building Department for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works and Planning and Building Department for review and approval.
21. A final C.3 and C.6 Development Review Checklist, a final drainage plan, and a drainage analysis/drainage report/prescriptive sizing handout will be provided at the time of building permit submittal.
22. Per State Water Board MRP 3.0 and County of San Mateo Drainage Manual, gravel surfaces are considered impervious surfaces unless constructed using pervious pavement system designs. At the building permit phase, a final determination of whether the gravel surfaces are impervious or pervious will be made. Please make sure all necessary details and notes are included during the building permit stage.
23. Advisory Comment: Based on the information received, this project is classified as a "Prescriptive" drainage project. It is possible that new or additional information provided upon the next submittal could advance the project classification. To avoid delays or additional plan review cycles, please reference the San Mateo County Drainage Manual (SMCDM) online at: <https://planning.smcgov.org/drainage-manual>.

Geotechnical Section

24. As the lot is located in a California Geologic Survey mapped Liquefaction Zone, a full liquefaction analysis shall be required, which should include a 50-foot-deep investigation.

25. Per the geotechnical consultant's analysis, a 50-foot boring drill was drilled next door to perform a liquefaction analysis. The results from this study shall be submitted to the County's Geotechnical Department. This neighboring boring log along with a location map of where this boring was drilled relative to the current project shall be submitted at the building permit phase.
26. The project geologist shall revise their report and recommendations (if necessary) prior to the building permit submittal based on the findings of the aforementioned liquefaction study. An updated geological report shall be required.

Department of Public Works

27. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. 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.
28. 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.
29. 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.

Granada Community Services District (District)

30. All new construction projects require a Sewer Connection Permit from the District. If the subject parcel conforms in size with the County's zoning requirements, the applicant may submit a sewer permit application after receiving County Planning approval. The applicant may call the District office at (650) 726-7093 or email gcsdadmin@granada.ca.gov to obtain instructions and an application form.

31. There is a sewer mainline facility available to serve the proposed project. The applicant will be required to submit the construction plans with their sewer permit application form and other items. The construction plans must show all sewer lines necessary for the development including sewer pipes (lateral and sewer mainline), appurtenances manholes, cleanouts and sewer backflow devices, which must conform to District standards. Upon District receipt of the Building Department Pick-up Notice and payment of the permit fees, the sewer connection permit will be issued over the counter.

Coastside County Water District (CCWD)

32. The project is required to comply with Coastside County Water District's regulations on water service and metering. The Coastside County Water District performs inspections to verify compliance with all District regulations during construction and a final inspection when construction is complete.
33. At the time of building permit application, show driveway and driveway aprons on utility plan to show clearance from domestic and fire meters with building permit submittals. Note that parking is not allowed on top of meter boxes.
34. At the time of building permit application, show any fencing that will be installed to show that meters and backflow devices remain accessible by District staff with building permit submittals.
35. Fire sprinklers are served from an independent and dedicated water service connection with a separate fire meter. Coastside County Water District does not allow passive purge systems to be installed on fire protection services. Fire protection services are authorized for the sole purpose of fire protection, and there shall be no cross connections.
36. At the time of building permit application, a full set of the most recent plans and drawings for the project, (fire sprinkler, architectural, plumbing, mechanical, green building, structural, civil, utility, and landscape/irrigation) must be submitted to the District for review and approval. Existing and new utilities must be clearly marked on the drawings.
37. Before issuance of a building permit, the CCWD will still need to evaluate complete set of building plans to determine if water service capacity is adequate for any development and complies with all District regulations.

Coastside Fire Protection District

38. 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 1/2-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

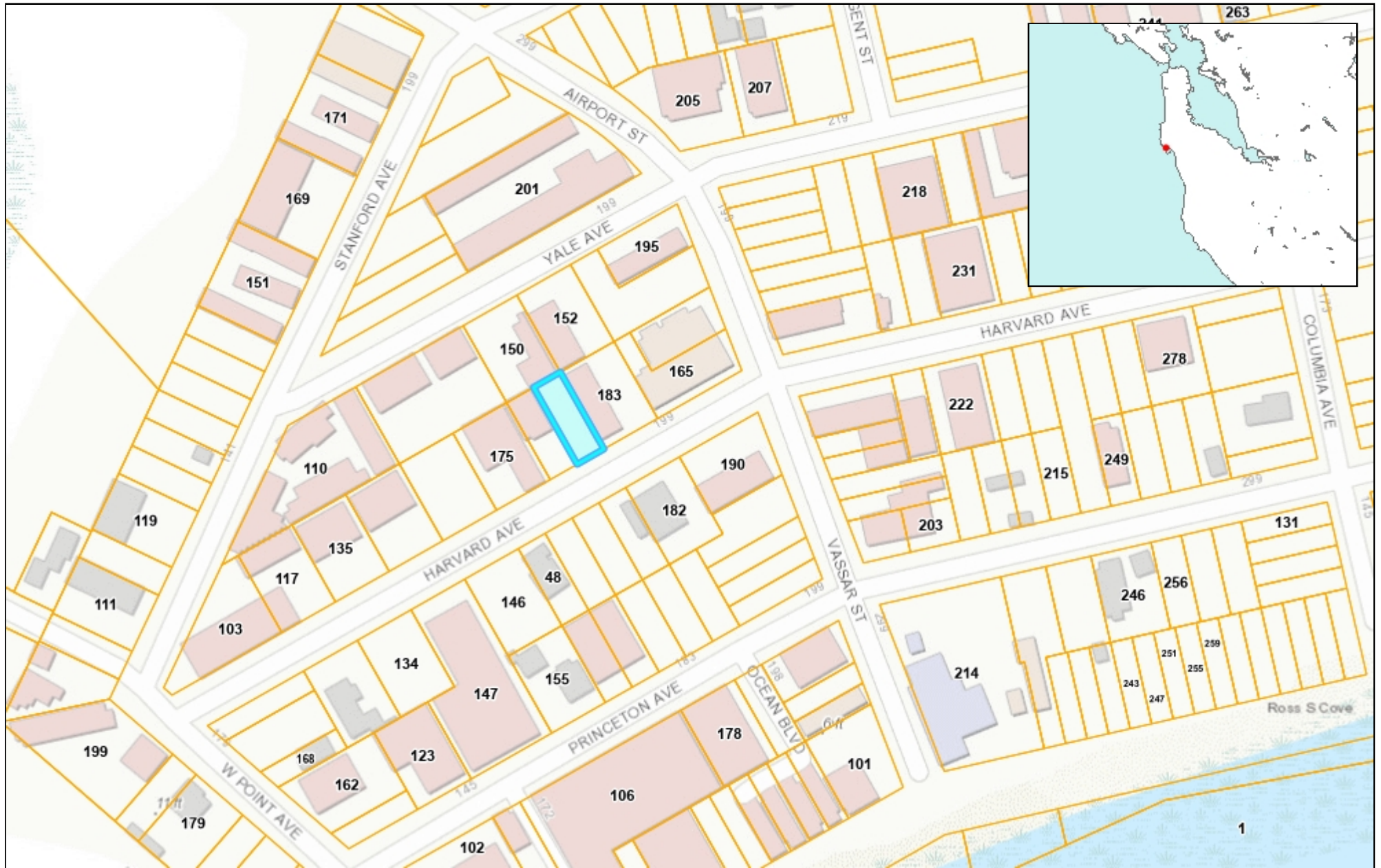
with a corresponding increase in stroke width.

39. 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.
40. Automatic Fire Sprinkler System: The proposed project must be equipped with an approved NFPA 13 fire sprinkler system. 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 Department. 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 Department.
41. 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.
42. Clearly identify fire service line on plans and verify that line meets minimum size for fire sprinkler hydraulic calculations.
43. Provide complete General Information Sign, placed at the riser on plans.

44. 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 Department.
45. Show location of fire hydrant on a site plan. A fire hydrant is required within 500 feet of the building and the flow shall be determined using Tables B105.1(2) and B105.2 in Appendix B of the California Fire Code. Information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/CAL Fire or Coastside Fire District. If there is not a hydrant within 500 feet with the required flow, one will have to be installed at the applicant's expense.
46. 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.
47. 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.
48. 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 premise 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 Department for review and approval.
49. Occupancy Load Signs where required 2022 CFC Chapter 10.
50. Vegetation Management (LRA): 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. 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.

51. 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 cfpdfiremarshal@fire.ca.gov if you need further assistance.
52. 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.
53. Fire Extinguishers: There must be at least one 2A10BC fire extinguisher for each 3,000 square feet, travel distance not to exceed 75 feet with at least one extinguisher per floor per Title 19, California Code of Regulations. Show location of extinguishers on plans.
54. Provide Penetration protection in all membranes through fire rated assemblies (ie dampers, fire caulking).
55. 1 Hour Separation required between any mixed-use occupancy.
56. Your project is located in an area that to date there are no documented fire flows are available. In order to determine required fire flows, please provide information on Building Classification including Type of Construction, Occupancy Classification and Mixed occupancy use.
57. Fire Alarm systems that meet the 2022 NFPA 72 will be required.
58. A Certificate of Completion for Fire Sprinkler System requirement at final.
59. A Certificate of Completion for Fire Alarm required at final.
60. A Certificate of Completion for Underground required at final.

61. A current 5-year Certification for the Fire Sprinklers and Fire Alarm required at final.



0.07 0 0.04 0.07 Miles

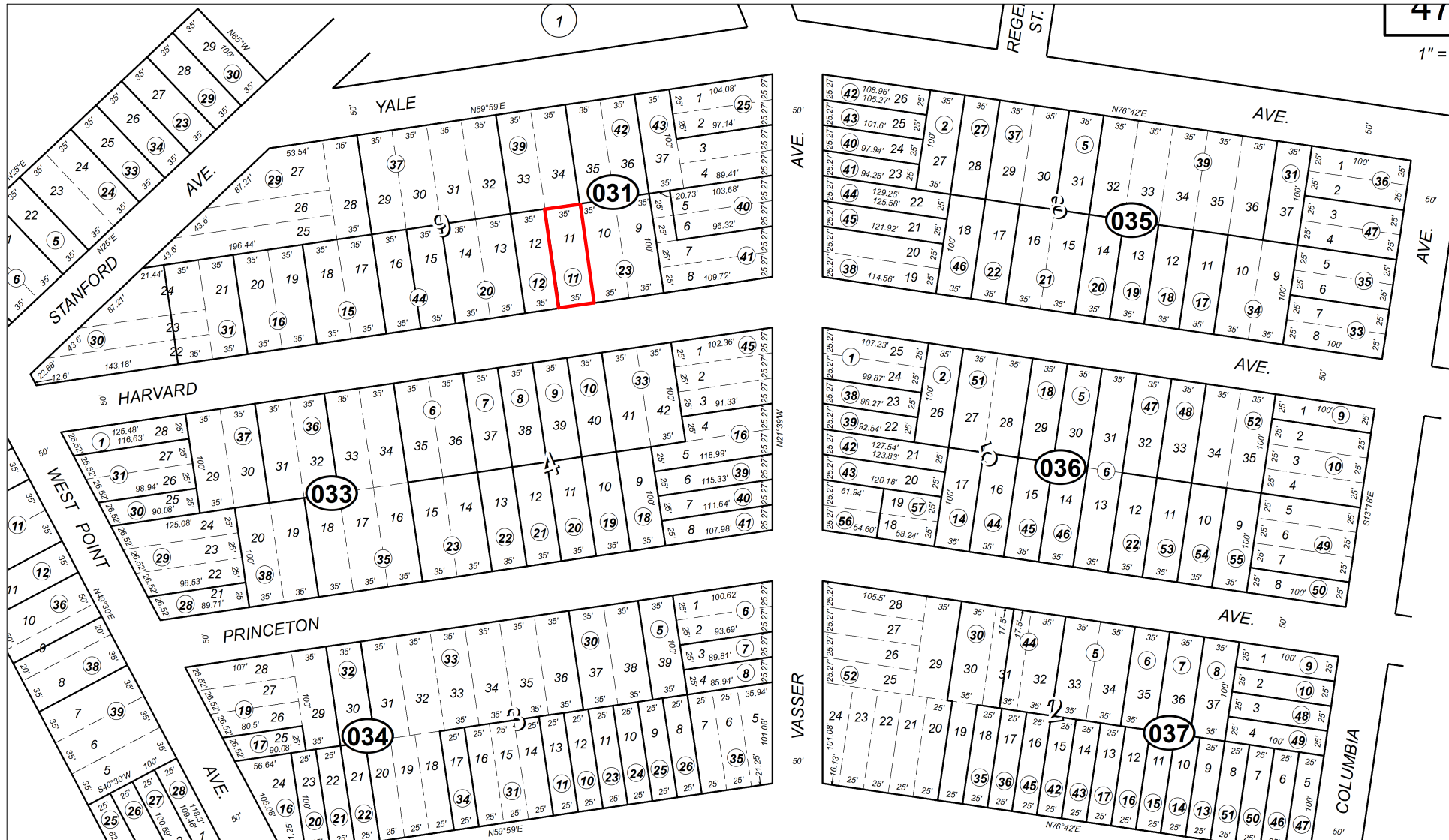
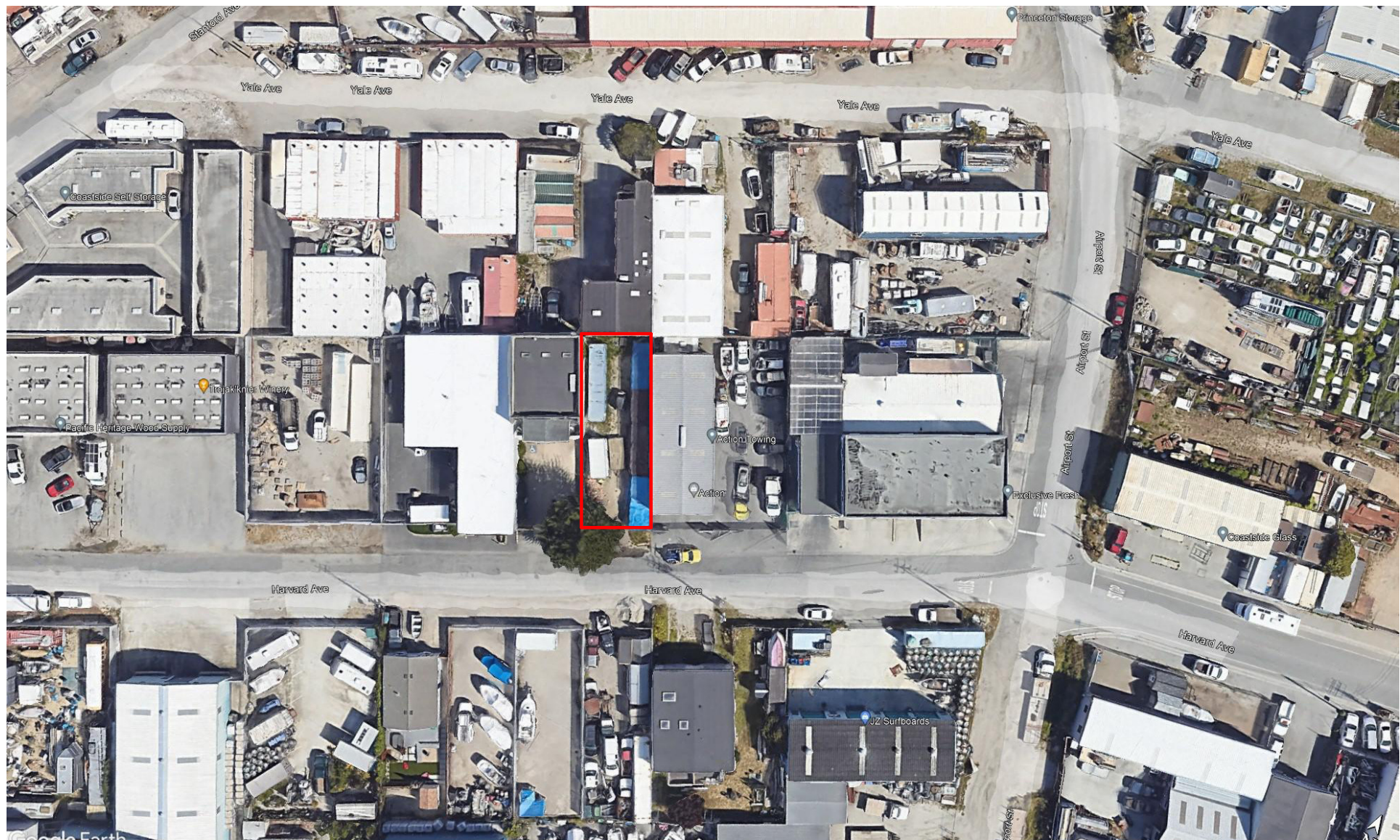
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:2,257



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



	EXISTING		PROPOSED		TOTAL		ALLOWED	
	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%
LOT AREA	3500							
LOT COVERAGE	0	0.0	1750	50.0	1750	50.0	1750	50.0
FLOOR AREA			LEVEL 1 1724 SF LEVEL 2 711 SF TRASH ENC. 26 SF		LEVEL 1 1724 SF LEVEL 2 711SF TRASH ENC. 26 SF			
Total	0	0.0	Total 2461	70.3	Total 2461	70.3	Total 1750	50.0

GENERAL NOTES:

- NO USE MAY BE CONDUCTED IN A MANNER WHICH, IN THE DETERMINATION OF THE PLANNING DIRECTOR, DOES NOT MEET THE PERFORMANCE STANDARDS BELOW. MEASUREMENT, OBSERVATION, OR OTHER MEANS OF DETERMINATION SHALL BE MADE AT THE LIMITS OF THE PROPERTY, UNLESS OTHERWISE SPECIFIED. (SECTION 6289.1 SMCZR)
1. NOISE. NO USE WILL BE PERMITTED WHICH EXCEEDS THE FOLLOWING SOUND LEVELS MORE THAN THIRTY MINUTES IN ANY HOUR:

Time of Day	Level (in dBA) Not To Be Exceeded		
	More Than 30 Minutes In Any Hour	More Than 5 Minutes In Any Hour	At Any Moment
7:00 a.m. - 10:00 p.m.	60	70	80
10:00 p.m. - 7:00 a.m.	55	65	75

2. ODOR. NO USE WILL BE PERMITTED WHICH EMITS AN ODOR OR AIR POLLUTANT, DETECTABLE WITHOUT INSTRUMENTS, BEYOND THE BOUNDARIES OF THE "WATERFRONT" DISTRICT.
3.LIGHTING. ALL LIGHTING, EXTERIOR AND INTERIOR, MUST BE DESIGNED AND LOCATED SO AS TO CONFINE DIRECT RAYS TO THE PREMISES.
4. VIBRATION. NO USE WILL BE PERMITTED WHICH CAUSES VIBRATION PERCEPTIBLE WITHOUT INSTRUMENTS ON ADJOINING PROPERTY, EXCEPT FOR TEMPORARY CONSTRUCTION OPERATIONS.

FIRE PROTECTION NOTES:

1. TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTABLES BEING PLACED ON SITE
2. "KNOX BOXES" OR EMERGENCY KEY BOXES ARE REQUIRED FOR LIFE SAVING OR FIRE-FIGHTING PURPOSES. THE CHIEF WILL DETERMINE THE LOCATION FOR THE KEY BOX AND PROVIDE AN AUTHORIZED ORDER FORM.
3.THIS PROJECT IS SHALL HAVE AN APPROVED NFPA 72 FIRE ALARM SYSTEM INSTALLED THROUGHOUT.
4. OCCUPANCY LOAD SIGNS SHALL BE POSTED WHERE REQUIRED BY 2022 CFC CHAPTER 10.

SITE DATA:

APN: 047-031-110
ZONING: W/DR/CD
OCCUPANCY GROUP: F-2
TYPE OF CONSTRUCTION: V-B

PRE:
PLN: PLN2023-00300
BLD:

APPLICABLE CODES:

SAN MATEO COUNTY ZONING & BUILDING ORDINANCES
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

Sheet List

Sheet Number	Sheet Name	Rev
A101	Cover Sheet	
SU-1	Survey	
C1	Grading & Drainage Plan	
C2	Erosion & Sediment Control Plan	
A102	Site Plan	
A103	Floor & Roof Plan	
A201	Elevation North & South	
A202	Elevations East & West	
A301	Sectional Views	

SCOPE OF WORK

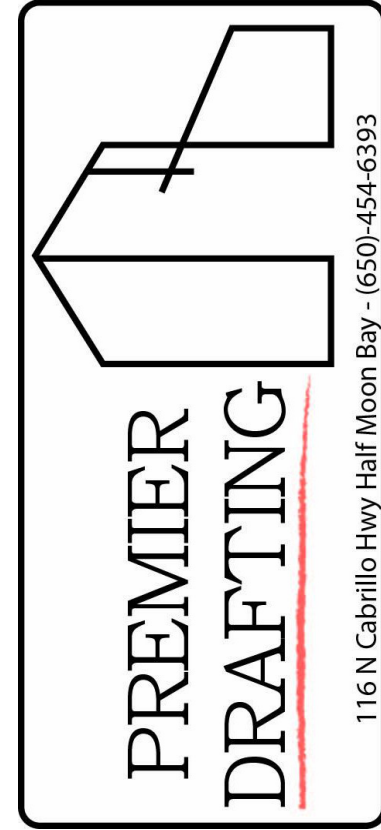
- CONSTRUCTION OF A 1724 SF BUILDING.

PROPOSED USE OF BUILDING

- BOAT BUILDING, REPAIR, STORAGE, SALES & MANAGEMENT

REVISIONS

1	11/6/23
2	4/24/24
3	9/23/24
4	1/17/25



Owner Information

Dustin Boyce
Robin Boyce
dbg@comcast.net
(925)-969-0813

Proposed Building at
181 Harvard Ave
APN: 047-031-110

Cover Sheet

Drawn by JM

Designed By: Colton Palmer

Date 4/11/25

Sheet:

A101

Scale

4/11/2025 5:24:55 PM

BASIS OF BEARINGS

BEARINGS SHOWN HEREON TAKEN FROM THE RECORD OF SURVEY N BY BGT WHICH WAS FILED FOR RECORD IN VOLUME 25 OF LLS MAPS PAGES 87-89 ON JANUARY 26, 2004, SAN MATEO COUNTY RECORDS.

BENCHMARK

ELEVATIONS ARE BASED UPON NAVD 88 DATUM. BENCHMARK USED WAS "TIDAL 5" (PID HT0455) WITH A PUBLISHED ELEVATION OF 14.22 FEET. SITE BENCHMARK IS THE SANITARY SEWER MANHOLE LID WITH AN ELEVATION OF 14.38 FEET.

NOTES:

BGT RELIED UPON A FIRST AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 4104-4556179, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORT.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtsurveying.com

DATE OF FIELD SURVEY: 23 JANUARY, 2023
JOB NUMBER: 23-003

LEGEND

AC	ASPHALT CONCRETE
AD	AREA DRAIN
BW	BACK OF WALK
CB	CATCH BASIN
C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CI	CAST IRON PIPE
CO	CLEAN OUT BOX
CPP	CORRUGATED PLASTIC PIPE
CTV	CABLE TELEVISION VAULT
DS	DOWNSPOUT
EM	ELECTRIC METER
EV	ELECTRIC VAULT
FF	FINISHED FLOOR
FL	FLOWLINE
FH	FIRE HYDRANT
GM	GAS METER
GRD	GROUND
GUY	GUY ANCHOR
GV	GAS VALVE
HCR	HANDICAP RAMP
HVE	HIGH-VOLT ELECTRIC
INV.	INVERT
IP	IRON PIPE
JP	JOINT POLE
KV	KILOVOLT
LAT.	LATERAL
LG	LIP OF GUTTER
MH	MH (TYPE UNKNOWN)
MON-MON	MONUMENT TO MONUMENT DISTANCE
PBV	PACBELL/SBC VAULT
PGE	PG&E VAULT
PIV	POST INDICATOR VALVE
PP	POWER POLE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
SSV	SANITARY SEWER VAULT
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCHMARK
UNK	UNKNOWN TYPE
VCP	VITRIFIED CLAY PIPE
WBF	WATER BACK FLOW VALVE
WM	WATER METER BOX
WV	WATER VALVE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-OH-	OVERHEAD LINE
-SD-	STORM DRAIN LINE
-SS-	SANITARY SEWER LINE
-W-	WATER LINE

PRINCETON BY THE SEA
6 MAPS 32
BLOCK 9

LOT 33

LOT 34

LOT 35

LOT 36

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

APN 047-031-110

3,500 SQ. FT.±

DRAINAGE FROM
ROOF ALONG
BUILDING 3'-4'
ABOVE GROUND

HARVARD AVENUE [50' WIDE]

FOUND 2" SAN MATEO COUNTY BRASS DISK
WITH PUNCH IN HANDHOLE, PER 25 LLS 87-89

SSMH
LID: 15.39
INV: 9.1
(GRAPHIC DEPICTION)

VASSAR AVE.

0' 8' 16' 24'

SCALE: 1 INCH = 8 FEET

BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 11, BLOCK 9, "PRINCETON BY THE SEA" (BOOK 6 MAPS 32)

VACANT LOT, HARVARD AVENUE

PRINCETON, SAN MATEO COUNTY, CALIFORNIA

Assessor Parcel Number:
047-031-110

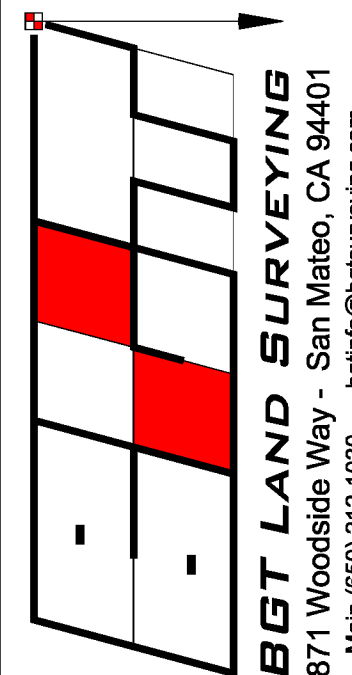
Prepared For:
ROBIN & DUSTIN BOYCE
4546 SECOND STREET
PLEASANTON, CA 94566

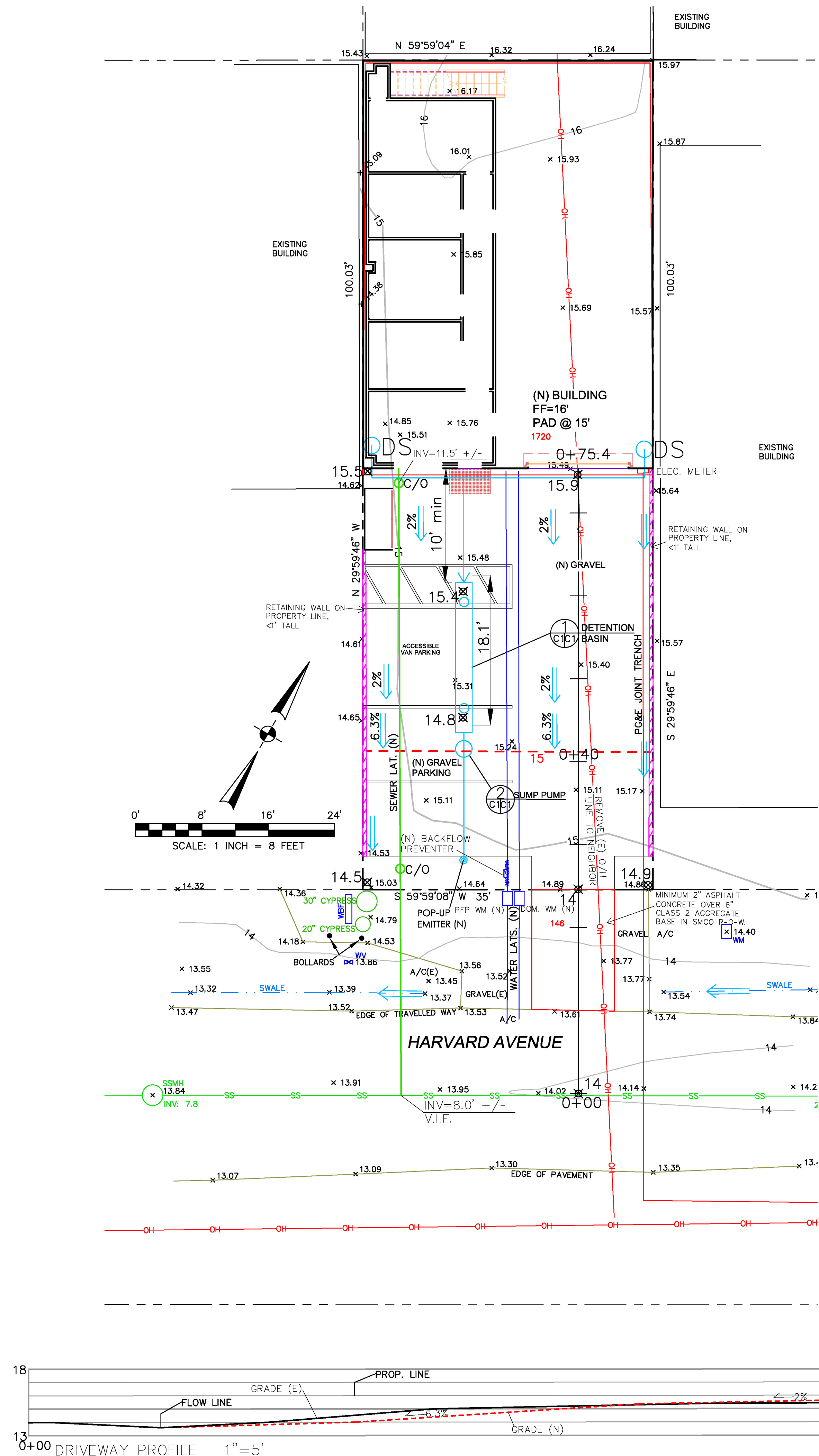
Date: JANUARY 2023
Scale: 1" = 8'
Contour Interval: 1'
Drawn by: BGT

Revisions:

SU-1

Job No. 23-003





LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- SURFACE DRAINAGE DIRECTION
- DOWNSPOUT
- 4" MIN SOLID DRAIN PIPE

GENERAL NOTES

- PLANS PREPARED AT THE REQUEST OF:
DUSTIN BOYCE, OWNER
- TOPOGRAPHY BY BGT LAND SURVEYING, SURVEYED 1-23-23.
- THIS IS NOT A BOUNDARY SURVEY.
- ELEVATION DATUM: NAVD88.
- THE GEOTECHNICAL REPORT:
GEOTECHNICAL STUDY: (PENDING) SHALL BE RETAINED ON THE CONSTRUCTION SITE. THE CONTRACTOR MUST NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD AT LEAST 48 HOURS BEFORE CONSTRUCTION OF GEOTECHNICAL RELATED WORK. THE GEOTECHNICAL PART OF CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO, ALL THE EARTHWORK AND FOUNDATION CONSTRUCTIONS, MUST SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD.
- STORMWATER MANAGEMENT CONSTRUCTION INSPECTIONS SHALL BE SCHEDULED FOR APPLICABLE DRAINAGE INSPECTIONS, WHICH INCLUDE SITE CLEARANCE AND EROSION CONTROL MEASURES INSTALLATION AS WELL AS INSPECTION OF MAJOR DRAINAGE CONTAINMENT, TREATMENT, AND CONVEYANCE DEVICES BEFORE BEING BURIED (INCLUDING REQUIRED MATERIAL LABELS, E.G. PIPES, SUB-GRADE MATERIALS, ETC.). PLEASE FOLLOW THE INSPECTION CARD INSTRUCTIONS AND CALL SIGMA PRIME AT 650-728-3590 TO SCHEDULE DRAINAGE INSPECTIONS ACCORDINGLY. THERE SHALL BE THREE INSPECTIONS: ONE FOR EROSION CONTROL INSTALLATION, ONE BEFORE DRAINAGE FACILITIES ARE BURIED, AND ONE FOR FINAL WALK AROUND.
- APPLICANT MUST OBTAIN ENCROACHMENT PERMIT FOR ALL WORK IN THE COUNTY RIGHT-OF-WAY. FAILURE TO HAVE APPROVED INSPECTIONS BY THE ROAD INSPECTOR MAY DELAY BUILDING PERMIT OCCUPANCY.
- NO NET INCREASE IN STORMWATER RUN-OFF MAY DRAIN ONTO ADJACENT PROPERTIES.
- THE OWNER SHALL ADEQUATELY MAINTAIN THE PROPERTY'S STORMWATER MANAGEMENT FACILITIES.

GRADING NOTES

CUT VOLUME : 65 CY (FOR FOUNDATION)
FILL VOLUME: 0 CY

VOLUMES ABOVE ARE APPROXIMATE.

THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK
COMPACTED TO 95%.

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.

2. ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASIN, AS SHOWN.

3. ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM. THE PIPES CANNOT ENCRATCH ONTO THE NEIGHBORING PROPERTIES. THEY MUST BE ROUTED WITHIN THE WALLS.

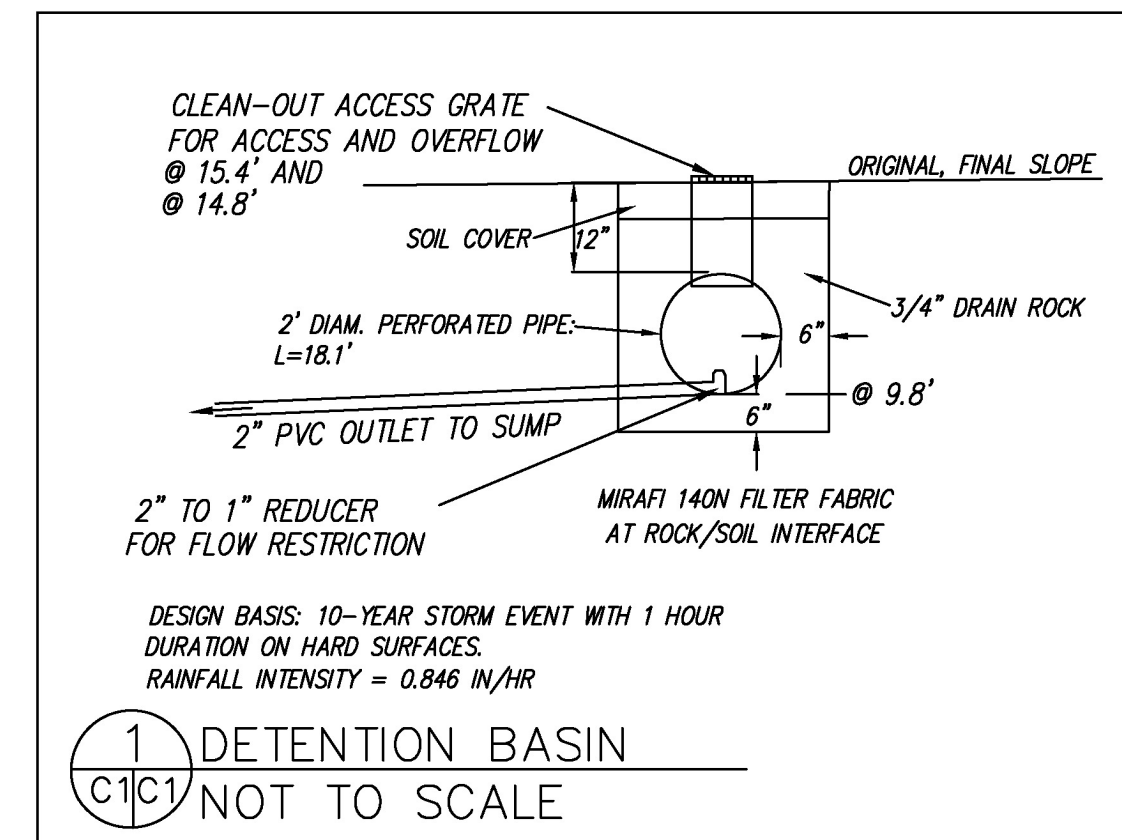
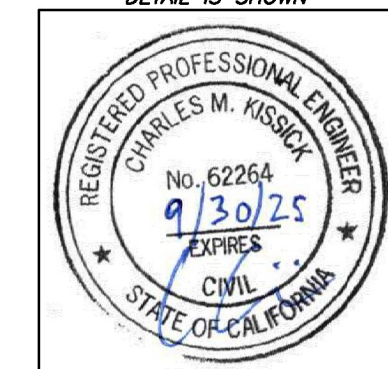
4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, SUMP PUMP, AND THE DETENTION BASIN TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

SECTION AND DETAIL CONVENTION

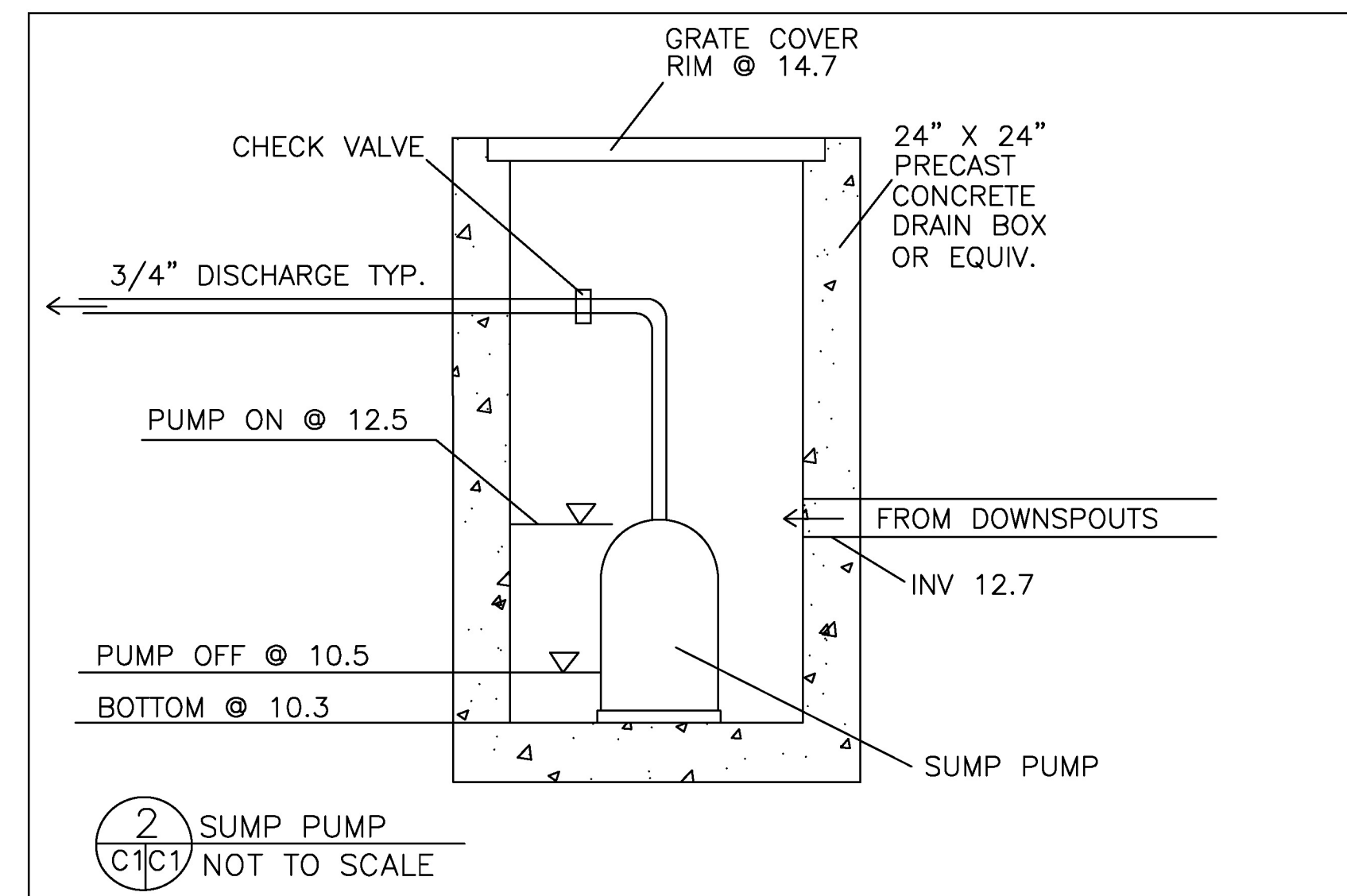
SECTION OR DETAIL IDENTIFICATION

REFERENCE SHEET No. FROM WHICH SECTION OR DETAIL IS TAKEN

REFERENCE SHEET No. ON WHICH SECTION OR DETAIL IS SHOWN



1 DETENTION BASIN
C1C1 NOT TO SCALE



2 SUMP PUMP
C1C1 NOT TO SCALE

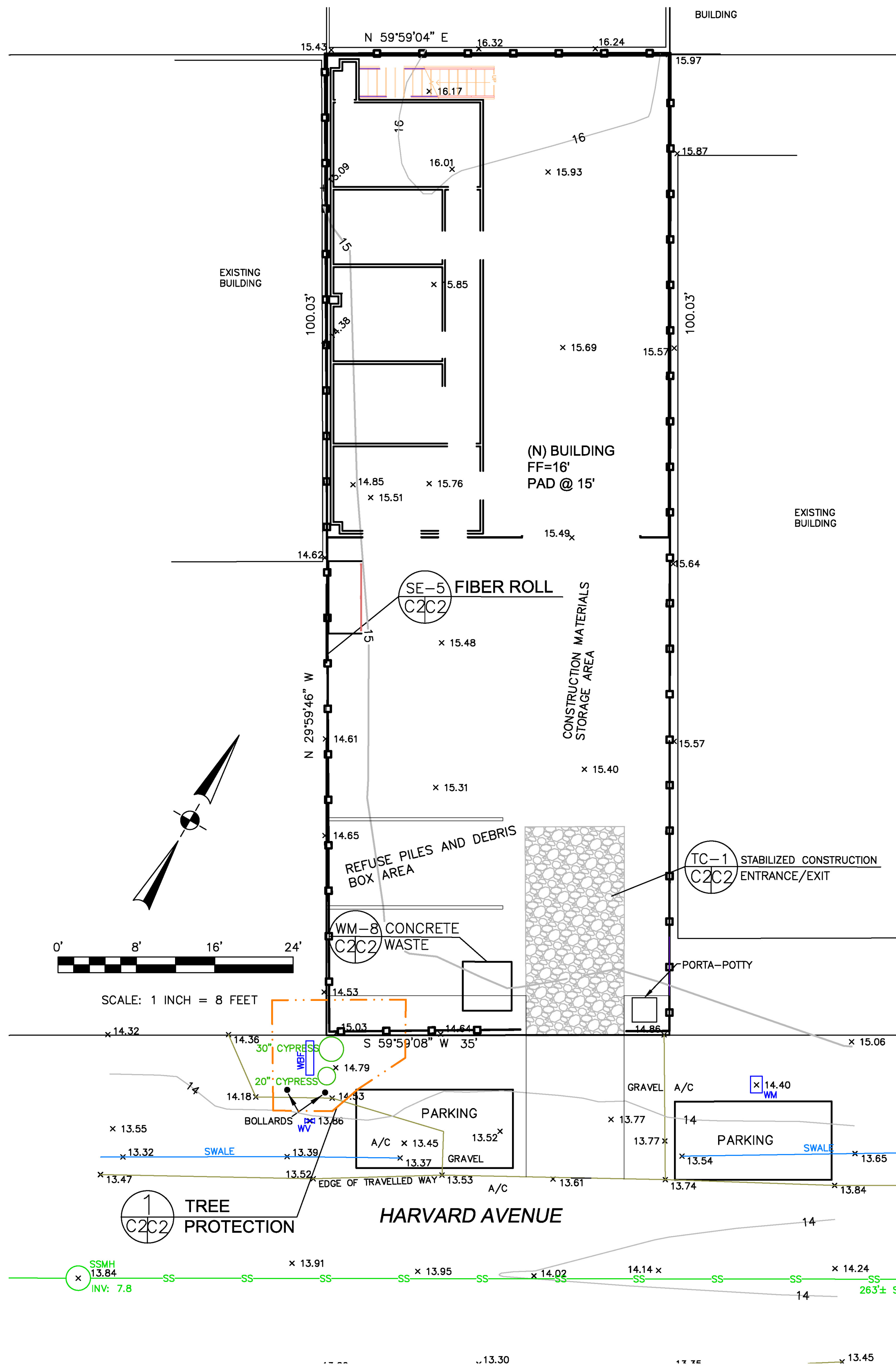
DATE: 1-30-24
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE: 8-8-24
REV. DATE: 11-25-24
REV. DATE: 2-26-25
REV. DATE:

Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

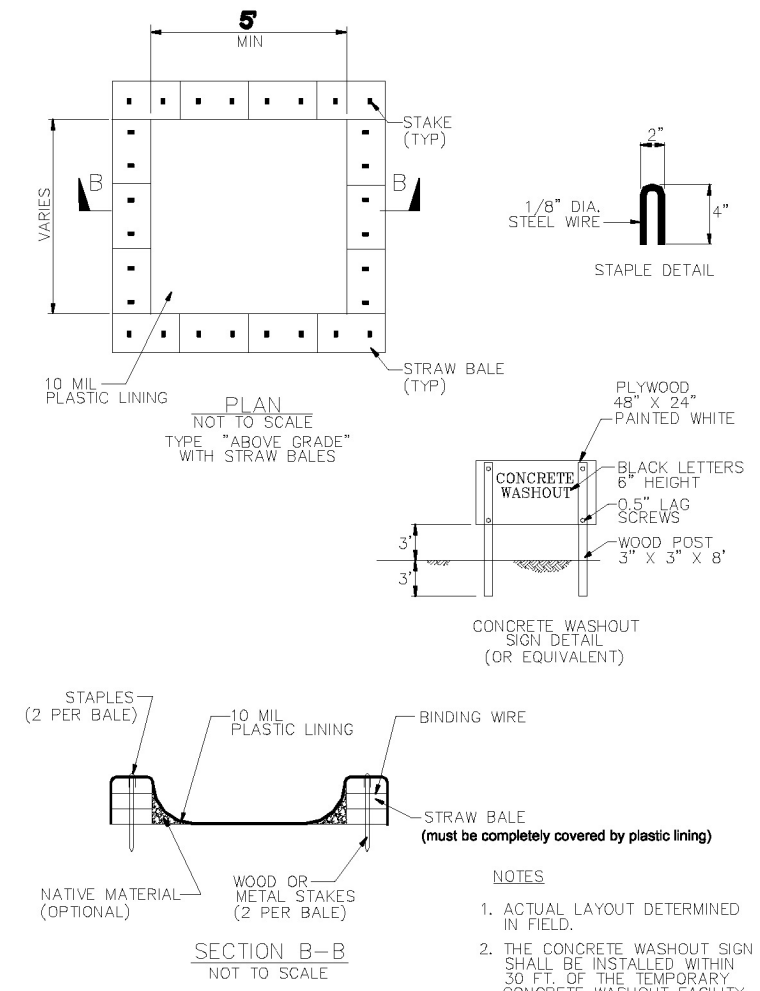
GRADING AND
DRAINAGE PLAN
BOYCE PROPERTY
181 HARVARD AVENUE
PRINCETON
APN 047-031-110

SHEET

C-1

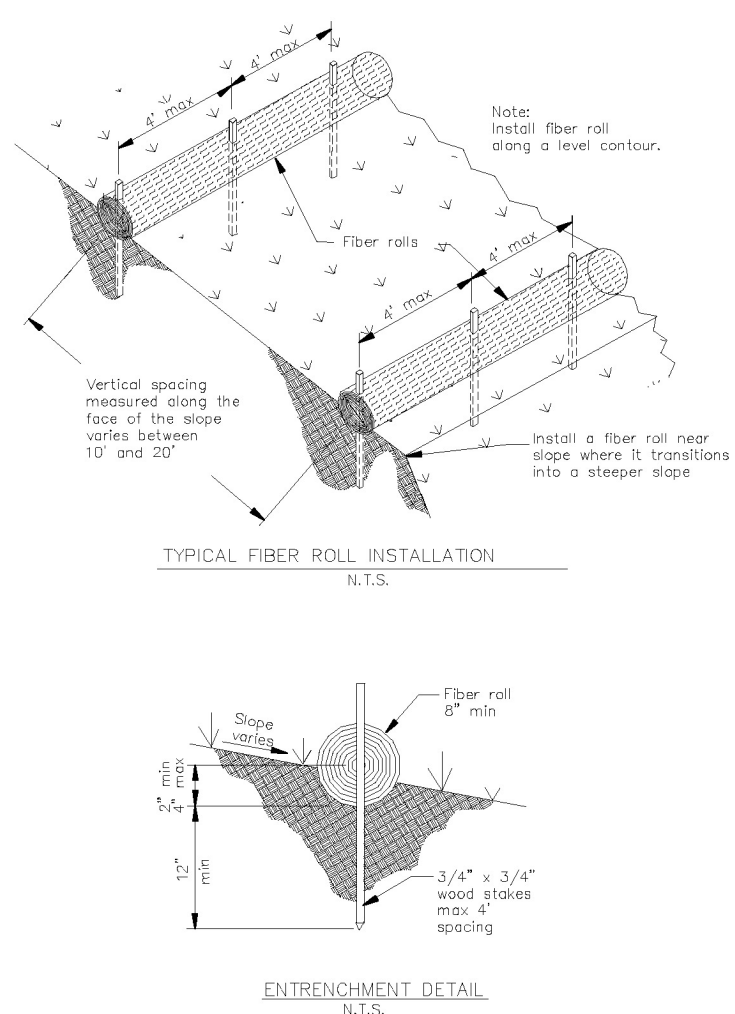


CONCRETE WASTE MANAGEMENT WM-8



FIBER ROLLS

SE-5



TREE PROTECTION NOTES

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSTRUCTION PROCESS.
2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.
3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.
4. ANY LARGE ROOTS THAT NEED TO BE CUT SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED FORESTER PRIOR TO CUTTING, AND MONITORED AND DOCUMENTED.
5. ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.
6. PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

EROSION CONTROL NOTES

- FIBER ROLL
INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL SE-5
1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
 2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
 3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
 4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
 5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
 6. ROCKED CONSTRUCTION ENTRANCE SHALL BE 50 FEET LONG BY 15 FEET WIDE AND CONFORM TO THE FOLLOWING:
 - A. THE MATERIAL FOR THE PAD SHALL BE 3 TO 6 INCH STONE.
 - B. PAD SHALL BE NOT LESS THAN 12" THICK.
 - C. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
 - D. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT DRAINS TO THE CONCRETE WASHOUT AREA.
 7. CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE)

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Erosion control materials to be on-site during off-season.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent 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.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site

EROSION CONTROL POINT OF CONTACT

THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: DUSTIN BOYCE
TITLE/QUALIFICATION: OWNER
PHONE: 925-989-0813
PHONE:
E-MAIL: DGBCI@COMCAST.NET



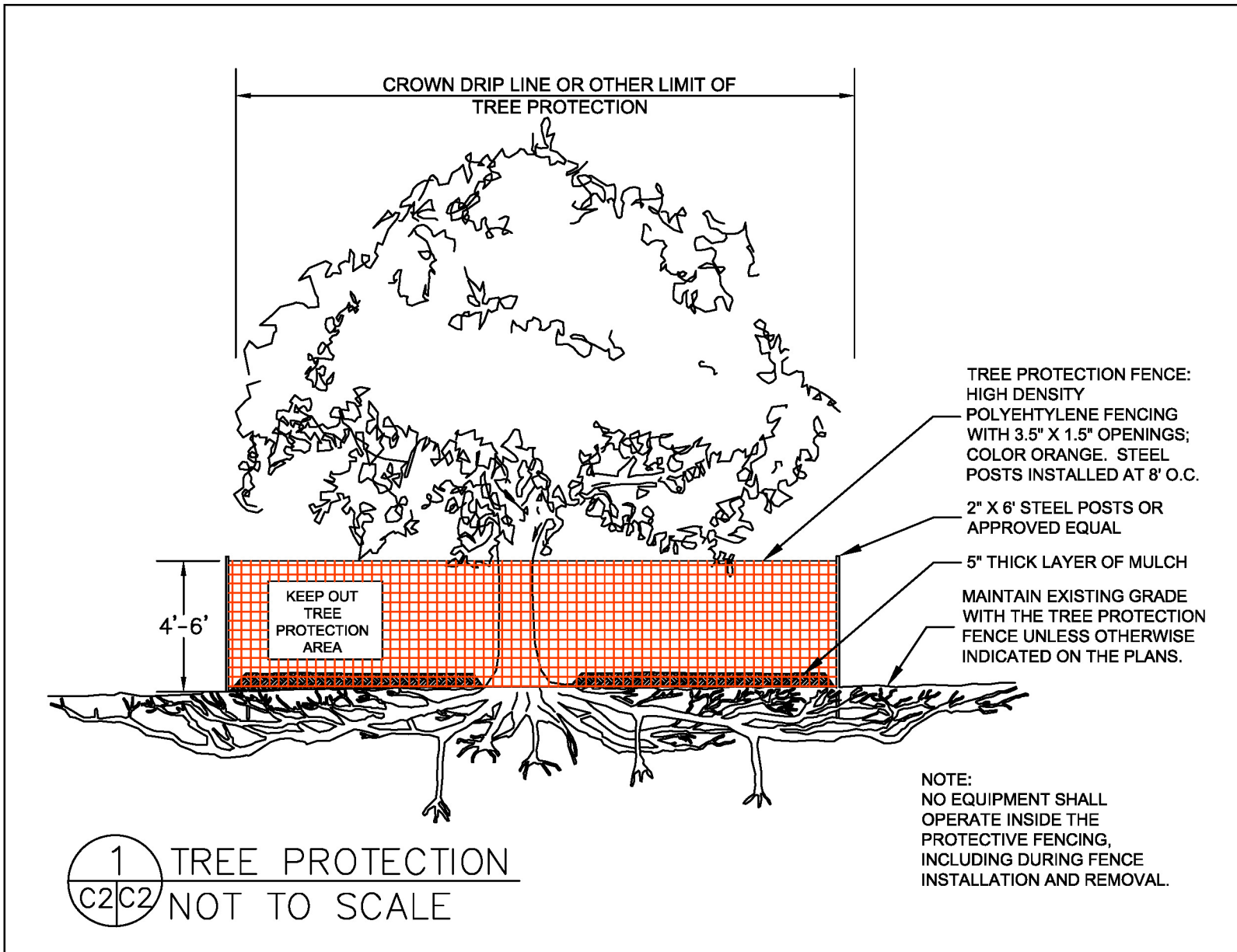
Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 726-3660
FAX 726-3663

DATE: 1-30-24
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE:
REV. DATE:
REV. DATE:

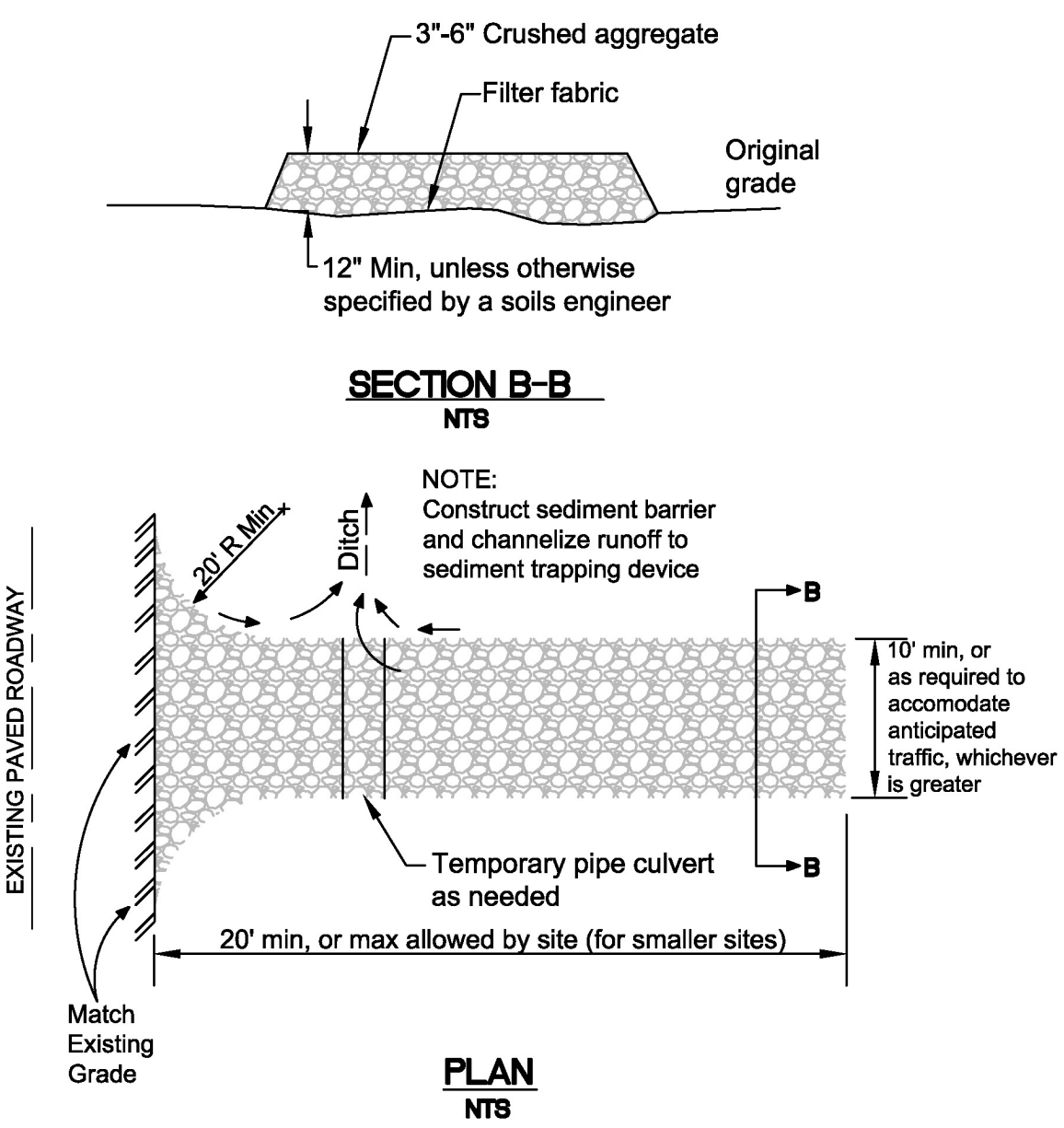
EROSION AND SEDIMENT CONTROL PLAN
BOYCE PROPERTY
181 HARVARD AVENUE
PRINCETON
APN 047-031-110

SHEET

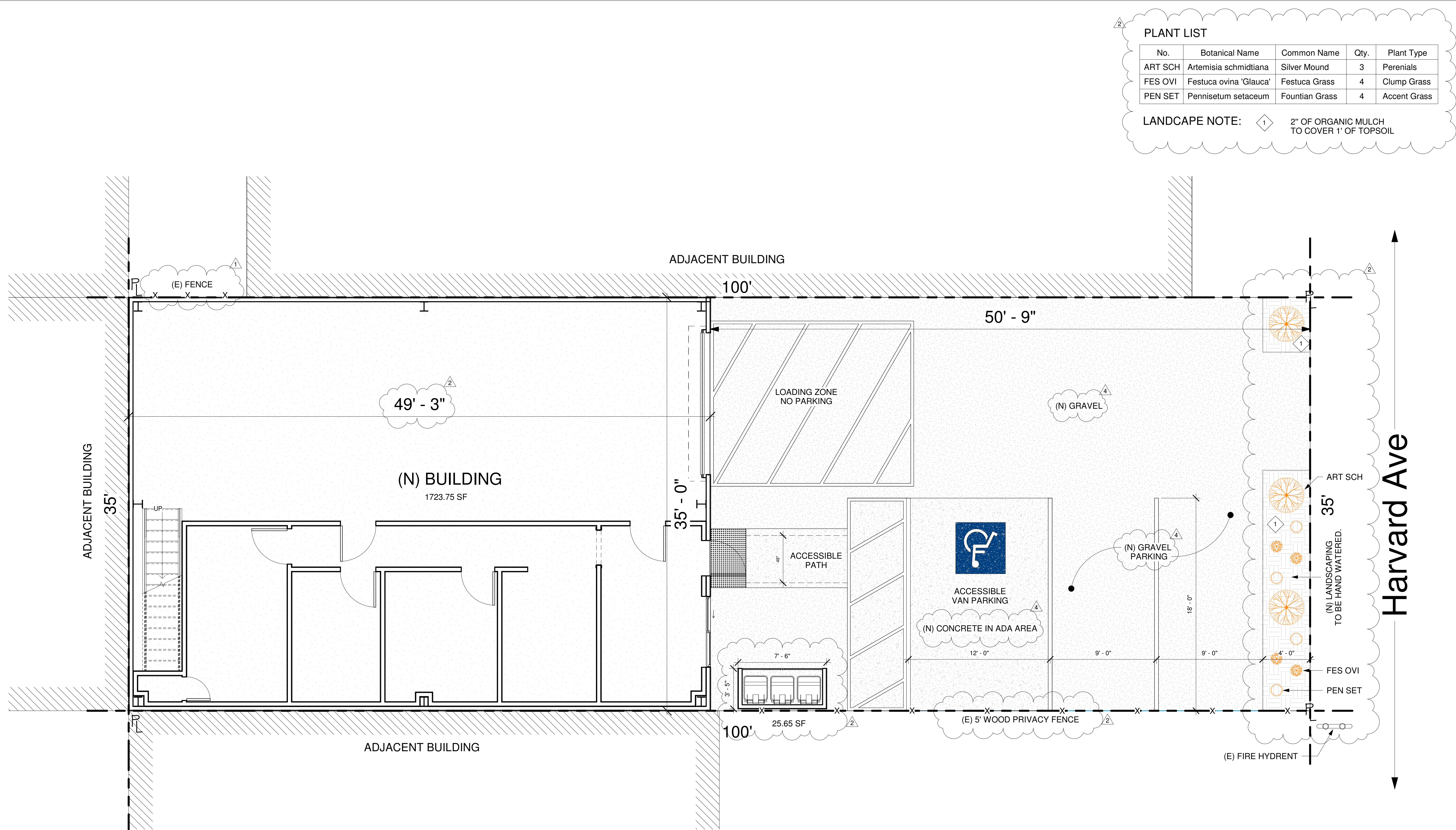
C-2



STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



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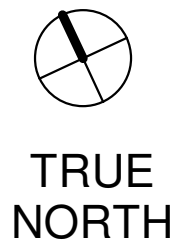
PLANT LIST

No.	Botanical Name	Common Name	Qty.	Plant Type
ART SCH	Artemisia schmidtiana	Silver Mound	3	Perenials
FES OVI	Festuca ovina 'Glauc'	Festuca Grass	4	Clump Grass
PEN SET	Pennisetum setaceum	Fountian Grass	4	Accent Grass

LANDSCAPE NOTE: 1 2" OF ORGANIC MULCH TO COVER 1" OF TOPSOIL

1 Site
1/4" = 1'-0"

SITE PLAN BASED SURVEY CONDUCTED
BY BGT IN JANUARY 2023



REVISIONS

1	11/6/23
2	4/24/24

PREMIER DRAFTING
116 N. Cabrilla Hwy Half Moon Bay - (650)-454-6393

Owner Information

Dustin Boyce
Robin Boyce
dbg@concast.net
(925)-969-0813

Proposed Building at
181 Harvard Ave
APN: 047-031-110

Site Plan

Drawn by JM

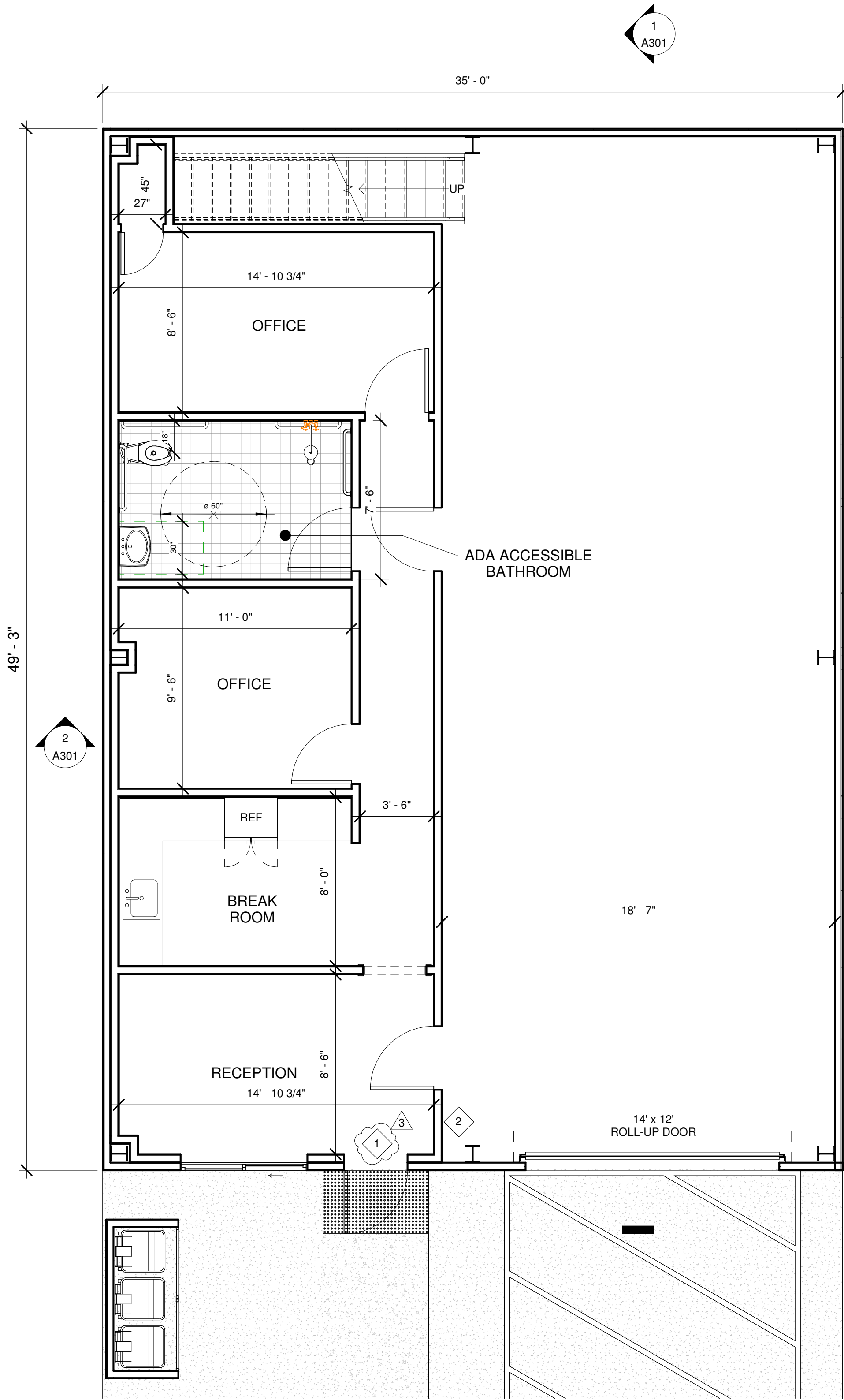
Designed By: Colton Palmer

Date 4/11/25

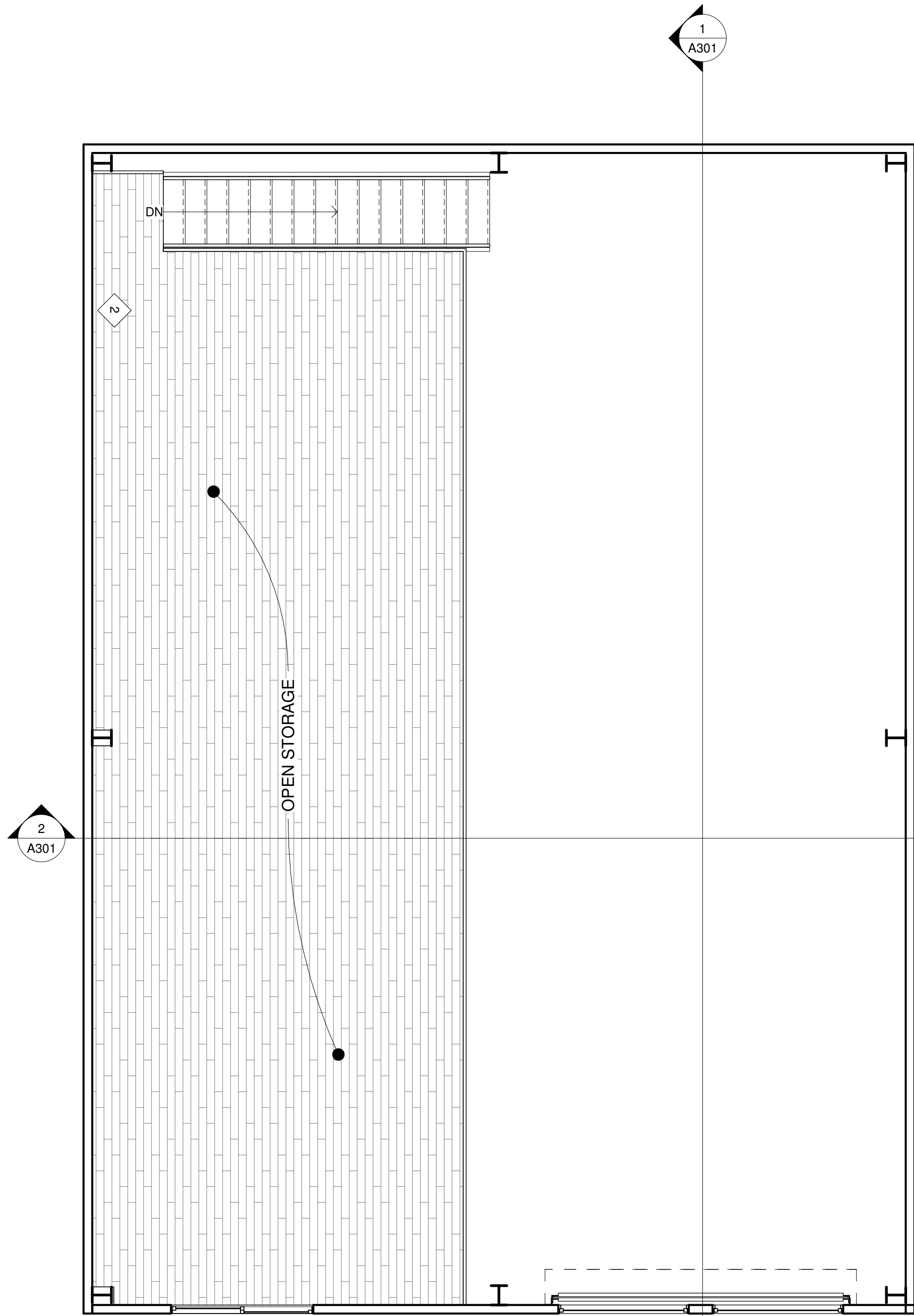
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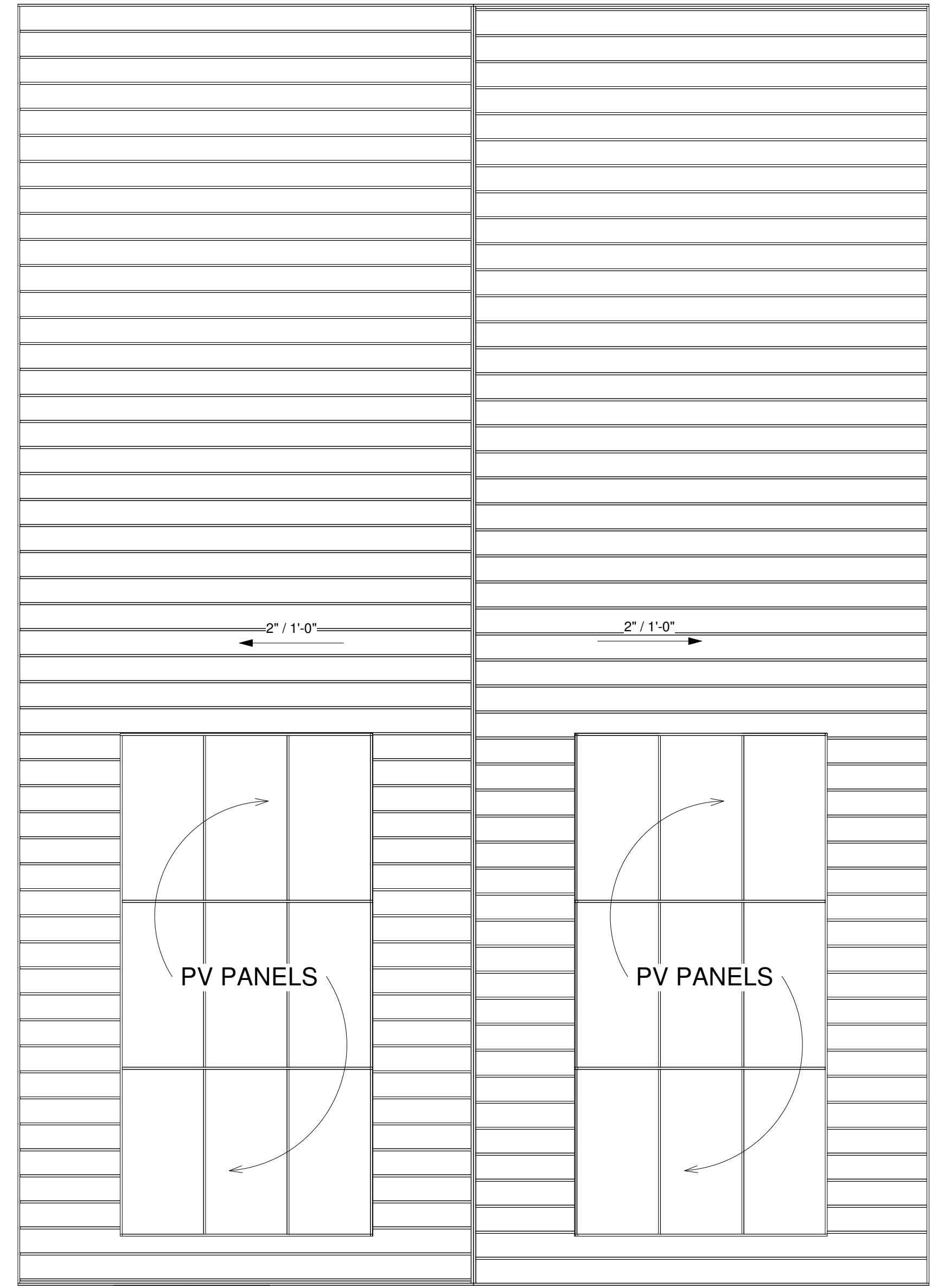
1 Level 1
1/4" = 1'-0"



2 Level 2
1/4" = 1'-0"

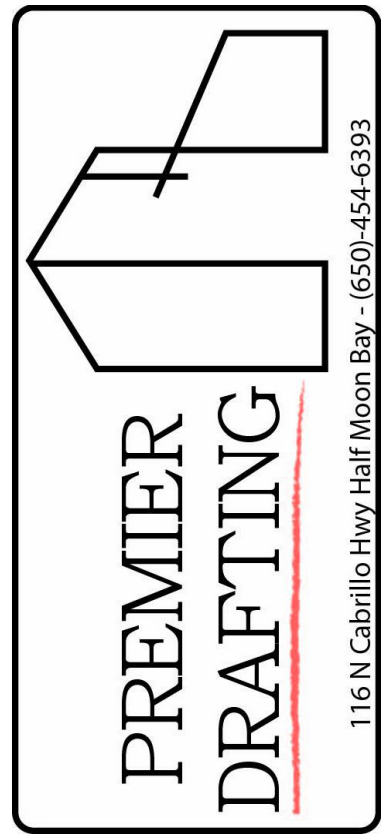
GENERAL KEYNOTES:

- 1 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.
- 2 2A10BC FIRE EXTINGUISHER
- 3 EXIT ILLUMINATION: SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. BY TWO ELECTRIC LAMPS OR SHALL BE OF AN APPROVED SELF-LUMINOUS TYPE.



3 Top Ridge
1/4" = 1'-0"

REVISIONS	
3	9/23/24



Owner
Information
Dustin Boyce
Robin Boyce
dboyce@comcast.net
(925)-969-0813

Proposed Building at
181 Harvard Ave
APN: 047-031-110

Floor & Roof Plan

Drawn by JM

Designed By: Colton Palmer

Date 4/11/25

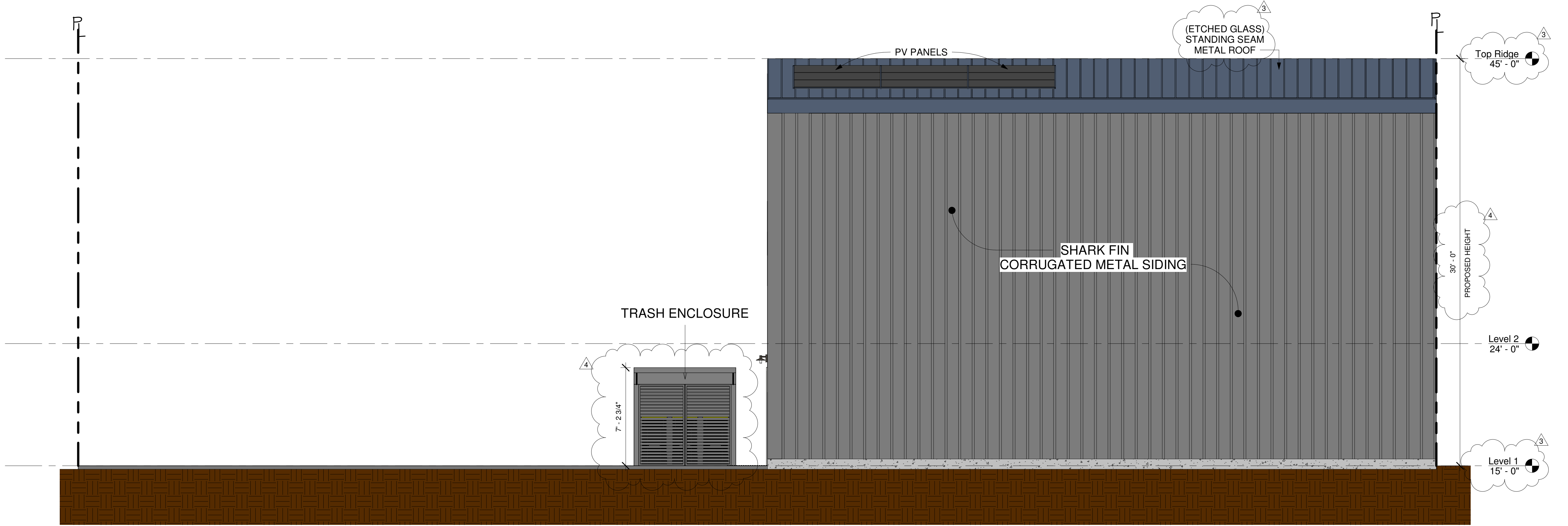
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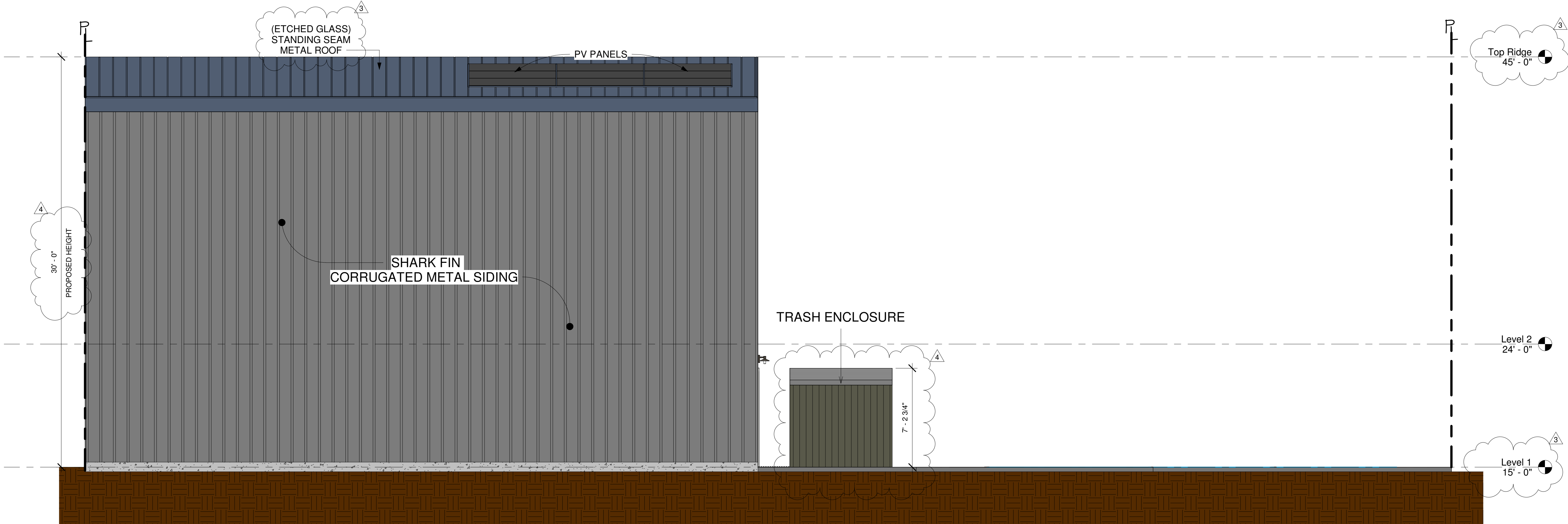
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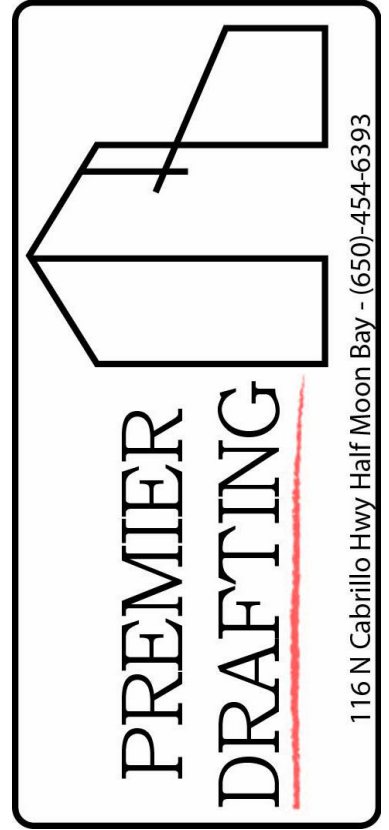


① North
1/4" = 1'-0"



② South
1/4" = 1'-0"

REVISIONS	
2	4/24/24
3	9/23/24
4	1/17/25



Owner Information
Dustin Boyce
Robin Boyce
dboyce@concast.net
(925)-969-0813

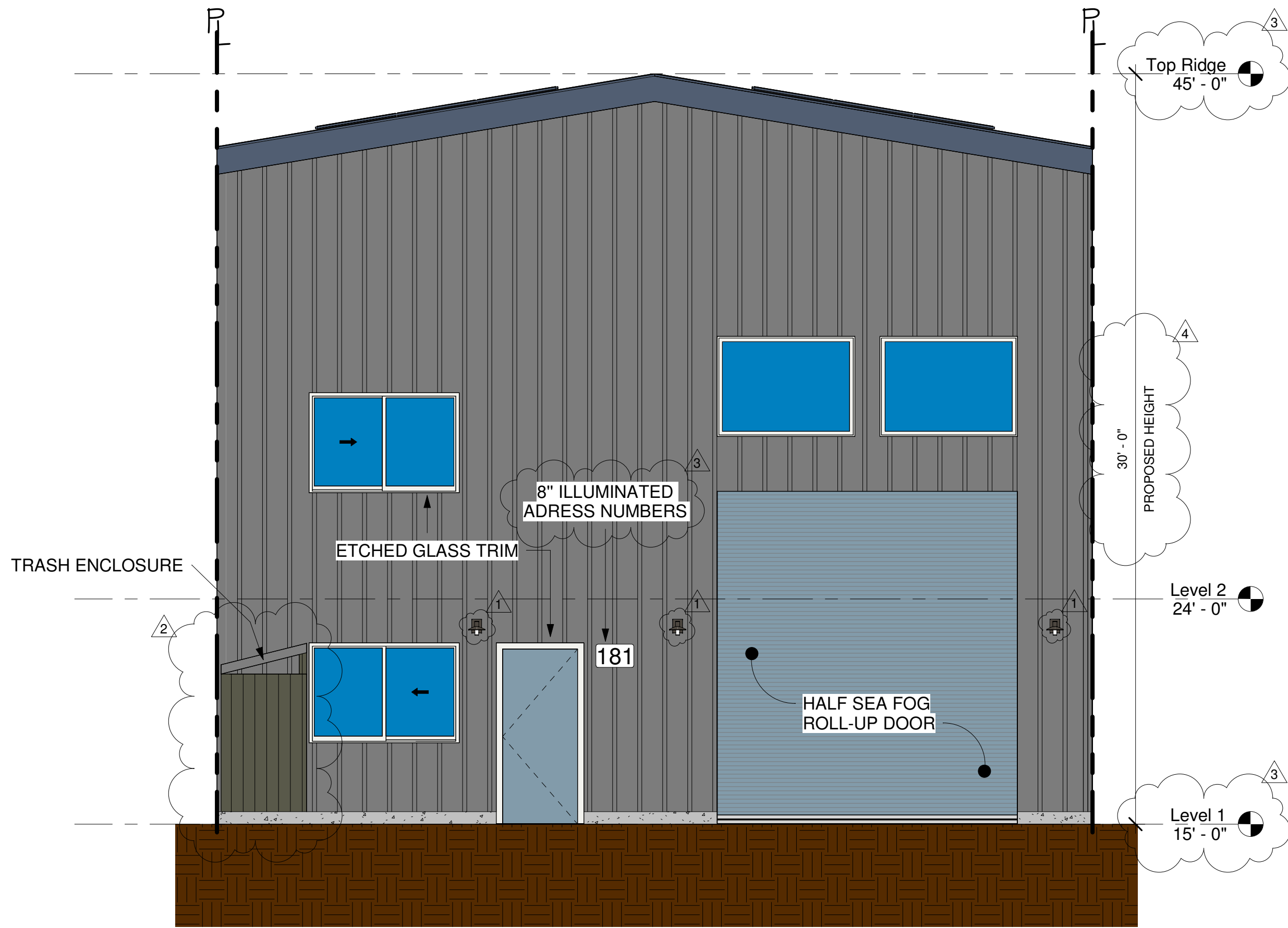
Proposed Building at
181 Harvard Ave
APN: 047-031-110

Elevation North & South

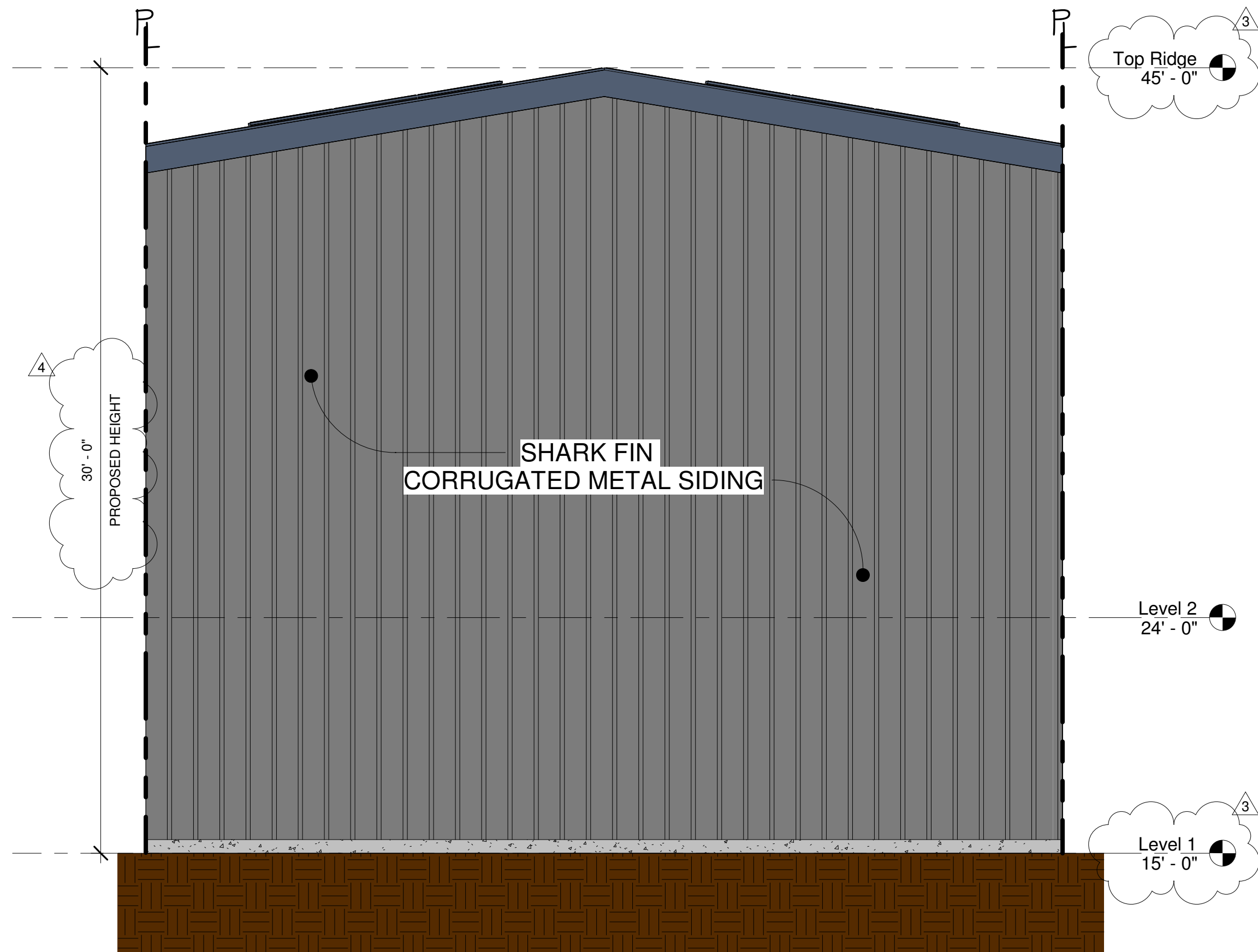
Drawn by	JM
Designed By:	Colton Palmer <i>Colton Palmer</i>
Date	4/11/25
Sheet:	A201
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① East
1/4" = 1'-0"



② West
1/4" = 1'-0"

ASH 8 WALL SCONCE

The Ash outdoor wall sconce is a modern take on the classic industrial-style light fixture. The Ash features a sleek metal shade and clear diffuser that creates a column of diffused light from under the shade. Ash wall sconces feature energy-efficient, fully-dimmable integrated LED lighting. Available in two finishes, Bronze and Charcoal, and four sizes.

- Outstanding protection against the elements:**
- Powder-coat finishes
 - Stainless steel mounting hardware
 - Impact-resistant, UV-stabilized acrylic lensing
 - IP65 Rated

SPECIFICATIONS

COLLECTED LUMENS	550 to 1100 with clear cylinder shade (varies with size)
WATTS	4 or 18
VOLTAGE	Universal 120-277V, with integrated dimmer (240V required for dimming)
DIMMING	0-10V, DALI
LIGHT DISTRIBUTION	Spotlight
MOUNTING OPTIONS	Wall
PERFORMANCE OPTIONS	Photochromic Lens (Protects Eyes)
CCT	2700K or 5000K
CRI	90+
COLOR RENDERING	90+
SIZE RATING	8" to 12" or 18"
DATA SHEET	Consistent Lumen output
WET LISTED	Yes
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Compliant (tested with CCT 2700K Type II LED)
START TEMP	30°C
SHOCK RESISTANCE (IEC 60068-2-27)	30G
CONSTRUCTION	Aluminum
FINISHES	Stainless Steel, Powder Coat
LED LIFETIME	175,000 hours
WEATHER-RESISTANT	Yes
WEIGHT	3.5 lbs.

* Visit techlighting.com for specific warranty information and details.

ORDERING INFORMATION

PRODUCT	PROJECT	LENGTH	LEVEL	FINISH	NOTES	OPTIONS
ASH 8	181	8"	24'	Stainless Steel	None	None

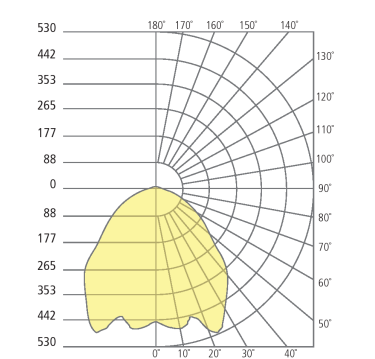
techlighting.com

ASH 8 WALL SCONCE

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PHOTOMETRICS*

ASH 8 WITH CLEAR CYLINDER
Total Lumen Output: 550
Total Power: 4W
Luminous Efficacy: 135
Color Temp: 3000K
CRI: 90
BLC Rating: 80-100



PROJECT INFO

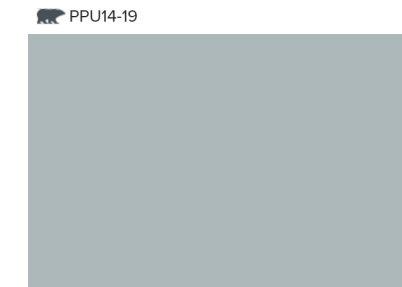
PROJECT TITLE & ADDRESS	OWNER & INFO	NOTES

TECH LIGHTING
VISUAL CONCEPT & CO.
1000 Cedar Avenue, Ste. 100, Boston, MA 02111
1-800-451-0000

NOTE:
ALL OF THE EXTERIOR PAINT
WILL BE BEHR DYNASTY.
THE COLOR CHIPS ARE
LISTED BELOW.



ENGLISH CHANNEL



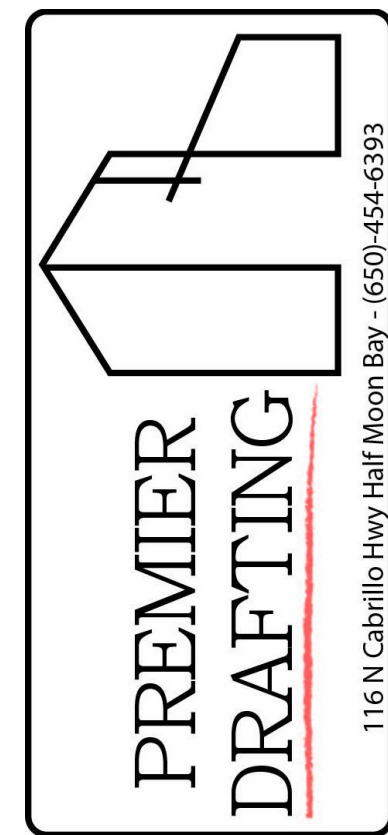
HALF SEA FOG



SHARK FIN

REVISIONS

1	11/6/23
2	4/24/24
3	9/23/24
4	1/17/25



Owner Information

Dustin Boyce
Robin Boyce
dboyce@comcast.net
(925) 969-0813

Proposed Building at
181 Harvard Ave
APN: 047-031-110

Elevations East & West

Drawn by JM

Designed By: Colton Palmer

Date 4/11/25

Sheet:

A202

Scale 1/4" = 1'-0"

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DELTA RIB™

Delta Rib

Delta Rib panel is a light gauge, exposed fastener panel ideal for both roof and wall applications.

FEATURES AND BENEFITS

- Available in our Delta Tech™ "I" paint system or our ZINCALUME® Plus finish for unpainted applications.
- Limited lifetime warranty available on residential applications.
- Manufactured with high tensile steel for greater load capability.
- Polycarbonate skylight panels available.
- Economical standard and custom trim packages available with every order.
- Product is UL Class A Fire Rated when installed in accordance with UL requirements.
- Building Code Approval Reports: eIR-050.

STANDING BY OUR PRODUCTS AND WARRANTIES FOR OVER 50 YEARS

Customer Service Centers
Salem, OR 503-290-7174 or 800-272-7023 | Spokane, WA 509-536-4097 or 800-776-8771

www.ascbp.com

ASC PRODUCTS

Delta Rib

STANDING BY OUR PRODUCTS AND WARRANTIES FOR OVER 50 YEARS

Customer Service Centers
Salem, OR 503-290-7174 or 800-272-7023 | Spokane, WA 509-536-4097 or 800-776-8771

www.ascbp.com

ROLL UP DOORS DIRECT

commercial 2000

The 2000 Commercial Series is the traditional rolling steel door used in a variety of field applications. It provides an economical alternative to sectional or slat doors. Installation is quick and the cam action device allows for easy adjustment of the springs simultaneously. Backed by a one year warranty, the 2000 series is a solid investment for commercial door usage.

Maximum 12' x 16'
Available in sizes up to 12' x 16' and opening over 12' wide, customized for your application.

Light-Duty Application
Ideal for light-duty workloads such as food and RV storage and commercial/industrial buildings.

Quality Guaranteed
Significant door warranty. For steel, 35-year no-rust, 40-year fire integrity through the 5/16" panel.

Vision Panels Available
Vision panels provide outside visibility through the 5/16" panel.

commercial 2000

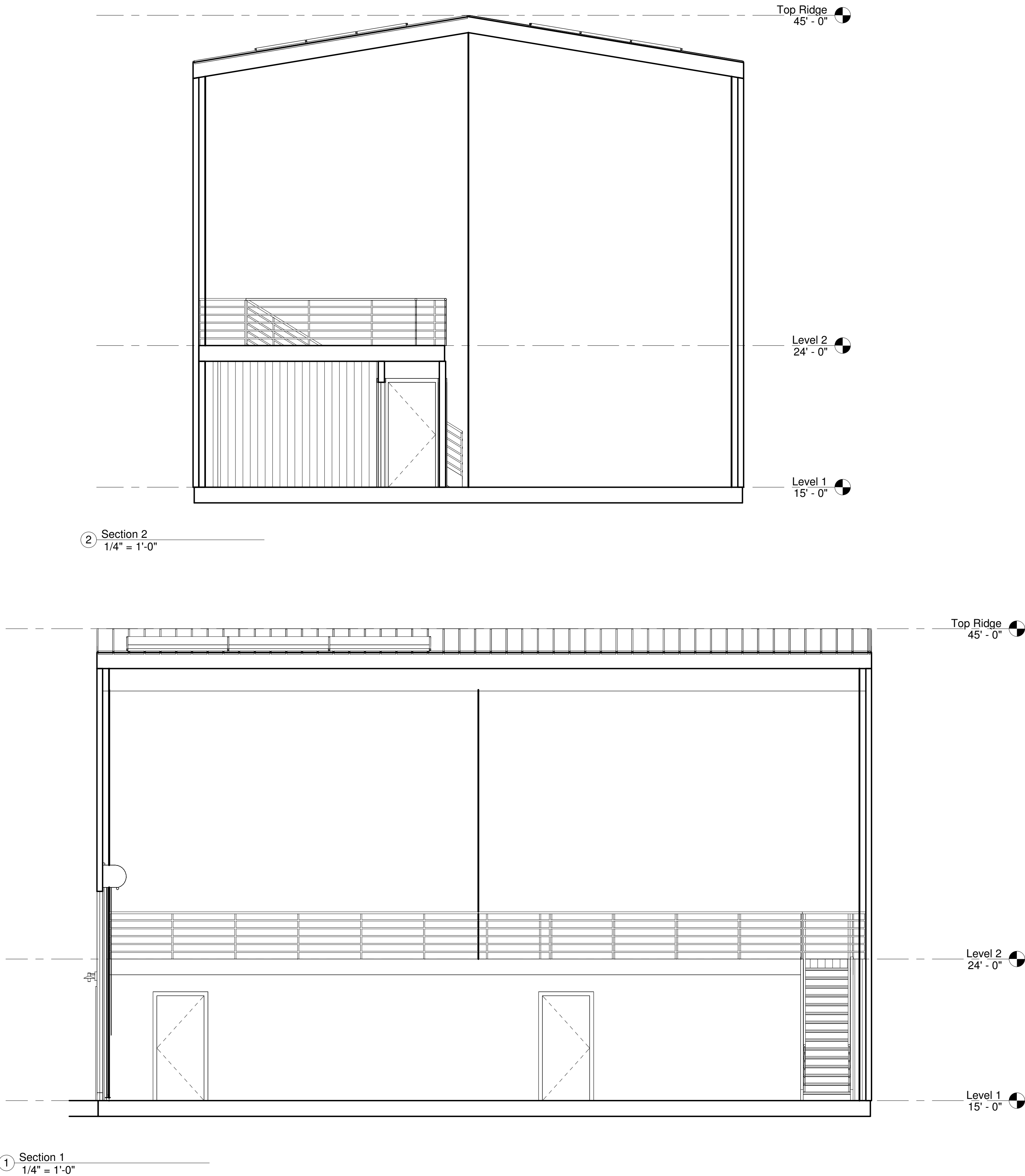
Features

- **Pre-Lubricated Springs**
During production, springs are factory lubricated and enclosed in a tube to protect them from the environmental elements.
- **Dead Axle & Barrel Assembly**
An enclosed spiral barrel houses the dead axle assembly and offers durability and smoother operation as weight is distributed throughout the barrel.
- **26-Gauge Corrugated Door Curtain**
Manufactured from galvanized grade 80 steel and coated with super durable polyester paint in more than 30 color options.
- **Insulated Version Available**
Side and top draft stops included.

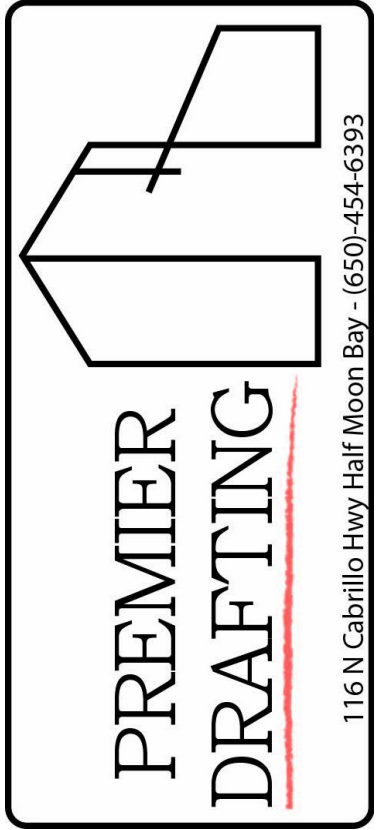
Specifications

Size	Weight	Lead Time
12' x 16'	1,200 lbs	4-6 weeks
10' x 16'	1,000 lbs	4-6 weeks
8' x 16'	800 lbs	4-6 weeks
6' x 16'	600 lbs	4-6 weeks
4' x 16'	400 lbs	4-6 weeks
2' x 16'	200 lbs	4-6 weeks

Roll Up Doors Direct
www.rollupdoorsdirect.com
1-877-387-0000(3487)



REVISIONS	
11/6/23	



Owner Information
Dustin Boyce
Robin Boyce
dboyce@concast.net
(925)-969-0813

Proposed Building at
181 Harvard Ave
APN: 047-031-110

Sectional Views

Drawn by	JM
Designed By:	Colton Palmer <i>Colton Palmer</i>
Date	4/11/25
Sheet:	A301
Scale	1/4" = 1'-0"