COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: October 22, 2025

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of an amendment to the Coastal Development Permit (CDP), Use Permit, Design Review Permit, and Resource Management Permit, pursuant to Sections 6328.4, 6161.j, 6565.3, and 6903 of the County's Zoning Regulations, for five 18-foot-high light posts, including four light posts installed on a 3-foot-high concrete base, in an existing parking lot associated with the El Granada Elementary Modernization Project, at the developed El Granada Elementary school campus located at 400 Santiago Avenue in the unincorporated El Granada area of San Mateo County. The CDP Amendment is appealable to the California Coastal Commission. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301, 15302, 15303, 15304, 15314 (Classes 1, 2, 3, 4, and 14), and Section 15061(b)(3).

County File Number: PLN2023-00223 (El Granada Elementary School)

PROPOSAL

The applicant requests to amend a CDP, Use Permit, Design Review Permit, and Resource Management Permit associated with the El Granada Elementary Modernization Project (Modernization Project) that was approved by the Planning Commission at a meeting on April 24, 2024, in order to add parking lot lighting. At the hearing where the Commission approved the project, the surrounding neighbors and school parents had many concerns regarding project lighting; in response, the applicant revised their application, removing the lighting proposal to pursue the Modernization Project (initial project). The Modernization Project also included a Grading Permit; no amendment to the Grading Permit is needed for the subject project.

The Modernization Project started construction in Summer 2024, with completion, including the proposed lighting, anticipated by late 2025. The subject site is located within the Cabrillo Highway County Scenic Corridor.

The approved Modernization Project includes construction of a new 8,650-sq. ft. one-story building containing seven classrooms and three restrooms, classroom replacements and relocation, parking lot and access improvements, and landscaping, as well as American Disabilities Act (ADA) path lighting. The current proposal is to add five 18-foot-high light

posts, including four light posts installed on a 3-foot-high concrete base, in the parking lot.

RECOMMENDATION

That the Planning Commission approve an amendment to the project permits, including CDP, Use Permit, Design Review Permit, and Resource Management Permit, by making findings and adopting the conditions of approval in Attachment A.

BACKGROUND

Report Prepared By: Camille Leung, Senior Planner

Applicant: Roger Anchartechahar, Senior Project Manager, Cabrillo Unified School District

Owner: Cabrillo Unified School District

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

Location: 400 Santiago Avenue, El Granada

APN: 047-330-020

Size: Approximately 7.74 acres

Existing Zoning: Resource Management-Coastal Zone/Design Review District/Coastal Development District (RM-CZ/DR/CD)

General Plan Designation: Institutional

Local Coastal Plan Designation: Institutional

Existing Land Use: Institutional

Sphere-of-Influence: City of Half Moon Bay

Water Supply: Existing connection to Coastside County Water District (CCWD)
Sewage Disposal: Existing connection to Granada Community Services District (GCSD)

Williamson Act: This parcel is not under a Williamson Act Contract.

Flood Zone: The project site is located in Flood Zone X (Area of Minimal Flood Hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Flood Panel 06081C0252F, Effective Date: 08-02-2017

Environmental Evaluation: Cabrillo Unified School District determined that the project is categorically exempt from CEQA, pursuant to CEQA Guidelines Sections 15301, 15302, 15303, 15304, 15314 (Classes 1, 2, 3, 4, and 14), and Section 15061(b)(3).

Setting: Developed elementary school campus consisting of various buildings and play areas, including 31 classrooms and 62 parking spaces.

Chronology:

Date		Action
1980	-	School was opened, likely associated with Use Permit (UP 1492), but the file could not be found.
August 15, 1988	-	County approves Coastal Development Permit (CDP 88-49) for Multipurpose Building, with conditions requiring that the color samples of the exterior finish and roof be submitted, subject to review and approval by the County.
November 16, 1990	-	County approves Coastal Development Permit (CDP 90-71) for four portable classrooms, with a condition that: 1) the finish of the new classrooms match the existing structures; and 2) sanitary district approval is obtained.
May 19, 2023	-	Cabrillo Unified School District files Notice of Exemption from CEQA for the proposed project, including site lighting.
October 16, 2023	-	Application submitted for the initial project.
January 24, 2024	-	Midcoast Community Council (MCC) submits letter, which expressed concerns regarding project parking, lighting, and view impacts.
January 25, 2024	-	Community meeting hosted by Cabrillo Unified School District.
February 16, 2024	-	Planning staff received updated plans. In responding to County comments, applicant informs the County that parking lot lighting will not be pursued in the initial permit application, only ADA path lighting. New parking lot lighting will be applied for in the future in a separate application.
February 28, 2024	-	MCC submits letter, which expresses support of phased permitting for lighting and general support of the project.
April 24, 2024	-	The Planning Commission approves the initial project.

September 11, 2024 - Application submitted for permit amendment (subject project).

March 6, 2025 - Community meeting hosted by Cabrillo Unified School District. Neighbors expressed concern regarding light post height relative to ambient light (dark sky) impacts, while school parents and staff expressed concern regarding adequate lighting for visibility and security, especially while returning to cars in the evening.

October 22, 2025 - Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with General Plan

The subject parcel is designated by the General Plan for Institutional use, including schools, and is located in an urban area. The subject site is located within the Cabrillo Highway County Scenic Corridor.

a. Visual Quality

Policy 4.36 (*Urban Area Design Concept*) calls for the County to: a. Maintain and, where possible, improve upon the appearance and visual character of development in urban areas. b. Ensure that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality. The site is located in an urban scenic corridor within a developed area of El Granada. The site abuts Santiago Avenue (a residential street) to the north and Cabrillo Highway to the south. The current lighting of the parking lot is inadequate for visibility and security when dark. As shown in the updated photometric plan, the proposed 18-foot-high light posts would improve site visibility while minimizing offsite and ambient lighting, through light shields and reduced pole heights. Due to the location of the parking lot on the east side of the campus and intervening topography, resulting ambient lighting will only be minimally visible from Cabrillo Highway.

2. Conformance with Local Coastal Program

An amendment to the CDP approved by the Planning Commission on April 24, 2024, is required for the additional light posts. While the site is not located within the Coastal Commission appeals jurisdiction, it involves the intensification of a conditionally permitted use. Thus, if approved by the Planning Commission, the CDP is appealable to the Coastal Commission. The areas proposed for development are disturbed with existing school uses and do not contain sensitive habitat. The property is located within the Cabrillo

Highway County Scenic Corridor. Staff has determined that the project, as proposed and conditioned, is in compliance with applicable Local Coastal Program (LCP) policies, including the relevant components discussed below.

a. Visual Resources Component

Policy 8.13 (*Special Design Guidelines for Coastal Communities*) establishes design guidelines for Montara, Moss Beach, El Granada, and Miramar. The proposed project complies with applicable guidelines as follows:

(1) *To the extent feasible, design development to minimize the blocking of views to or along the ocean shoreline from Highway 1 and other public viewpoints between Highway 1 and the sea. Public viewpoints include coastal roads, roadside rests and vista points, recreation areas, trails, coastal accessways, and beaches*.

Views of the school property from Highway 1 would remain largely the same, where resulting ambient lighting will only be minimally visible from Cabrillo Highway, due to the location of the parking lot on the east side of the campus and intervening topography.

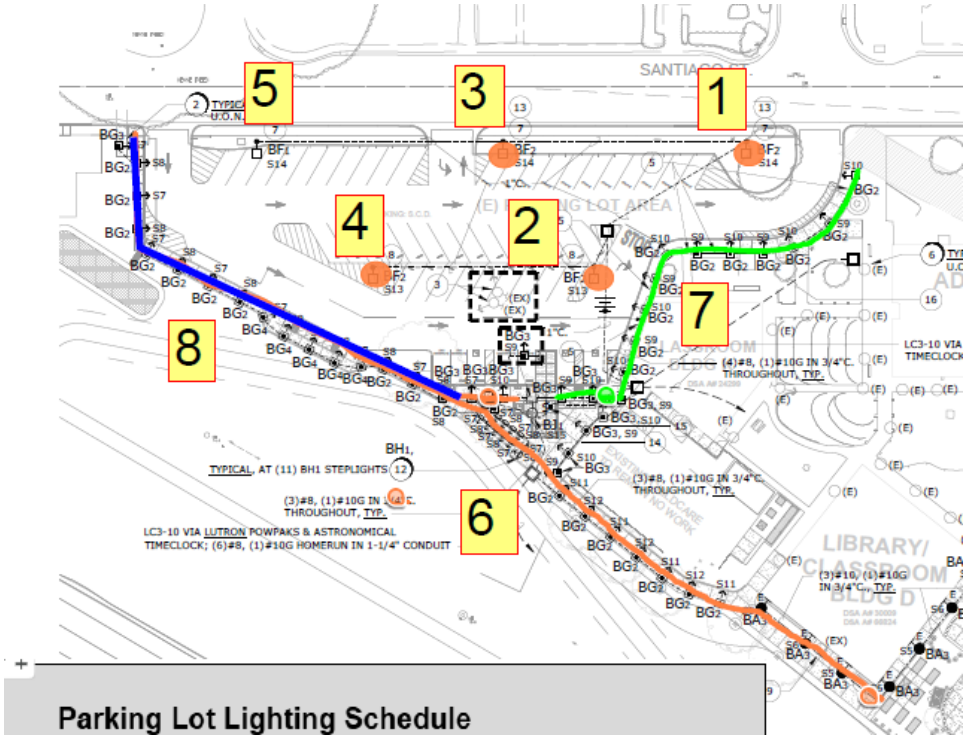
To further minimize unnecessary lighting and associated impacts, the applicant has proposed a zone-based light schedule (below), which is intended to limit lighting to the zones and times lighting is needed for school purposes or for parking lot security.

Zones 1-5 (pole lighting) are in the parking lot, while Zones 6 and 7 (previously-approved bollard lighting) are largely on the campus, and Zone 8 (previously-approved bollard lighting) runs along the pathway to the street.

While pole lighting in Zones 1 and 3 will turn on at sunset and off at 8:30 p.m., poles in Zone 2 (which is located near the trash area) will stay on until 11:00 pm to accommodate custodial cleaning staff. Poles in Zone 4 and 5 will only be turned on during scheduled events. As noted in the table below, lighting will be turned off for weekends and school breaks, with the exception of scheduled events; the applicant estimates there are approximately 25 scheduled events per year.

Parking Lot Lighting Schedule			
Zone	**Time On**	**Time Off**	**Use**
1	Sunset	8:30 PM	Late pickup/staff evening access.
2	Sunset	11:00PM	Late pickup/staff evening access. Custodial access to dumpster.
3	Sunset	8:30 PM	
4	Sunset		Off except for school wide special events.
5	Sunset		Off except for school wide special events.
6	Sunset	8:00 PM	Bollards for teacher & custodial access to Building C & D South elevation/courtyard classrooms.
7	Sunset	7:00 PM	
8	Sunset	7:00 PM	

***Lights will not be used weekends (Saturday-Sunday), breaks, or during the summer unless there's a scheduled event.**



3. Conformance with Zoning Regulations

a. Resource Management-Coastal Zone (RM-CZ) Zoning District:

As discussed below, the project complies with applicable Development Review Criteria of Chapter 36A.2.

(1) *All development shall be sited and designed to minimize the impacts of noise, light, glare, and odors on adjacent properties and the community-at-large. (Section 6912.2.e):* The applicant, over many lighting studies and discussions with school staff and neighbors, including many revisions to the post design and lighting schedule, has proposed a project that reflects the minimum number of posts and lowest height poles (thereby reducing ambient nighttime lighting and associated view impacts) to adequately light the parking lot for visibility and security purposes.

(2) *Exterior lighting shall be minimized, and earth-tone colors of lights used (e.g., yellow, brown toned lights, rather than blue toned fluorescents). (Section 6912.2.h)*: Please see discussion above. Also, Condition 16.e requires use of yellow- or brown-toned lights, rather than blue-toned fluorescents.

b. Design Review District

LCP Policy 8.12 directs the County to apply the standards of Section 6565.17 and the Community Design Manual to non-residential development. The following is a discussion of the relevant standards:

(1) *Public views to and along the shoreline from public roads and other public lands are protected. Section 6565.17(J) and Page 12 of Community Design Manual:* As discussed above, the project reflects the minimum number of posts, lowest height poles (thereby reducing ambient nighttime lighting and associated view impacts), and limited lighting schedule, to adequately light the parking lot for visibility and security purposes.

(2) *Paved areas are integrated into the site, relate to their structure, and are landscaped to reduce visual impact from residential areas and from roadways. Section 6565.17(O) and Pages 10 and 18 of Community Design Manual:* As approved with the initial project, the campus landscape plan incorporates new landscaping around the new large classroom building and at the back of the parking lot, no landscaping was proposed along the front of the parking lot along Santiago Avenue. As approved, Condition 8 requires the applicant to maintain existing landscaping (non-irrigated ice plants) in planters along Santiago Avenue and requires that any new landscaping in this area shall not exceed a total of 3 inches in maximum height and shall be drought-tolerant, native, and non-invasive.

c. Conformance with Use Permit

Use Permit 1492 (UP1492) was issued for the school use in 1980 and amended by the Planning Commission on April 24, 2024, for the initial Modernization Project. The applicant requests to amend and update the use permit with the proposed lighting plan. Section 6503 (Use Permits) of the Zoning Regulations establishes that, in order to grant the use permit, 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.

As described in this report, the project reflects the minimum number of posts, lowest height poles (thereby reducing ambient nighttime lighting and associated view impacts), and limited lighting schedule, to adequately light the parking lot for visibility and security purposes.

B. ALTERNATIVES

In addition to the recommended action, the Planning Commission may choose to continue its review of the project to request additional information; deny the project and identify findings for such denial; or approve the project with amendments to the suggested conditions of approval.

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

The initial project was referred to the Midcoast Community Council (MCC) for review by the advisory body. In a letter dated January 24, 2024, the MCC described concerns related impact of additional lighting on the night sky, in addition to other concerns not related to lighting. Since then, the applicant hosted community meetings on January 25, 2024, and March 6, 2025, in addition to meetings held with the district school board. Staff believes the applicant has made a good faith effort to

address community concerns, whereby the project now reflects the minimum number of posts, lowest height poles (thereby reducing ambient nighttime lighting and associated view impacts), and limited lighting schedule, to adequately light the parking lot for visibility and security purposes.

D. ENVIRONMENTAL REVIEW

Cabrillo Unified School District determined that the project is exempt from the California Environmental Quality Act (CEQA), per CEQA Guidelines Sections 15301, 15302, 15303, 15304, 15314 (Classes 1, 2, 3, 4, and 14), and Section 15061(b)(3), and has filed a Notice of Exemption (Attachment D).

E. REVIEWING AGENCIES

County Department of Public Works
County Planning and Building Department's Geotechnical Section
County Planning and Building Department's Drainage Section
Coastside County Water District
Granada Community Services District
CA Coastal Commission
CA Division of State Architect
Caltrans

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Location Map
C. Project Plans
D. CEQA Notice of Exemption by Cabrillo Unified School District
E. Letter from Midcoast Community Council, dated January 24, 2024
F. Site photos
G. Letter of Decision for the Modernization Project, dated April 26, 2024

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2023-00223 Hearing Date: October 22, 2025

Prepared By: Camille Leung, Senior Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Coastal Development Permit, Find:

1. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program (LCP), specifically in regard to LCP Policies regarding Visual Resources. The current lighting of the parking lot is inadequate for visibility and security when dark. As shown in the updated photometric plan, the proposed five 18-foot-high light posts, including four light posts installed on a 3-foot-high concrete base, improves site visibility while minimizing off-site and ambient lighting, through light shields and reduced pole heights.

2. That the project is not subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code), as the project is not located between the nearest public road and the sea, or the shoreline of Pescadero Marsh.

3. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to Visual Resources Components.

Regarding the Use Permit, Find:

4. 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 proposed project reflects the minimum number of posts, lowest-height poles (thereby reducing ambient nighttime lighting and associated view impacts), and limited lighting schedule, to adequately light the parking lot for visibility and security purposes.

Regarding the Resource Management Permit, Find:

5. That the proposed project, as described in the application and accompanying materials, complies with all applicable criteria for issuance of a Resource Management Permit contained in Chapter 36A.2 of the San Mateo County Zoning Regulations, including:

    a. All development shall be sited and designed to minimize the impacts of noise, light, glare and odors on adjacent properties and the community-at-large. (Section 6912.2.e): The project reflects the minimum number of posts, lowest height poles (thereby reducing ambient nighttime lighting and associated view impacts), and limited lighting schedule, to adequately light the parking lot for visibility and security purposes.

    b. Exterior lighting shall be minimized, and earth-tone colors of lights used (e.g., yellow, brown toned lights, rather than blue toned fluorescents). (Section 6912.2.h): Condition 16.e requires use of yellow- or brown-toned lights, rather than blue-toned fluorescents.

    c. Projects shall utilize methods to maintain surface water runoff at or near existing levels (Section 6912.4.e): The proposed project would not affect surface water runoff.

    d. Cultural Resources Criteria (Section 6912.5): Applicable criteria pertaining to potential discovery of an archeological site have been added as Condition 17.

Regarding the Design Review Permit, Find:

8. The project, as proposed and conditioned, has been reviewed under and found to be in compliance with Section 6565.17 of the Zoning Regulations and the Community Design Manual, specifically elaborated as follows:

    a. Public views to and along the shoreline from public roads and other public lands are protected. Section 6565.17(J) and Page 12 of Community Design Manual: The project reflects the minimum number of posts, lowest-height poles (thereby reducing ambient nighttime lighting and associated view impacts), and limited lighting schedule, to adequately light the parking lot for visibility and security purposes.

RECOMMENDED CONDITIONS OF APPROVAL

This list includes existing conditions of approval from the initial Modernization Project permit approval and identifies additional or modified conditions of approval for the subject permit amendment in tracked changes (underline and strikethrough text).

Current Planning Section

1. This approval applies only to the proposal, documents, and plans as described in this report and approved by the Planning Commission on April 24, 2024 and

amended on October 22, 2025. Minor modifications to the project may be approved by the Director of Planning and Building if they are consistent with the intent of, and in substantial conformance with, this approval.

2. The Coastal Development Permit, Use Permit Amendment, Resource Management Permit, and Design Review, and Grading Permit shall be valid for one year from the date of final approval of the El Granada Elementary Modernization Project and the date of final approval of the amendment to the permits (excluding the Grading Permit) for the subject light posts, in which time a valid building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of issuance of such building permit. Any extension of these permits shall require submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.

3. 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).

4. The site is considered a Construction Stormwater Regulated Site. Any grading and/or ground disturbance activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section.

5. Overhead utility lines shall be placed underground to reduce the visual impact in open and scenic areas. (Section 6565.17.M of the Zoning Regulations)

6. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the approved plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point 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 Director of Planning and Building.

7. All new buildings, including portable classrooms buildings, the restroom building, and the modular classroom building, shall comply with a minimum 50 feet setback and all other required setbacks.

8. Existing landscaping (non-irrigated ice plants) shall be maintained in planters along Santiago Avenue. Any new landscaping in this area shall not exceed a total of 3 feet in maximum height and shall be drought-tolerant, native, and non-invasive.

Grading Permit

9. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Director of Planning and Building grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

10. 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.

11. An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for construction and demolition purposes, as the project requires tree protection of significant trees. Once all review agencies have approved the building permit, the Project Planner will send an approved job copy of the Erosion Control and/or Tree Protection Plan. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, the applicant

is required to contact the Project Planner to schedule an inspection. A $144 inspection fee will be assessed to the building permit for the inspection. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection.

12. No site disturbance shall occur, including any vegetation removal, grading, or landscaping, until a building permit has been issued, and then only disturbance associated with issued permit.

13. 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.

14. 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.

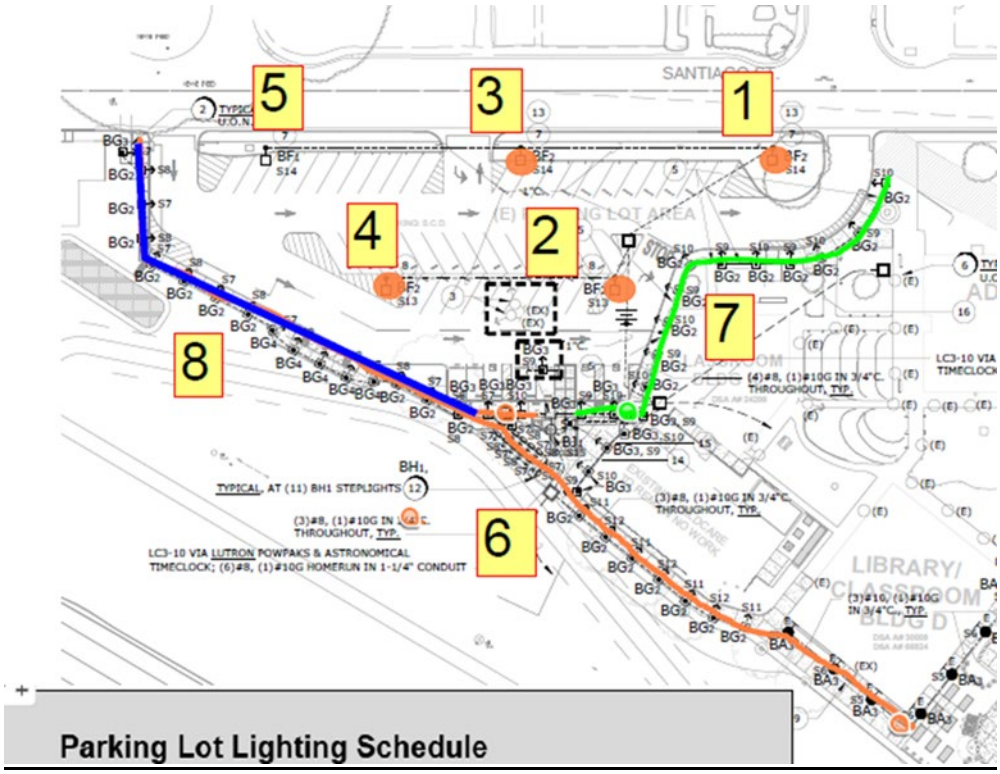
15. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within 30 days of the completion of grading at the project site: (a) the engineer shall submit written certification, that all grading has been completed in conformance with the 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.

16. The applicant shall submit a lighting plan along with the building permit application which demonstrates compliance with the following requirements:

    a. ~~No new light posts will be allowed. Path lighting on bollards of up to 4 feet are allowed along driveways and pathways.~~ Owner to comply with the approved lighting plans, and parking lot lighting schedule as shown below and on page E-1.2 of the approved plans.

Parking Lot Lighting Schedule			
Zone	**Time On**	**Time Off**	**Use**
1	Sunset	8:30 PM	Late pickup/staff evening access.
2	Sunset	11:00PM	Late pickup/staff evening access. Custodial access to dumpster.
3	Sunset	8:30 PM	
4	Sunset		Off except for school wide special events.
5	Sunset		Off except for school wide special events.
6	Sunset	8:00 PM	Bollards for teacher & custodial access to Building C & D South elevation/courtyard classrooms.
7	Sunset	7:00 PM	
8	Sunset	7:00 PM	

***Lights will not be used weekends (Saturday-Sunday), breaks, or during the summer unless there's a scheduled event.**



Parking Lot Lighting Schedule

b. Exterior lighting shall be minimized, and earth-tone colors of lights used (e.g., yellow, brown toned lights, rather than blue toned fluorescents). In grassland, or grassland/forest areas, all exterior materials shall be of the same earth and vegetative tones as the predominant colors of the site (as determined by on-site inspections). Highly reflective surfaces and colors are discouraged.

c. All exterior, landscape and site lighting shall be designed and located so that light and glare are directed away from neighbors and confined to the site. Low-level lighting shall be directed toward the ground.

d. Exterior lighting should be minimized and designed with a specific activity in mind so that outdoor areas will be illuminated no more than is necessary to support the activity designated for that area.

e. The project shall use of yellow- or brown-toned lights, rather than blue toned fluorescents.

~~f. No parking lot lighting is permitted under this Coastal Development Permit.~~

17. Protection of Cultural Resources:

a. In the event that cultural, paleontological, or archeological 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 Director of Planning and Building of the discovery. The applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archeologist and any recording, protecting, or curating shall be borne solely by the project sponsor. The archeologist shall be required to submit to the 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).

b. The applicants and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains, whether historic or prehistoric, during grading and construction. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately, and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Building Inspection Section

18. County building permits are required for the site work, driveway, parking, landscape, lighting, and associated utility improvements. The building permits shall be obtained prior to start of work requiring a building permit. Pursuant to Education Code Section 17280 *et seq.*, the State Department of General Services is responsible for design and construction oversight for school buildings, and, as such, no County building permit is required for the school structures.

Drainage Section

19. The project involves over 1 acre of land disturbance. Notice of Intent under State General Construction Permit is required and shall be submitted prior to issuance of Grading Permit Hard Card.

20. The project shall comply with the San Mateo County Drainage Policy and the San Mateo Countywide National Pollution Discharge Elimination System (NPDES) permit. The project requires Stormwater Treatment per Provision C.3 of the Municipal Regional Permit (Institutional Use; proposed Impervious Surface: 49,872 square feet).

    Prior to the issuance of the building permit, the applicant shall submit a plan with construction details conforming with County standards, and a drainage analysis including narrative and calculations showing pre-development and post-development runoff onto and off of the parcel(s) demonstrating compliance with the Policy for review and approval by the Drainage Section.

    The project includes the use of an infiltration trench and flow-through planters:

    a. Infiltration Trench:

        (1) In-situ infiltration rate shall be determined or confirmed by means of percolation testing for all infiltration treatment measures and devices.

        (2) Infiltration devices shall not be used where confirmed seasonal high groundwater is less than 10 feet from the bottom of infiltration measure or device.

        (3) Infiltration treatment measures or devices shall be designed in accordance with the infiltration guidance in Appendix E of the C.3 Technical Guidance.

        (4) All infiltration devices shall be located and designed to ensure no damage will occur to surrounding improvements from underground water.

        (5) Soil media within the bio-infiltration measure shall consist of 18 inches of biotreatment soil consistent with Attachment L of the MRP. vi. Other

parameters of final design shall be consistent with the design guidelines presented in the latest version of the C.3 Regulated Projects Guide: https://www.smcgov.org/media/146080/download?attachment

21. As project impervious surface exceeds 1 acre, the project is subject to the following hydromodification requirements:

    a. Post-construction stormwater discharge rates and durations shall not exceed pre-project rates and durations from 10% of the pre-project 2-year peak flow up to the pre-project 10-year peak flow.

    b. The post-project flow duration curve shall not deviate above the pre-project flow duration curve by more than 10% over more than 10% of the length of the curve corresponding to the range of flows to control.

    c. Flow control structures may be designed to continuously discharge stormwater at the very low flow rate Q_{cp}, where $Q_{cp} \leq$ 10% of the pre-project 2-year flow.

    d. Hydromodification (HM) controls shall be designed using the Bay Area Hydrology Model (BAHM), unless the applicant uses an alternative continuous simulation hydrologic computer model as described in Attachment E of the MRP. Site-specific data shall be used with BAHM (www.Bayareahydrologymodel.org) or alternate continuous simulation hydrologic computer model.

22. Operation and Maintenance requirements for Stormwater Treatment Facilities:

    a. Prior to the final of the building permit for the project, the property owner shall coordinate with the Project Planner to enter into an Operation and Maintenance Agreement (O&M Agreement) with the County (executed by the Director of Planning and Building) to ensure long-term maintenance and servicing by the property owner of stormwater site design and treatment control and HM measures according the approved Maintenance Plan(s), for the life of the project. The O&M Agreement shall provide County access to the property for inspection. The Maintenance Agreement(s) shall be recorded for the property and/or made part of the CC&Rs.

    b. Property owner shall be responsible for conducting all servicing and maintenance as described and required by the treatment measure(s) and HM measure Maintenance Plan(s). Maintenance of all site design and treatment control and HM measures shall be the owner's responsibility.

    c. The property owner is responsible for submitting an Annual Report accompanied by a review fee to the County by December 31 of each year, as required by the O&M Agreement. The property owner is also responsible for the payment of an inspection fee for County inspections of the stormwater facility, conducted as required by the NPDES Municipal Regional Permit.

d. Approved Maintenance Plan(s) shall be kept on-site and made readily available to maintenance crews. Maintenance Plan(s) shall be strictly adhered to.

e. Site access shall be granted to representatives of the County, the San Mateo County Mosquito and Vector Control District, and the Water Board, at any time, for the sole purpose of performing operation and maintenance inspections of the installed stormwater treatment systems and HM controls.

f. Property owner shall be required to pay for all County inspections of installed stormwater treatment systems as required by the Regional Water Quality Control Board or the County.

23. The applicant shall submit an updated C3C6 Form, drainage plan and narrative at the time of Building Permit application.

Department of Public Works

24. 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.

25. 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.

26. 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.

Coastside County Water District (CCWD)

27. The existing domestic water service (2 inches) will be dedicated to supply indoor domestic water use.

28. Prior to installation of irrigation for new landscaping, a new dedicated irrigation service (2 inches) is required to be installed to serve all irrigation on the property.

29. Approved backflow protection is required on all domestic, irrigation, and fire services.

30. The existing fire service shall remain to provide fire protection.

Caltrans

31. Prior to construction of drainage facilities, the applicant shall demonstrate compliance with the following comments and associated plan mark-ups dated 3/8/24:

    a. Hydrology: Please provide additional information addressing the following:

        (1) Provide existing condition plan that clearly shows existing grading/contours and all existing drainage facility and connections.

        (2) Provide watershed maps for existing and proposed condition.

        (3) The proposed drainage design changes the points of discharge. It appears that the existing ditches on the hillslope would receive more flow as a result. Provide design and calculations to show that the proposed discharges will not adversely impact the integrity of the existing ditches on the slope.

        (4) Drainage report Comments: Part III Project Drainage Calculation, since it proposed two discharge points to the existing swale along Highway 1. Please also provide pre- and post-development project peak flow calculation for two separate areas (1-Parking Lot and 2- Building C) instead of one tributary area.

    b. Water Quality:

        (1) Please demonstrate that the outlet velocity from Pipe No. 4 and once it leaves the rock slope protection (RSP), it will not erode the existing dirt ditch.

        (2) The developer shall provide an assessment of the impacts of draining the proposed project to Highway 1 (be it erosion of down slope between the school and the highway or flooding of the roadway). If the assessment finds that the impact will compromise the slope or the function of the highway, the developer shall present a mitigation plan.

    c. Construction-Related Impacts:

        (1) Potential impacts to the State Right-of-Way (ROW) from project-related temporary access points should be analyzed. Mitigation for significant impacts due to construction and noise should be identified. Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, please visit Caltrans Transportation Permits (https://dot.ca.gov/programs/traffic-operations/transportation-permits).

(2) Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the STN.

d. Equitable Access: If any Caltrans facilities are impacted by the project, those facilities must meet ADA Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

e. Encroachment Permit: Please be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' ROW requires a Caltrans-issued encroachment permit. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application package, digital set of plans clearly delineating Caltrans' ROW, digital copy of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement.

The checklist TR-0416 (https://dot.ca.gov/programs/traffic-operations/ep/applications) is used to determine the appropriate Caltrans review process for encroachment projects. The Office of Encroachment Permit requires 100% complete design plans and supporting documents to review and circulate the permit application package. To obtain more information and download the permit application, please visit Caltrans Encroachment Permits (https://dot.ca.gov/programs/traffic-operations/ep). Your application package may be emailed to D4Permits@dot.ca.gov.

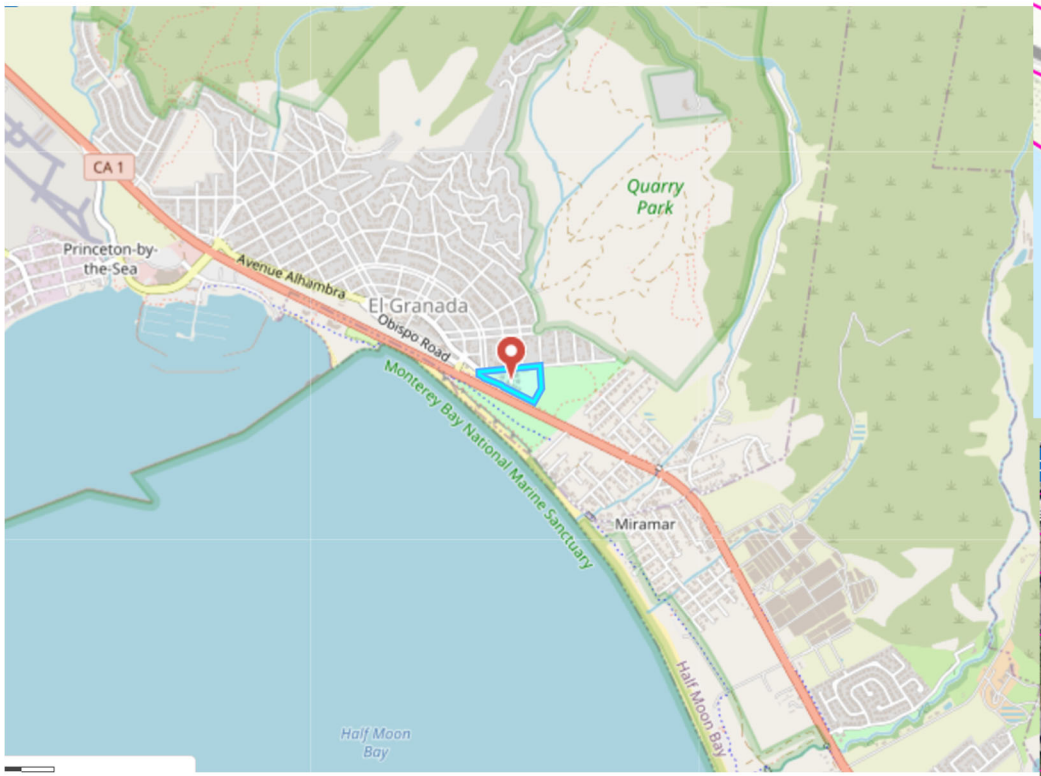
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

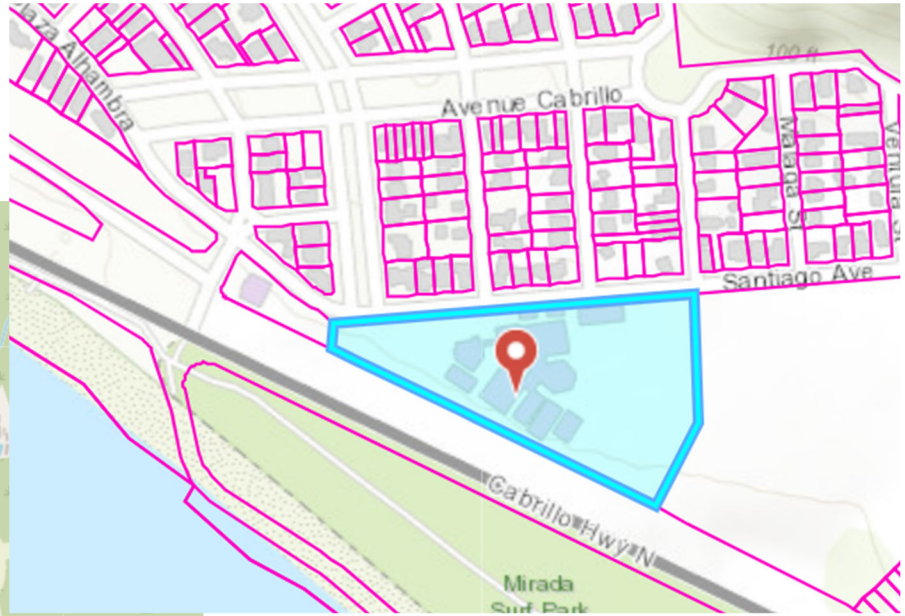
ATTACHMENT B

ATTACHMENT B – LOCATION MAP

PLN2023-00223 – El Granada Elementary School Modernization Project

Location: 400 Santiago Ave., El Granada





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

LUMINAIRE SCHEDULE

TYPE	MOUNTING	DESCRIPTION	MANUFACTURER CATALOG #	LIGHT SOURCE	POWER SUPPLY	VOLTS	INPUT WATTS	
BC1	NOT USED							
BC2	NOT USED							
BC3	NOT USED							
BD1	NOT USED							
BD2	NOT USED							
BD3	NOT USED							
BD4	NOT USED							
BE2	RECESSED	RECESSED LINEAR LUMINAIRE WITH EXTRUDED ALUMINUM HOUSING; FLUSH FROST WHITE POLYCARBONATE DIFFUSER WITH GASKETS; EXTENDED END CAPS; STANDARD OUTPUT. NOM. 4" W X 3" D X 2' L. HOUSING; VISIBLE FLANGE FOR MOUNTING IN HARD LID AT COVERED WALKWAY; NATATORIUM FINISH IN CUSTOM COLOR AS DIRECTED BY THE ARCHITECT. IP65 RATING, SUITABLE FOR MOUNTING IN COVERED WET LOCAITON. CUSTOM 2200k COLOR TEMPERATURE; CUSTOM LOWERED OUTPUT 3.2 LBS / FT.	AXIS WBRLED-{MOD 300}-80-{MOD 2200k}-S-2-C-UNV-DP-1-DF-EF-N	2200K LED 300 LM/FT	INTEGRAL	UNV	7W	
BE3	RECESSED	SIMILAR TO TYPE BE2 EXCEPT NOM. 3' LENGTH.	AXIS WBRLED-{MOD 300}-80-{MOD 2200k}-S-3-C-UNV-DP-1-DF-EF-N	2200K LED 300 LM/FT	INTEGRAL	UNV	10W	
BE4	RECESSED	SIMILAR TO TYPE BE2 EXCEPT NOM. 4' LENGTH.	AXIS WBRLED-{MOD 300}-80-{MOD 2200k}-S-4-C-UNV-DP-1-DF-EF-N	2200K LED 300 LM/FT	INTEGRAL	UNV	14W	
BE5	RECESSED	SIMILAR TO TYPE BE2 EXCEPT NOM. 5' LENGTH.	AXIS WBRLED-{MOD 300}-80-{MOD 2200k}-S-5-C-UNV-DP-1-DF-EF-N	2200K LED 300 LM/FT	INTEGRAL	UNV	17W	
BE6	RECESSED	SIMILAR TO TYPE BE2 EXCEPT NOM. 6' LENGTH.	AXIS WBRLED-{MOD 300}-80-{MOD 2200k}-S-6-C-UNV-DP-1-DF-EF-N	2200K LED 300 LM/FT	INTEGRAL	UNV	20W	
BE7	RECESSED	SIMILAR TO TYPE BE2 EXCEPT NOM. 7' LENGTH.	AXIS WBRLED-{MOD 300}-80-{MOD 2200k}-S-7-C-UNV-DP-1-DF-EF-N	2200K LED 300 LM/FT	INTEGRAL	UNV	24W	
BE8	RECESSED	SIMILAR TO TYPE BE2 EXCEPT NOM. 8' LENGTH.	AXIS WBRLED-{MOD 300}-80-{MOD 2200k}-S-8-C-UNV-DP-1-DF-EF-N	2200K LED 300 LM/FT	INTEGRAL	UNV	27W	
BF1	POLE	POLE MOUNTED SINGLE HEAD LED AREA LUMINAIRE; DIE CAST ALUMINUM HOUSING NOM. 15" W X 22" L X 4" H WITH 7" MOUNTING ARM; TYPE 4 OPTICS WITH SPILL LIGHT CONTROL; HOUSE SIDE SHEILD; STANDARD 2200K COLOR TEMPERATURE. POLE MOUNTED TO NOMINAL 18' HIGH SQUARE, ALUMINUM POLE; LUMINAIRE AND HEAD IN MATCHING 'COASTAL CLIMATE' FINISH AS SELECTED BY THE ARCHITECT. LUMINAIRE HEAD: 50LBS	MCGRAW EDISON GLEON-SA1B-722-U-SL4-FINISH-HSS-CC POLE SSA-5M19W- FINISH-MOUNTING-1	2200K LED 70 CRI 3700 LM	INTEGRAL DRIVER/NON-DIMMING	UNV	44 W	
BF2	POLE	SIMILAR TO TYPE BF1 EXCEPT 15' HIGH POLE.	MCGRAW EDISON GLEON-SA1B-722-U-SL4-FINISH-HSS-CC POLE SSA-5M15W- FINISH-MOUNTING-1	2200K LED 70 CRI 3700 LM	INTEGRAL DRIVER/NON-DIMMING	UNV	44 W	
BG2	BOLLARD	LED BOLLARD LUMINAIRE; MARINE GRADE EXTRUDED ALUMINUM HOUSING NOM. 40" TALL X 8" WIDE X 3" DEEP WITH 3.7" PROJECTING HEAD; FULL CUT OFF, FULLY CONCEALED DIODES WITH WIDE TYPE 2 OPTICAL DISTRIBUTION; CUSTOM 2200K DIODES WITH DRIVER SET TO 25% OF STANDARD OUTPUT FOR COMPLIANCE WITH STRICTST 'INTERNATIONAL DARK SKY' COMPLIANCE RECOMMENDATIONS; 1.3" X 2.3" CONDUIT ENTRY IN BOTTOM FOR CONDUIT IN AND OUT; STAINLESS STEEL HARDWARE; 8-STAGE PRE-FINISH TREATMENT WITH 'SUPER DURABLE' 4.9 MIL THICK POLUYRETHANE POWDER COAT FINISH IN STANDARD COLOR AS SELECTED BY THE ARCHITECT. 19.1 LBS.	LIGMAN UPRA-10012-MOD(415 LUMENS DELIVERED)-T2-MOD(2200K)-STD FINISH-120/277	2200K LED 80 CRI 375LM	INTEGRAL ELECTRONIC	UNV	4W	
BG3	BOLLARD	SIMILAR TO TYPE BG2 EXCEPT TYPE 3 OPTICS	LIGMAN UPRA-10012-MOD(415 LUMENS DELIVERED)-T3-MOD(2200K)-STD FINISH-120/277	2200K LED 80 CRI 375LM	INTEGRAL ELECTRONIC	UNV	4W	
BG3	BOLLARD	SIMILAR TO TYPE BG2 EXCEPT TYPE 4 OPTICS	LIGMAN UPRA-10012-MOD(415 LUMENS DELIVERED)-T4-MOD(2200K)-STD FINISH-120/277	2200K LED 80 CRI 375LM	INTEGRAL ELECTRONIC	UNV	4W	
BH1	RECESS	LED STEPLIGHT LUMINAIRE; MARINE GRADE EXTRUDED ALUMINUM HOUSING NOM. 4" TALL X 10" WIDE FACEPLATE WITH 4" DEEP HOUSING; DIODES REGRESSED INTO HOUSING FOR LOW GLARE; CUSTOM 2200K DIODES; 8-STAGE PRE-FINISH TREATMENT WITH 'SUPER DURABLE' 4.9 MIL THICK POLUYRETHANE POWDER COAT FINISH IN STANDARD COLOR AS SELECTED BY THE ARCHITECT. 19.1 LBS.	LIGMAN URA-40581-11W LED-MOD(2200K)-FINISH-120/277	2200K LED 80 CRI 319LM	INTEGRAL ELECTRONIC	UNV	11W	
BJ1	SURFACE	WALL MOUNTED LED AREA LIGHT, SUITABLE FOR USE IN EXTERIOR LOCATIONS; WEDGE SHAPE; SINGLE PIECE DIE-CAST ALUMINUM HOUSING NOM 4" WIDE X 8" HIGH X 5" DEEP; TYPE 3 OPTICAL DISTRIBUTION WITH NO LIGHT ABOVE HORIZONTAL PLANE; UV STABILIZED POWDER COAT FINISH IN STANDARD COLOR AS SELECTED BY THE ARCHITECT. CUSTOM DIODES AT 2200K COLOR TEMPERATURE. 6LBS MAX	LIGMAN ULEW-30001-5.5W-T3-{MOD 2200K)-STD FINISH-UNV	2200K LED 570LM	INTEGRAL ELECTRONIC	UNV	6W	
EX1	SURFACE	LED EXIT SIGN, NARROW DIE-CAST ALUMINUM HOUSING. NOM. 9" H X 13" W X 5/8" DEEP; GREEN LETTERS, SINGLE FACE; WALL MOUNTED; FINISH AS SEELCTED BY THE ARCHITECT; FIELD SELECTABLE CHEVRONS AS INDICATED ON PLANS. 5 LBS.	EVENLITE RZR3-AC-G-1-FINISH-1B	N/A	INTEGRAL	UNV	3W	

LUMINAIRE SCHEDULE

TYPE	MOUNTING	DESCRIPTION	MANUFACTURER CATALOG #	LIGHT SOURCE	POWER SUPPLY	VOLTS	INPUT WATTS	
AA1	SUSPENDED	CABLE SUSPENDED LINEAR LED LUMINAIRE WITH DIRECT/INDIRECT DISTRIBUTION; VERY HIGH OUTPUT FOR INDIRECT, BOOSTED OUTPUT FOR DIRECT; EXTRUDED ALUMINUM HOUSING NOM. 10' L X 3"H X 2-1/2"D.; DIE CAST ALUMINUM FLAT END CAPS; DIE FORMED CRS REFLECTORS; WIDE-SPREAD INDIRECT OPTICS; FLUSH BOTTOM LENS; FULLY ADJUSTABLE AIRCRAFT CABLE SUSPENSION; FINISH AS SELECTED BY THE ARCHITECT. 2.3 lbs/ft	FINELITE HPX-P-ID-10-V-B-835-WSO-F-120-SC-FC10-FA-CEILING-FE-FINISH	3500K 80CRI 1571 lm/ft	INTEGRAL ELECTRONIC, 0-10V DIMMING LED POWER SUPPLIES	120	129	
AA2	SUSPENDED	SIMILAR TO TYPE AA1 EXCEPT NOM. 18'L.	FINELITE HPX-P-ID-18-V-B-835-WSO-F-120-SC-FC10-FA-CEILING-FE-FINISH	3500K 80CRI 1571 lm/ft	INTEGRAL ELECTRONIC, 0-10V DIMMING LED POWER SUPPLIES	120	233	
AA3E	SUSPENDED	SIMILAR TO TYPE AA1 EXCEPT NOM. 32'L.; HIGH OUTPUT INDIRECT; 4' LONG SECTION AT END OF LUMINAIRE WITH SEPARATE FEED FOR CONNECTION OF INDIRECT DIODES TO INVERTER.	FINELITE HPX-P-ID-32-H-B-835-WSO-F-120-SC-FC10-FA-CEILING-FE-FINISH-EM/ 4' INDIRECT AT ONE END	3500K 80CRI 1336 lm/ft	INTEGRAL ELECTRONIC, 0-10V DIMMING LED POWER SUPPLIES	120	349	
AB1	UNDERCABINET	UNDERCABINET LED LUMINAIRE; EXTRUDED ALUMINUM HOUSING, NOMINAL 4.5" DEEP X 1.25" HEIGHT IN PROFILE; MULTIPLE INDIVIDUAL UNITS IN LENGTHS AS SELECTED BY THE CONTRACTOR, FIELD JOINED TO FORM EXTENDED RUN LENGTHS AS SHOWN ON THE PLANS; HIGH IMPACT RESISTENT DR ACRYLIC LENS; POWDER COAT FINISH AS SELECTED BY THE ARCHITECT.	KENALL AUCLED-S-{FINISH}-S-{OUTPUT}(LENGTH)-30K-120	3500K 80CRI	INTEGRAL ELECTRONIC, 0-10V DIMMING LED POWER SUPPLIES	120	5W/FT	
AC1	SURFACE	LINEAR LED SURFACE MOUNTED LUMINAIRE; EXTRUDED ALUMINUM HOUSING; HIGH STRENGTH 'DR' ACRYLIC WRAP-AROUND LENS; INTEGRAL DRIVER; LOW OUTPUT; NOM 2' L X 3" X 3" HOUSING; INTEGRAL OCCUPANCY SENSOR MOUNTED BEHIND LENS, FACTORY SET FOR 'AUTO ON/AUTO OFF'; STANDARD FINISH AS SELECTED BY ARCHITECT.	PRIMUS LN3-SQL-L-35K-UNV-SM-AEB-MS-FINISH-2'	3500K LED 80 CRI 1,070 LM	INTEGRAL ELECTRONIC DRIVER, 0-10V DIMMING	UNV	7W	
AC2	SURFACE	SIMILAR TO TYPE AC1 EXCEPT NOM. 5' LENGTH.	PRIMUS LN3-SQL-L-35K-UNV-SM-AEB-MS-FINISH-5'	3500K LED 80 CRI 2,675 LM	INTEGRAL ELECTRONIC DRIVER, 0-10V DIMMING	UNV	18W	
AC3	SURFACE	SIMILAR TO TYPE AC1 EXCEPT NOM. 8' LENGTH; MEDIUM OUTPUT; NO OCCUPANCY SENSOR.	PRIMUS LN3-SQL-M-35K-UNV-SM-AEB-FINISH-8'	3500K LED 80 CRI 7,360 LM	INTEGRAL ELECTRONIC DRIVER, 0-10V DIMMING	UNV	52W	
AD1	SURFACE OR SUSPENDED	SURFACE MOUNTED LENSED LED STRIPLIGHT; NOM. 4' X 3.5" HEIGHT X 3" WIDTH; 22-GUAGE DIE-FORMED C.R.S.; SQUARE DIFFUSE ACRYLIC LENS; WIREGUARD ACCESSORY SHALL BE PROVIDED FOR UTILITY ROOMS AND OMITTED AT STORAGE ROOMS. 1.5 lb/ft	HE WILLIAMS 75S-4-L85-835-UNV-WG-DIM	3500K 80CRI 8100lm	INTEGRAL ELECTRONIC LED POWER SUPPLIES	UNV	57W	
AD2	SURFACE OR SUSPENDED	SIMILAR TO TYPE AD1 EXCEPT LOWER OUTPUT.	HE WILLIAMS 75S-4-L50-835-UNV-WG-DIM	3500K 80CRI 4900lm	INTEGRAL ELECTRONIC LED POWER SUPPLIES	UNV	33W	
AD3	SURFACE OR SUSPENDED	SIMILAR TO TYPE AD1 EXCEPT LOWER OUTPUT; NO WIREGUARD.	HE WILLIAMS 75S-4-L50-835-UNV-DIM	3500K 80CRI 4900lm	INTEGRAL ELECTRONIC LED POWER SUPPLIES	UNV	33W	
AD4	SURFACE OR SUSPENDED	SIMILAR TO TYPE AD1 EXCEPT NOM. 2' LENGTH; LOWER OUTPUT.	HE WILLIAMS 75S-2-L15-835-UNV-WG-DIM	3500K 80CRI 1500lm	INTEGRAL ELECTRONIC LED POWER SUPPLIES	UNV	11W	
AD5	SURFACE OR SUSPENDED	SIMILAR TO TYPE AD1 EXCEPT LOWEST OUTPUT.	HE WILLIAMS 75S-4-L30-835-UNV-WG-DIM	3500K 80CRI 3000lm	INTEGRAL ELECTRONIC LED POWER SUPPLIES	UNV	19W	
AE1	SURFACE/ THREADED ROD	COMPANION TO AA-SERIES, LINEAR LUMINAIRE WITH DIRECT ONLY DISTRIBUTION; EXTRUDED ALUMINUM HOUSING FINISHED FOR VISIBLE APPLICATIONS; EXTRUDED ACRYLIC LENS AND WHITE POWDER COATED SHEET STEEL REFLECTOR; BOOSTED OUTPUT. MOUNTED FROM THREADED ROD IN BAFFLE SYSTEM AT CEILING. 2-1/2" HIGH X 2-1/2" WIDE; RATED FOR USE AS A SPLICE BOX AND CAPABLE OF RECIEVING DIRECT CONDUIT INTO TOP OF HOUSING. MATTE BLACK FINISH.	FINELITE HPX-SM-D-2-B-835-F-120-SC-FC10-SMC4-FE-MATTE BLACK	3500K 80CRI 1032LM	INTEGRAL ELECTRONIC DRIVER, 0-10V DIMMING	120	9W	
AG1	TAPELIGHT	HIGH POWERED LED TAPELIGHT IN EXTRUDED ALUMINUM HOUSING WITH ROUND FROSTED LENS AND COMPATIBLE DIMMABLE REMOTE DRIVER(S) ULV192 OR SIMILAR, WITH OUTPUTS, CHANNELS, AND CAPACITIES AS DETERMINED BY LUMINAIRE MANUFACTURER. MANUFACTURER SHALL PROVIDE SHOP DRAWINGS SHOWING ALL FINAL DRIVER SPEC'S AND WIRING LOCATIONS. LUMINAIRE LENGTHS AS INDICATED ON PLANS.	KELVIX 006-I-LENGTH-DV-35K-FRR-CP-SV AND REMOTE DRIVER(S) #ULV192 OR SIMILAR	3500K LED 90 CRI 700 LM/FT	REMOTE ELECTRONIC DRIVER; 0-10V DIMMABLE	UNV	5.3W/FT	
AK1	RECESSED	RECESSED LINEAR LUMINAIRE WITH EXTRUDED ALUMINUM HOUSING; FLUSH FROST WHITE DIFFUSER DOWNLIGHT; BOOSTED OUTPUT. NOM. 8' LENGTH X 4" W X 4" D.; FLANGE FOR MOUNTING IN GYP CEILING; STANDARD FINISH AS SELECTED BY ARCHITECT. 2.3 LBS / FT.	FINELITE HP4-R-D-8-B-835-F-96LG-120-SC-FC10-VF-FE-FINISH	3500K LED 80+ CRI 3,832 LM	INTEGRAL ELECTRONIC, 0-10V DIMMING LED POWER SUPPLIES	120	37W	
BA1	SURFACE	WALL MOUNTED LED AREA LIGHT, SUITABLE FOR USE IN EXTERIOR LOCATIONS; WEDGE SHAPE; SINGLE PIECE DIE-CAST ALUMINUM HOUSING NOM 8" WIDE X 8" HIGH X 5" DEEP; TYPE 3 OPTICAL DISTRIBUTION WITH NO LIGHT ABOVE HORIZONTAL PLANE; UV STABILIZED POWDER COAT FINISH IN STANDARD COLOR AS SELECTED BY THE ARCHITECT. CUSTOM DIODES AT 2200K COLOR TEMPERATURE. 12LBS MAX	LIGMAN ULEW-30011-14W-T3-{MOD 2200K)-STD FINISH-UNV	2200K LED 1500LM	INTEGRAL ELECTRONIC	UNV	14W	
BA2	SURFACE	SIMILAR EXCEPT TYPE 4 OPTICAL DISTRIBUTION.	LIGMAN ULEW-30011-14W-T4-{MOD 2200K)-STD FINISH-UNV	2200K LED 1500LM	INTEGRAL ELECTRONIC	UNV	14W	
BA3	SURFACE	SIMILAR TO TYPE BA1 EXCEPT WITH SURFACE CONDUIT BOX TRIM.	LIGMAN ULEW-30011-14W-T3-{MOD 2200K)-STD FINISH-UNV-SCBT	2200K LED 1500LM	INTEGRAL ELECTRONIC	UNV	14W	
BB1	RECESSED CEILING	4" DIA. ROUND LED DOWNLIGHT, WITH IC RATED HOUSING; SUITABLE FOR USE IN COVERED WET LOCAITON; REGRESSED LENS; WIDE OPTIC; NOM. 12" X 14" X 6" DEEP RECESSED HOUSING; WHITE FLANGE AND REFLECTOR; CUSTOM 2200k COLOR TEMPERATURE. CUSTOM LUMEN REDUCTION TO NOM. 500 LUMENS. PROVIDE WITH OPTION '79' EXTENSION COLLAR WHERE REQUIRED FOR THICK CEILINGS. 12 LBS.	KIRLIN LRC-04LDN-99(500L)-RND-WFL-99(2200K)-45-46	2200K LED 425LM	INTEGRAL ELECTRONIC	120	6W	

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CABRILLO UNIFIED SCHOOL DISTRICT

REVISIONS

ADD 02		ADDENDUM 2

DSA APP NO. 01-120558

ARCH PROJECT NO: 1972.00
DRAWN BY:
DRAWING SCALE: SCALE
PTN: 68890-45

DSA BACKCHECK

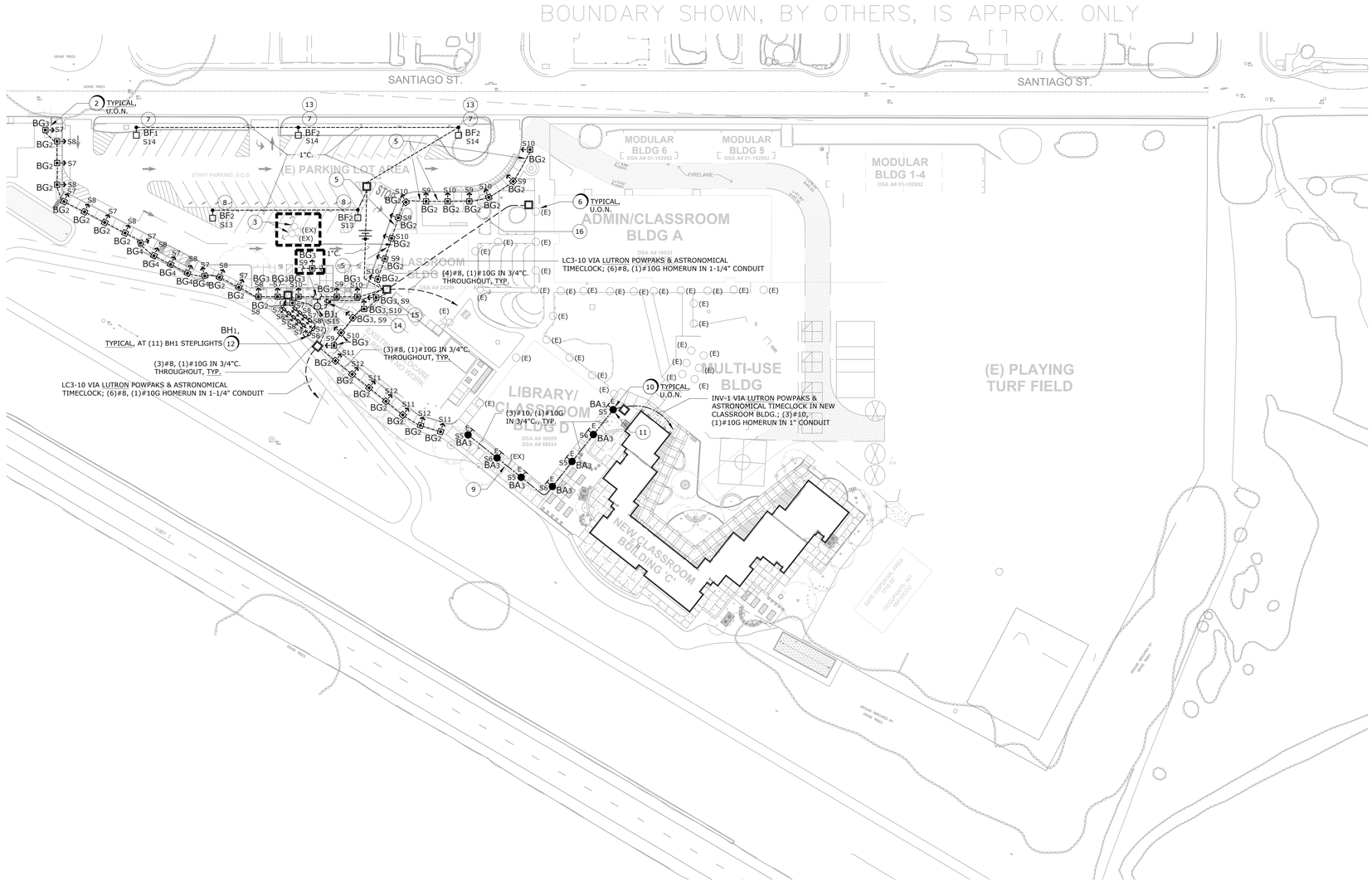
JUNE 23, 2023

SHEET TITLE

LUMINAIRE SCHEDULE

SHEET NUMBER

E-0.2



SITE PLAN - LIGHTING

SCALE: 1"= 40'-0"

1 / E-1.2

NUMBERED SHEET NOTES

1. NOT USED.
2. BOLLARD MOUNTED ON CONCRETE BASE INTEGRATED INTO WALKWAY OR ON CONCRETE BASE IMMEDIATELY BESIDE WALKWAY, SEE 8/E-7.3 AND 9/E-7.3.
3. REMOVE EXISTING EXTERIOR LIGHTING AT EXTERIOR WALL OF BUILDING 'K'. PROVIDE BLANK WEATHERPROOF COVERPLATE.
4. NOT USED.
5. SAW-CUT EXISTING CONCRETE WALKWAY, PATCH AND REPAIR AFTER UNDERGROUND CONDUIT IS INSTALLED.
6. TYPICAL - EXISTING BUILDING MOUNTED SITE LIGHTING TO REMAIN, PROTECT IN PLACE, U.O.N.
7. POLE MOUNTED AT PLANTING AREA ON FLUSH CONCRETE BASE, SEE 7/E-7.2.
8. POLE MOUNTED AT PARKING AREA ON RAISED CONCRETE BASE, SEE 12/E-7.2.
9. REMOVE EXISTING EXTERIOR LIGHTING AT BUILDING 'D'. PROVIDE BLANK WEATHERPROOF COVERPLATE.
10. INSTALL NEW EXTERIOR AREA LIGHTING AT BUILDING 'D'. CIRCUIT BACK TO NEW CLASSROOM BUILDING INVERTER. EXPOSED CONDUIT AT WALL OF BUILDING 'D' SHALL BE ALLOWED.
11. PROVIDE AND INSTALL A WEATHERPROOF PLACARD ON WALL BELOW BA3 LUMINAIRE THAT SAYS THE FOLLOWING: "THESE LUMINAIRES ARE CIRCUITED TO THE INVERTER IN BUILDING C."
12. STEPLIGHT CAST INTO CONCRETE WALL. CENTER OF LUMINAIRE SHALL BE 16" ABOVE WALKWAY SURFACE.
13. MOUNTED IN A RAISED BERM, TOP OF POLEBASE SHALL BE APPROXIMATELY 36" ABOVE ADJACENT PARKING LOT.
14. MOUNTED TO HSS COLUMN SUPPORTING TRASH ENCLOSURE ROOF. PAINT EXPOSED CONDUIT AND WEATHERPROOF JUNCTION BOX TO MATCH COLUMN. MOUNT AS HIGH AS POSSIBLE.
15. BJ1 TRASH ENCLOSURE LUMINAIRE SHALL BE PROGRAMMED TO OPERATE BETWEEN DUSK TO DAWN VIA LUTRON POWPAKS AND ASTRONOMICAL TIMECLOCK. LIGHT WILL TURN 'ON' BY TWIST TIMER INSTALLED IN TRASH ENCLOSURE ONLY BETWEEN DUSK TO DAWN FOR 30 MINUTE COUNTDOWN. WATTSTOPPER #RT-200.
16. 1-1/4" CONDUIT WITH PULLROPES FOR FUTURE CONNECTION TO LIGHTING CONTROLS UNDER PHASE 2 WORK AT ADMIN BUILDING.

EXTERIOR OCCUPANCY SENSOR NOTE

THIS PROJECT IS LOCATED IN LIGHTING ZONE 1. SPECIAL CARE HAS BEEN TAKEN TO PROVIDE LOW LIGHT LEVELS IN KEEPING WITH THIS DAKER THAN USUAL LOCATION, WHICH STILL MEET REQUIRED LIGHT LEVELS FOR ALL APPLICABLE CODES AND STANDARDS. IN THIS ENVIRONMENT, OCCUPANCY SENSORS ON EXTERIOR LIGHTING WOULD BE A NUISANCE, AND HAVE NOT BEEN INCLUDED IN THE DESIGN.

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EL GRANADA ELEMENTARY SCHOOL

NEW CLASSROOM BUILDING 'C'

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CABRILLO UNIFIED SCHOOL DISTRICT

REVISIONS

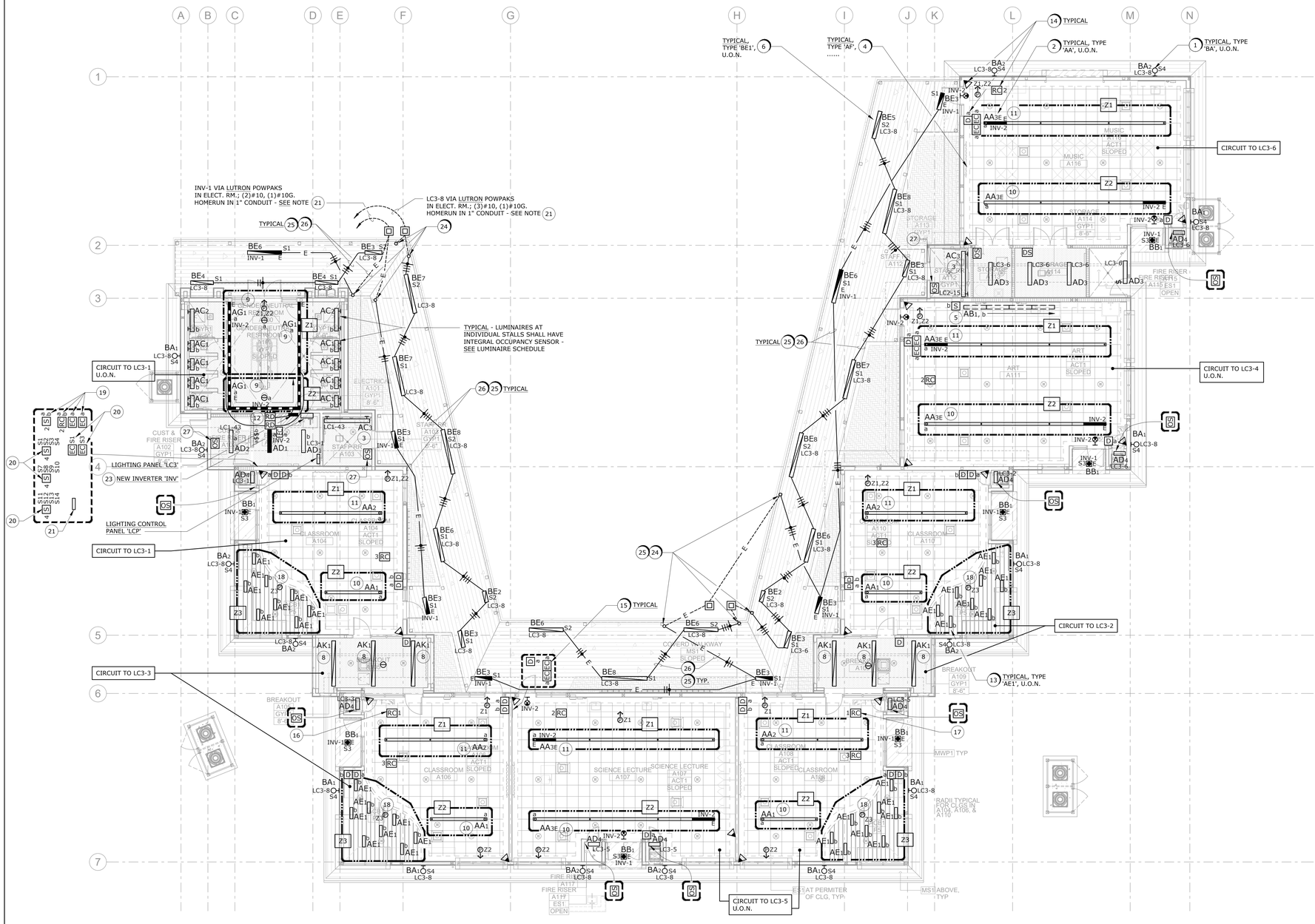
ADD-02		ADDENDUM 2

DSA APP NO. 01-120558
ARCH PROJECT NO: 1972.00
DRAWN BY:
DRAWING SCALE: SCALE
PTN: 68890-45
DSA BACKCHECK
JUNE 23, 2023
SHEET TITLE

SITE PLAN - LIGHTING

SHEET NUMBER

E-1.2



FLOOR PLAN - LIGHTING

SCALE: 1/8"= 1'-0"

1 / E-2.1

NUMBERED SHEET NOTES

1. WALL MOUNTED AT 9'-0" A.F.F. TO BOTTOM OF LUMINAIRE.
2. AIRCRAFT CABLE SUSPENDED FROM SLOPED A.C.T. CEILING, SEE 3/E-7.2 AND 4/E-7.2.
3. WALL MOUNTED ABOVE RESTROOM MIRROR.
4. NOT USED.
5. MOUNTED TO UNDERSIDE OF UPPER CABINET, SEE 1/E-7.2.
6. RECESS MOUNTED INTO METAL PLANK SOFFIT AT COVERED WALKWAY. SEE 11/E-7.2.
7. NOT USED.
8. RECESS MOUNTED AT GYP CEILING. COORDINATE WITH G.C. FOR FRAMED OPENING OF CORRECT SIZE.
9. COVE MOUNTED, SEE 30/A-10.1 FOR TYPICAL COVE FRAMING AT RESTROOM WALLS.
10. SUSPENDED FROM LOW END OF SLOPED CEILING. BOTTOM OF LUMINAIRE SHALL BE 18" BELOW CEILING.
11. SUSPENDED FROM HIGH END OF SLOPED CEILING. MOUNTING HEIGHT SHALL MATCH ADJACENT LUMINAIRE SUSPENDED AT LOW END OF SLOPED CEILING.
12. REMOTE DRIVER(S) FOR TAPELIGHT IN RESTROOM, QUANTITY OF DRIVER(S) AND ASSOCIATED LOW VOLTAGE WIRE RUNS MAY VARY. MOUNT IN AN ACCESSIBLE LOCATION IN ELECTRICAL ROOM. PROVIDE PERMANENTLY AFFIXED LABEL WITH DESCRIPTION OF LOAD SERVED.
13. CENTERED BETWEEN CEILING BAFFLES, S.A.D. FOR CEILING BAFFLE SYSTEM. BOTTOM OF LUMINAIRE SHALL BE MOUNTED 1" ABOVE HIGHEST POINT ON BAFFLE IMMEDIATELY BESIDE LUMINAIRE. MOUNTING HEIGHTS SHALL VARY. MOUNTED FROM THREADED ROD BRACED AND ATTACHED TO STRUCTURE ABOVE. POWER SHALL BE FED DIRECTLY INTO TOP OF LUMINAIRE AND ROUTED FOR MAXIMUM CONCEALMENT. PAINT RACEWAY, THREADED ROD AND ANY OTHER EXPOSED ELECTRICAL HARDWARE BLACK. SEE 2/E-7.2.
14. PROVIDE AND INSTALL DIMMER SWITCH(ES), OCCUPANCY SENSOR(S), PHOTOSENSOR(S), ROOM CONTROLLERS, PLUG CONTROLLERS, ISOLATED RELAYS FOR HVAC INTERFACE AND NETWORK BRIDGES WHERE SHOWN. SEE DETAILS ON SHEET E-5.3. MOUNT ROOM AND PLUG CONTROLLERS ABOVE ACCESSIBLE CEILING WHEREVER POSSIBLE.
15. PROVIDE AN EMERGENCY LIGHTING CONTROL MODULE FOR ALL SWITCHED LIGHT FIXTURES ON EMERGENCY INVERTER. THIS INCLUDES EMERGENCY FIXTURES CONTROLLED BY OCCUPANCY SENSORS. SEE DETAILS ON E-5.3. MOUNT CONTROL MODULE/TEST SWITCH 7'-6" A.F.F. AND ALIGN WITH LIGHT SWITCH BELOW WHEREVER POSSIBLE.
16. LIGHTING CONTROL EQUIPMENT FOR BREAKOUT A105.
17. LIGHTING CONTROL EQUIPMENT FOR BREAKOUT A109.
18. CLOSED LOOP PHOTOCELL, BRACKET MOUNT TO JUNCTION BOX. CENTER BETWEEN CEILING BAFFLES, S.A.D. FOR CEILING BAFFLE SYSTEM. BOTTOM OF SENSOR SHALL BE MOUNTED 3" ABOVE HIGHEST POINT ON BAFFLE IMMEDIATELY BESIDE LUMINAIRE. MOUNT JUNCTION BOX FROM THREADED ROD BRACED AND ATTACHED TO STRUCTURE ABOVE SIMILAR TO 2/E-7.2. NETWORK CABLE SHALL BE FED DIRECTLY INTO TOP OF JUNCTION BOX AND ROUTED FOR MAXIMUM CONCEALMENT. PAINT ALL EXPOSED ELECTRICAL HARDWARE BLACK.
19. OVERRIDE SWITCHES, ROOM CONTROLLERS AND EMERGENCY CONTROL MODULES FOR GENDER NEUTRAL RESTROOM. LABEL SWITCHES "RESTROOM".
20. OVERRIDE SWITCH AND EMERGENCY CONTROL MODULES FOR EXTERIOR BUILDING LIGHTS. LABEL BUTTONS AS FOLLOWS:

    S1: CANOPY
    S2: CANOPY
    S3: DOWNLIGHTS
    S4: SCONCES
    S5: BLDG. D LTS.
    S6: BLDG. D LTS.
    S7: WALKWAY
    S8: WALKWAY
    S9: WALKWAY
    S10: WALKWAY
    S11: WALKWAY
    S12: WALKWAY
    S13: PARKING
    S14: PARKING

21. PROVIDE (14) LUTRON #RMJS-8TN LOAD CONTROLLERS FOR EACH LIGHTING ZONE. MOUNT NEATLY ON WALL IN ELECT. ROOM AND LABEL 'EXTERIOR LIGHTING CONTROLLERS'.
22. NOT USED.
23. SEE SHEET E-6.1 FOR INVERTER SPECIFICATIONS.
24. CONCEALED RACEWAY SHALL RUN INSIDE COLUMN AT INDICATED LOCATION TO BRING POWER INTO CANOPY SECTION. EACH STRUCTURALLY SEPARATE SECTION OF CANOPY SHALL BE FED BY NORMAL POWER INSIDE ONE COLUMN AND EMERGENCY POWER INSIDE ONE COLUMN. PRIOR TO POURING OF COLUMN FOOTING, ROUGH-IN SCHEDULE 80 PVC FROM PULL BOX THROUGH HOLE IN BOTTOM OF COLUMN BASE PLATE TO MIN. 12" ABOVE FINISHED WALKWAY. TRANSITION TO 3/4" LIQUID-TIGHT FLEX ONCE ABOVE GRADE. AS COLUMN IS BEING INSTALLED, PULL 3/4" LIQUID-TIGHT FLEX THROUGH COLUMN AND OUT TOP. AS BEAM IS BEING INSTALLED ON TOP OF COLUMN, PULL LIQUID-TIGHT FLEX INTO HOLE IN BOTTOM OF BEAM AND OUT OF HOLE IN SIDE OF BEAM. HOLES IN BEAM SHALL NOT EXCEED 2" DIAMETER AND SHALL BE REAMED OR FILED TO REMOVE ANY SHARP EDGES PRIOR TO PULLING LIQUID-TIGHT FLEX THROUGH. STRANDED WIRE SHALL BE ALLOWED WHEN PULLING THROUGH LIQUID-TIGHT FLEX.
25. RACEWAY RUN THROUGH DECK FLUES OR WITHIN 1-1/2" OF BOTTOM OF DECK FLUTES SHALL BE R.M.C. OR I.M.C.
26. 3/4" CONDUIT CONCEALED TO EACH LUMINAIRE.
27. OCCUPANCY SENSOR SHALL CONTROL LIGHTS AND EXHAUST FAN CONNECTED TO SAME CIRCUIT. SEE E-3.2 FOR LOCATION OF FAN.

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REVISIONS		
ADD-02	2	ADDENDUM 2
RFP-003	3	RFP-003

DSA APP NO. 01-120558

ARCH PROJECT NO:	1972.00
DRAWN BY:	
DRAWING SCALE:	SCALE
PTN:	68890-45

DSA BACKCHECK

JUNE 23, 2023

SHEET TITLE

FLOOR PLAN - LIGHTING

SHEET NUMBER

E-2.1

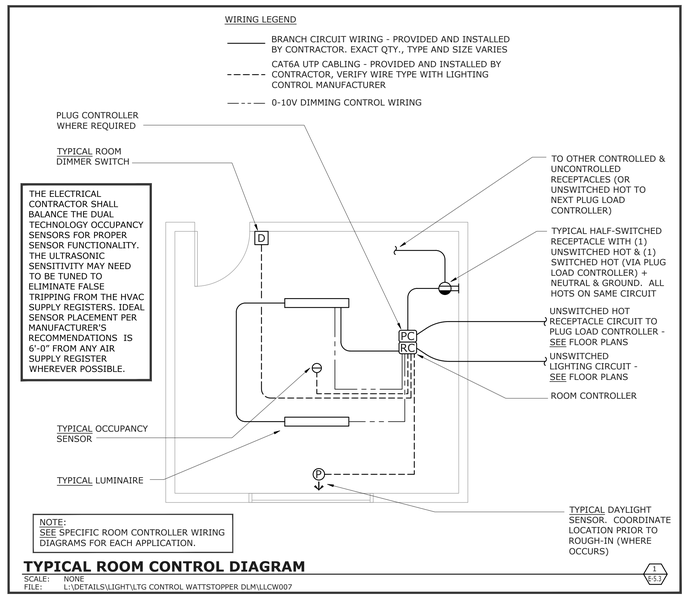
LOW VOLTAGE RELAY LIGHTING CONTROL PANEL LCP

ZONE/SWITCH DESIGNATION	RELAY NO.	LINE VOLTAGE CIRCUIT	LOAD VA	ROOM NAME / FIXTURE TYPE	MASTER SWITCH ZONE GROUP	NOTES	PROGRAM CHANNEL
S1*	1	LC3-6	254	COVERED WALKWAY		2,3	
S2	2	LC3-6	202	COVERED WALKWAY		1	
S3*	3	LC3-6	5	BLDG DOWNLIGHTS (CONTROL CIRCUIT FOR INV-1)		2,3	
S4	4	LC3-6	608	BLDG SCONCES		1	
S5	5			SPARE			
S6	6			SPARE			
S7	7	LC3-10	180	WALKWAY		2	
S8	8	LC3-10	240	WALKWAY		1	
S9	9	LC3-10	321	PARKING		2	
S10	10	LC3-10	428	PARKING		1	
	11						
	12						
	13						
	14						
	15						
	16						
	17						
	18						
	19						
	20						
	21						
	22						
	23						
	24						

NOTES:
1 PROVIDE AN ASTRO-DIAL MASTER CHANNEL; ASTRO-ON, TIMECLOCK-OFF.
RELAYS NOTED SHALL BE AUTOMATICALLY CONTROLLED BY THE RESPECTIVE ASTRO CHANNEL FOR EXTERIOR CONTROL.

2 PROVIDE AN ASTRO-DIAL MASTER CHANNEL; ASTRO-ON, ASTRO-OFF.
RELAYS NOTED SHALL BE AUTOMATICALLY CONTROLLED BY THE RESPECTIVE ASTRO CHANNEL FOR EXTERIOR CONTROL.

*3 PROVIDE (1) EMERGENCY LIGHTING CONTROL MODULE FOR EACH RELAY INDICATED WITH AN ASTERISK.
SEE TYPICAL SWITCHED EMERGENCY LIGHT FIXTURE CONNECTION DETAIL 3/ES.3.

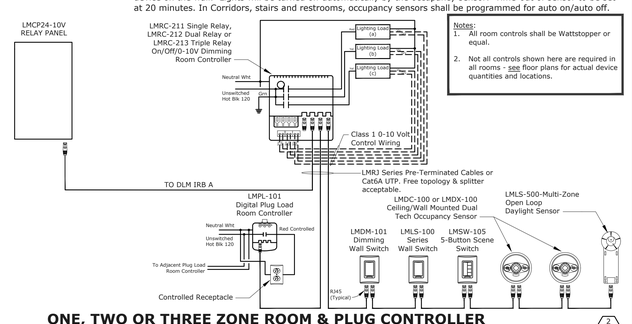


TYPICAL ROOM CONTROL DIAGRAM — 1 / E-5.3
SCALE: NONE
FILE: L:\DETAILS\LIGHT\LTG CONTROL WATTSTOPPER DLM\LLCW007

SEQUENCE OF OPERATIONS

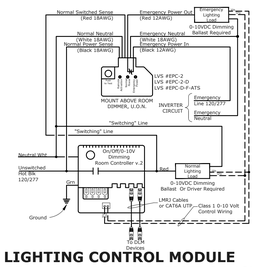
	AUTO ON	MANUAL ON	AUTO OFF	PARTIAL OFF AT NORMAL HOURS	AUTO OFF AFTER HOURS (MAX 20MIN)	AUTO OFF @ TARGET FC	AUTO DIM @ TARGET FC	SET LEVEL TO X FC	CONTINUO US†	STEP†	MULTI ZONE†	TIME ON†	TIME OFF†	ASTRONOMICA L TIME CLOCK	WALL SWITCH	DIMMER SWITCH	OCCUPIED CONTROL	PLUG LOAD	NETWORK	STANDALONE	CURRENT MONITORING†	AUXILIARY RELAY	REMOTE SIGNAL CONTROL	DEMAND RESPONSE
ROOM TYPE	**OCC SENSOR**					**PHOTOCELL**			**DIMMING**			**TIME CLOCK**			**SWITCHES**			**SYSTEM**						
El Granada Elementary School - New Classroom Building																								
Areas w/ 1-2 lamp single luminaire (< 100 sq ft)		•	**20 min**												•					•				
Classroom (> .7 W per sq ft)		•	**20 min**					•	•		•					•				•				
Breakout		•	**20 min**				•		•		•					•		•		•				
Electrical Room (< 100 sq ft)	**100%**														•									
Janitor Closet/Small Storage		•	**20 min**												•					•				
Restroom Single Stall	•		**20 min**												•					•				
Restroom (> 100 sq ft)	•		**20 min**												•					•				
Exterior Building Zone S1, S3, S5	**100%**											**Dusk**	**Dawn**	•	•				•					
Exterieior Building Zone S2, S4, S6	**100%**											**Dusk**	**11:00 PM**	•	•				•					
Walkway, Parking Zones S7, S9, S11, S13	**100%**											**Dusk**	**Dawn**	•	•				•					
Walkway, Parking Zones S8, S10, S12, S14	**100%**											**Dusk**	**11:00 PM**	•	•				•					
Trash Enclosure - Twist Timer. See note 14 on E-1.2	**100%**											**Dusk**	**Dawn**	•					•					

NOTE:
One, two or three zone 0-10v dimmed application with wall or ceiling mounted occupancy sensor(s) for shut off and manual dimming. Lights shall be turned on manually, U.O.N. and can be dimmed or switched manually from the device on the wall. Lights will be turned off automatically by the occupancy sensor. Time-out of sensor to be set at 20 minutes. In Corridors, stairs and restrooms, occupancy sensors shall be programmed for auto on/auto off.



ONE, TWO OR THREE ZONE ROOM & PLUG CONTROLLER — 2 / E-5.3
SCALE: NONE WITH ISOLATED RELAY FOR HVAC INTERFACE
FILE: L:\DETAILS\LIGHT\LTG CONTROL WATTSTOPPER DLM\LLCW011

SEQUENCE OF OPERATION:
Upon the loss of normal power, the LVS Emergency Control Module will bypass the Room Controller and force the emergency fixtures ON. The Room Controller will force the dimmed emergency fixture to 100%. The LVS is UL924 listed.



EMERGENCY LIGHTING CONTROL MODULE WIRING DIAGRAM FOR DIMMED EMERGENCY FIXTURES CONTROLLED BY 0-10V DIMMING ROOM CONTROLLER — 3 / E-5.3
SCALE: NONE
FILE: L:\DETAILS\LIGHT\LTG CONTROL WATTSTOPPER DLM\LLCW010

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REVISIONS

1	RFP-003	RFP-003

DSA APP NO. 01-120558
ARCH PROJECT NO: 1972.00
DRAWN BY:
DRAWING SCALE: SCALE
PTN: 68890-45
DSA BACKCHECK
JUNE 23, 2023

SHEET TITLE

LIGHTING CONTROL DIAGRAMS

SHEET NUMBER

E-5.3

PANEL LC2

VOLTS: 120 / 208
PHASE: 3 PH
WIRE: 4 W
BUSSING: 300A
POLES: 54P

MAINS: 300A MCB
FEEDER: SEE SINGLE LINE
CONDUIT: SEE SINGLE LINE
MOUNTED: SURFACE
AIC RATING: 65K AIC

LOAD DESCRIPTION	TYPE	A	B	C	BRKR.	CKT.	CKT.	BRKR.	A	B	C	TYPE	LOAD DESCRIPTION
RECP - RM A113,116	R	0.90			20/1	1	2	20/1	0.72			R	RECP - RM A111,EXT
RECP - RM A112,115,116	R		0.90		20/1	3	4	20/1		0.72		R	RECP - RM A111,EXT
RECP - RM A114,116,EXT	R			0.90	20/1	5	6	20/1			0.72	R	RECP - RM A111,EXT
RECP - RM A109,110,EXT	R	0.72			20/1	7	8	20/1	1.00			M	A/V DISPLAY - RM A116
RECP - RM A109,110,EXT	R		0.72		20/1	9	10	20/1		1.00		M	A/V DISPLAY - RM A111
RECP - RM A109,110,EXT,ROOF	R			0.90	20/1	11	12	20/1			1.00	M	A/V DISPLAY - RM A110
FIRE SPRKLR BELL - RM A115	M	0.20			20/1	13	14	40/2	3.15			H	HEAT PUMP HP-6
EXHAUST FANS - RM A112,114	H		0.25		20/1	15	16			3.15		H	
HEAT PUMP HP-7	H			3.15	40/2	17	18	35/2			3.22	H	FAN COIL FC-6 - RM A111
	H	3.15				19	20		3.22			H	
FAN COIL FC-7 - RM A116	H		3.22		35/2	21	22	40/2		3.15		H	HEAT PUMP HP-5
	H			3.22		23	24				3.15	H	
HEAT PUMP HP-4	H	3.15			40/2	25	26	15/2	0.57			H	HP9, FC-9 - RM A109
	H		3.15			27	28			0.57		H	
FAN COIL FC-5 - RM A110	H			3.22	35/2	29	30	30/1			2.50	M	EWH-2 - RM A114
	H	3.22				31	32	20/1	0.50			M	WINDOWS - RM A116,111
FAN COIL FC-4 - RM A108	H		3.22		35/2	33	34	20/1					SPARE
	H			3.22		35	36	20/1					SPARE
SHADES - RM A111	M	1.80			20/1	37	38	20/1	0.20			H	EH-2 - RM A115
SHADES - RM A110	M		1.80		20/1	39	40	20/1		0.20		H	
RP-4 - RM A112	H			0.38	20/1	41	42	20/1			1.68	M	SHADES - RM A116
SPARE					20/1	43	44	20/1	0.12			M	CP-2 - RM A114
SPARE					20/1	45	46	20/1		0.5		M	ROLL-DOWN DOOR - RM A116
SPARE					20/1	47	48	20/1					SPARE
SPARE					20/1	49	50	20/1					SPARE
SPARE					20/1	51	52	20/1					SPARE
SPARE					20/1	53	54	20/1					SPARE
		13.14	13.26	14.99					9.48	9.29	12.27		

DEMAND LOAD SUMMARY	CONN. KVA	DEMAND FACTOR	DEMAND KVA
TYPE "M": NON-CONTINUOUS / MISC. LOADS	12.10	100%	12.10
TYPE "L": LIGHTING / CONTINUOUS LOADS	0.00	125%	0.00
TYPE "R": RECEPTACLES (FIRST 10KVA)	7.20	100%	7.20
TYPE "R": RECEPTACLES (OVER 10KVA)	0.00	50%	0.00
TYPE "H": HVAC / MECHANICAL LOADS	53.13	100%	53.13
TOTALS:	72.43		72.43

PHASE A: 22.62 **KVA**
PHASE B: 22.55 **KVA**
PHASE C: 27.26 **KVA**

227.13 **MAX AMPS / PHASE**

LOAD CALCULATION - DPLC1

LOAD	CONNECTED KVA	DEMAND KVA
(N) PANEL LC3	8.29	10.363
RECEPTACLE:	0.00	
LIGHTING:	8.29	
HVAC:	0.00	
MISC:	0.00	
(N) PANEL 'LC1' (EXCLUDING PNL LC2)	86.51	86.505
RECEPTACLE:	9.90	
LIGHTING:	0.00	
HVAC:	45.49	
MISC:	31.12	
(N) PANEL 'LC2'	73.43	73.425
RECEPTACLE:	7.20	
LIGHTING:	0.00	
HVAC:	53.13	
MISC:	13.10	
	CONNECTED KVA	DEMAND KVA
TOTAL KVA:	168.22	170.29
TOTAL LOAD AMPS @ 120/208V:	466.93	472.68
TOTAL AMPS X 1.25%:	583.67	590.86

LOAD CALCULATION - MSB

LOAD	CONNECTED KVA	DEMAND KVA
PEAK EXISTING DEMAND (PAST 12 MONTHS, BASED ON UTILITY DATA)	120.32	120.32
ESTIMATED REMOVED LOAD FROM DEMO:	-72.00	-72
(N) DIST. PANEL 'DPLC1'	168.22	170.29
(F) FUTURE PORTABLES (NIC)	100.56	100.56
(F) PHASE 2 MODERNIZATION ADDITIONS	109.00	109.00
	CONNECTED KVA	DEMAND KVA
TOTAL KVA:	426.10	428.17
TOTAL LOAD AMPS @ 120/208V:	1182.74	1188.49
TOTAL AMPS X 1.25%:	1478.42	1485.61

EXISTING SERVICE: 1600A, 208V, 3PH, 4W

PANEL LC1

VOLTS: 120 / 208 V
PHASE: 3 PH
WIRE: 4 W
BUSSING: 400A
POLES: 42P

(SECTION 1 - RIGHT HAND SIDE)

MAIN BRKR: 400A/3P MCB
FEEDER: SEE SINGLE LINE
CONDUIT: SEE SINGLE LINE
MOUNTED: SURFACE
AIC RATING: 65k

LOAD DESCRIPTION	TYPE	A	B	C	BRKR.	CKT.	CKT.	BRKR.	A	B	C	TYPE	LOAD DESCRIPTION
RECP - RM A100,101,104	R	0.90			20/1	1	2	20/1	1.08			R	RECP - RM A104,105,106
RECP - RM A100,103,105,EXT	R		0.90		20/1	3	4	20/1		1.08		R	RECP - A105,106,107,EXT
RECP - RM A102,104,105,EXT	R			0.90	20/1	5	6	20/1			1.08	R	RECP - RM A014,106,107,EXT
RECP - SCIENCE STATION RM A107	M	1.00			20/1	7	8	20/1	0.72			R	RECP - RM A107,108,EXT
RECP - SCIENCE STATION RM A107	M		1.00		20/1	9	10	20/1		0.72		R	RECP - RM A107,EXT
RECP - SCIENCE STATION RM A107	M			1.00	20/1	11	12	20/1			0.90	R	RECP - RM A108,EXT
A/V DISPLAY - RM A104	M	1.00			20/1	13	14	20/1	1.00			M	DF RACK - RM A101
A/V DISPLAY - RM A106	M		1.00		20/1	15	16	20/1		1.00		M	FIRE ALARM PANELS - RM A101
A/V DISPLAY - RM A107	M			1.00	20/1	17	18	20/1			0.20	M	FIRE SPRKLR BELL - RM A117
RP-1 & 2 - RM A100	H	0.75			20/2	19	20	20/2	0.20			H	EH-1 - RM A117
	H		0.75			21	22			0.20		H	
RP-3 & 5 - RM A102,103	H			0.75	20/1	23	24	20/1			0.36	R	RECPT - ROOF
SPARE					20/1	25	26	20/1					SPARE
SPARE					20/1	27	28	20/1					SPARE
SPARE					20/1	29	30	20/1					SPARE
S P A C E					-/1	31	32	-/1					S P A C E
S P A C E					-/1	33	34	-/1					S P A C E
S P A C E					-/1	35	36	-/1					S P A C E
S P A C E					-/1	37	38	-/1					S P A C E
S P A C E					-/1	39	40	-/1					S P A C E
S P A C E					-/1	41	42	-/1					S P A C E
		3.65	3.65	3.65					3.00	3.00	2.54		

DEMAND LOAD SUMMARY	CONN. KVA	DEMAND FACTOR	DEMAND KVA
TYPE "M": NON-CONTINUOUS / MISC. LOADS	8.20	100%	8.20
TYPE "L": LIGHTING / CONTINUOUS LOADS	0.00	125%	0.00
TYPE "R": RECEPTACLES (FIRST 10KVA)	8.64	100%	8.64
TYPE "R": RECEPTACLES (OVER 10KVA)	0.00	50%	0.00
TYPE "H": HVAC / MECHANICAL LOADS	2.65	100%	2.65
TOTALS:	19.49		19.49

THIS SECTION PHASE A: 6.65 **KVA**
THIS SECTION PHASE B: 6.65 **KVA**
THIS SECTION PHASE C: 6.19 **KVA**
THIS SECTION: 55.42 **MAX AMPS / PHASE**

PANEL TOTAL PHASE A: 26.29 **KVA**
PANEL TOTAL PHASE B: 30.21 **KVA**
PANEL TOTAL PHASE C: 29.01 **KVA**
TOTAL: 251.75 **MAX AMPS / PHASE**

PANEL LC1

VOLTS: 120 / 208 V
PHASE: 3 PH
WIRE: 4 W
BUSSING: 400A
POLES: 42P

(SECTION 2 - LEFT HAND SIDE)

MAIN BRKR: SUB FED, FEED THRU LUGS
FEEDER:
CONDUIT:
MOUNTED:
AIC RATING:

LOAD DESCRIPTION	TYPE	A	B	C	BRKR.	CKT.	CKT.	BRKR.	A	B	C	TYPE	LOAD DESCRIPTION
EXHAUST FANS - RM A100,102,103	H	0.50			20/1	43	44	15/2	1.19			H	HP-10, FC-10 - RM A101
HEAT PUMP HP-1	H		3.15		40/2	45	46			1.19		H	
	H			3.15		47	48	40/2			3.15	H	HEAT PUMP HP-3
FAN COIL FC-1 - RM A104	H	3.22			35/2	49	50		3.15			H	
	H		3.22			51	52	35/2		3.22		H	FAN COIL FC-3 - RM A107
FAN COIL FC-2 - RM A106	H			3.22	35/2	53	54				3.22	H	
	H	3.22				55	56	40/2	3.15			H	HEAT PUMP HP-2
HP-8, FC-8 - RM A105	H		0.87		15/2	57	58			3.15		H	
	H			0.87		59	30	20/1			1.65	M	EWH-1 - RM A102
SPARE					20/1	61	62	20/2	1.56			M	EWH-3 - RM A103
SPARE					20/1	63	64			1.56		M	
SPARE					20/1	65	66	30/1			1.50	M	MDF RACK - RM A101
WINDOWS - RM A104-108	M	1.00			20/1	67	68	20/1	0.25			M	CP-1 - RM A102
SHADES - RM A104	M		1.68		20/1	69	70	40/2		3.12		M	EWH-4 - RM A107
SHADES - RM A105	M			0.72	20/1	71	72				3.12	M	
SHADES - RM A106	M	1.68			20/1	73	74	-/1					S P A C E
SHADES - RM A107	M		1.68		20/1	75	76	-/1					S P A C E
SHADES - RM A108	M			1.68	20/1	77	78	-/1					S P A C E
SHADES - RM A109	M	0.72			20/1	79	80	-/1					S P A C E
RECP - RM A101	R		0.72		20/1	81	82	-/1					S P A C E
RECP - RM A101	R			0.54	20/1	83	84	-/1					S P A C E
		10.34	11.32	10.18					9.30	12.24	12.64		

DEMAND LOAD SUMMARY	CONN. KVA	DEMAND FACTOR	DEMAND KVA
TYPE "M": NON-CONTINUOUS / MISC. LOADS	21.92	100%	21.92
TYPE "L": LIGHTING / CONTINUOUS LOADS	0.00	125%	0.00
TYPE "R": RECEPTACLES (FIRST 10KVA)	1.26	100%	1.26
TYPE "R": RECEPTACLES (OVER 10KVA)	0.00	50%	0.00
TYPE "H": HVAC / MECHANICAL LOADS	42.84	100%	42.84
TOTALS:	66.02		66.02

THIS SECTION PHASE A: 19.64 **KVA**
THIS SECTION PHASE B: 23.56 **KVA**
THIS SECTION PHASE C: 22.82 **KVA**
THIS SECTION: 196.33 **MAX AMPS / PHASE**

PANEL LC3

VOLTS: 120 / 208
PHASE: 3 PH
WIRE: 4 W
BUSSING: 225A
POLES: 42P

MAIN BRKR: 225A MCB
FEEDER: SEE SINGLE LINE
CONDUIT: SEE SINGLE LINE
MOUNTED: SURFACE
AIC RATING: 65 KAIC

LOAD DESCRIPTION	TYPE	A	B	C	BRKR.	CKT.	CKT.	BRKR.	A	B	C	TYPE	LOAD DESCRIPTION
LTG - CLASSRM A104, RR, ELECT	L	0.81			20/1	1	2	20/1	0.69			L	LTG - CLASSRM A110, BREAK A109
LTG - CLASSRM A106, BREADKOUT A105	L		0.67		20/1	3	4	20/1		0.75		L	LTG - ART A111
LTG - SCIENCE A107, CLASSRM A108	L			1.30	20/1	5	6	20/1			0.91	L	LTG - MUSIC A116, STOR, FIRE
SPARE					20/1	7	8	20/1	1.06			L	LTG - EXTERIOR CANOPY & BLDG
SPARE					20/1	9	10	20/1		0.61		L	LTG - SITE
SPARE					20/1	11	12	20/1					SPARE
SPARE					20/1	13	14	20/1					SPARE
SPARE					20/1	15	16	20/1					SPARE
SPARE					20/1	17	18	30/1			1.00	L	LTG - INVERTER
					20/1	19	20	20/1					
					20/1	21	22	20/1					
					20/1	23	24	20/1					
					20/1	25	26	20/1					
					20/1	27	28	20/1					
					20/1	29	30	20/1					
					20/1	31	32	20/1					
					20/1	33	34	20/1					
					20/1	35	36	20/1					
					20/1	37	38	20/1					
					20/1	39	40	20/1					
					20/1	41	42	20/1					
		0.81	0.67	1.30					1.75	1.36	1.91		

DEMAND LOAD SUMMARY	CONN. KVA	DEMAND FACTOR	DEMAND KVA
TYPE "M": NON-CONTINUOUS / MISC. LOADS	0.00	100%	0.00
TYPE "L": LIGHTING / CONTINUOUS LOADS	7.80	125%	9.75
TYPE "R": RECEPTACLES (FIRST 10KVA)	0.00	100%	0.00
TYPE "R": RECEPTACLES (OVER 10KVA)	0.00	50%	0.00
TYPE "H": HVAC / MECHANICAL LOADS	0.00	100%	0.00
TOTALS:	7.80		9.75

PHASE A: 2.56 **KVA**
PHASE B: 2.03 **KVA**
PHASE C: 3.21 **KVA**

26.75 **MAX AMPS / PHASE**

INVERTER OUTPUT PANEL INV

VOLTS: 120
PHASE: 1
BUSSING: 30A
POLES: 4P

LOAD DESCRIPTION	KVA	BRKR.	CKT
LTG - EXTERIOR	0.38	20/1	1
LTG - INTERIOR	0.7	20/1	2
SPARE		20/1	3
SPARE		20/1	4
	1.08		

PHASE A: 1080 **VA**

9.00 **MAX AMPS**

INVERTER UNIT SPECIFICATIONS

1. ALL EMERGENCY SOURCE CIRCUITS SHALL BE INSTALLED IN SEPARATE RACEWAYS (FROM NORMAL POWER), PER 2017 NEC 700.10(B), OR APPLICABLE CODE AT THE TIME OF PERMITTING.
2. REFER ALSO TO SPECIFICATIONS SECTION 265101. UNIT SHALL BE MYERS ILLUMINATOR SERIES EM OR APPROVED EQUAL NO. 1-EM-2-S-BA2004-M-S-T-Z-2YW.
3. UNIT SHALL BE 120V 1PH 2W INPUT, 120V OUTPUT, RATED 1.6KVA WITH 20AMP OUTPUT CIRCUIT BREAKERS.
4. INPUT SHALL BE EQUIPPED WITH ANSI 62.41 SURGE PROTECTION AND 1HZ NOMINAL SYNCHRONIZING SLEW RATE.
5. OUTPUT VOLTAGE STATIC REGULATION SHALL BE +/- 5% FOR 100% RESISTIVE LOAD.
6. OUTPUT DISTORTION SHALL BE 5% THD MAXIMUM.
7. OVERLOAD RATING: 150% MOMENTARY; 120% FOR 5 MINUTES.
8. TRANSFER TIME: NO BREAK
9. BATTERY SHALL BE SEALED LEAD CALCIUM, 10 YEAR LIFE, 90 MINUTE RUN TIME, WITH AUTO-DISCONNECT FOR LOW BATTERY VOLTAGE.
10. PROVIDE RS232 PORT FOR EXTERNAL COMMUNICATIONS.
11. INVERTER SHALL BE PWM TYPE.
12. PROVIDE MAINTENANCE BYPASS.
13. PROVIDE IN NEMA 1 ENCLOSURE, FRONT ACCESS ONLY.
14. PROVIDE FACTORY STARTUP AND TEST OF UNIT TO THE SATISFACTION OF BUILDING INSPECTION AUTHORITIES AND WITH MAXIMUM 4 HOURS OF PERSONNEL TRAINING FOLLOWING STARTUP.
15. AUTO SELF TESTING.
16. PROVIDE (4) OUTPUT CIRCUIT BREAKERS RATED 20AMPS EACH WITH DEDICATED CIRCUITS FOR EACH OF THE EMERGENCY LIGHTING LOADS. SEE INVERTER LOAD SCHEDULE, SHEET E-6.1.
17. CBC 2019 SPECIAL SEISMIC CERTIFICATION.
18. SUBMIT FOR REVIEW AND APPROVAL.

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REVISIONS

ADD-02		ADDENDUM 2
RFP-003		RFP-003

DSA APP NO. 01-120558
ARCH PROJECT NO: 1972.00
DRAWN BY:
DRAWING SCALE: SCALE
PTN: 68890-45

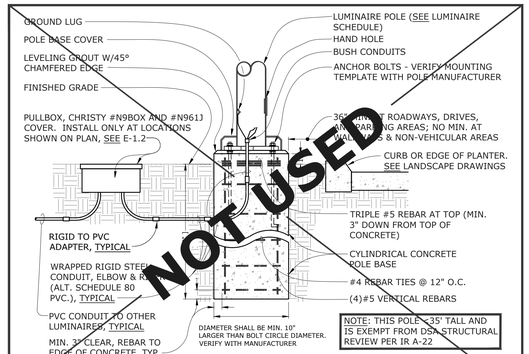
DSA BACKCHECK
JUNE 23, 2023

SHEET TITLE

PANEL SCHEDULES

SHEET NUMBER

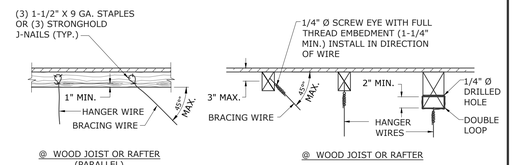
E-6.1



POLE BASE AT LANDSCAPE AREA

SCALE: NOT TO SCALE
FILE: L:\DETAILS\LIGHT\POLEBASE\LPOLE010A

10 E-7.2

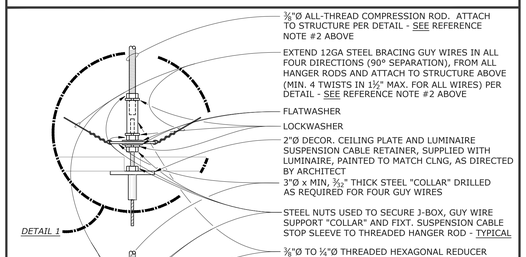


HANGER & BRACING WIRES AT WOOD FRAMING

SCALE: NONE
FILE: L:\DETAILS\LIGHT\BRACING\LBRAC002B

6 E-7.2

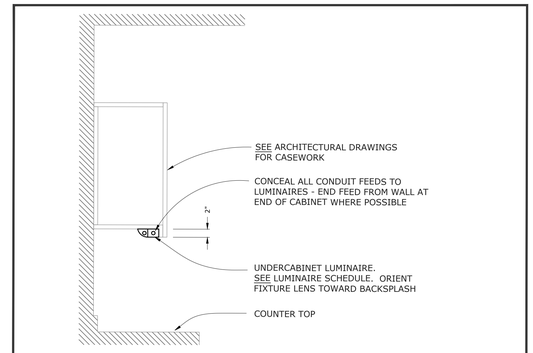
NOTES: 1. LUMINAIRE SHALL BE FREE TO SWING 45° FROM THE VERTICAL IN ALL DIRECTIONS WITHOUT HITTING ANY OBSTRUCTION. WHERE LUMINAIRES DO ENCOUNTER AN OBSTRUCTION WHICH CANNOT BE MOVED, BRING TO THE ATTENTION OF THE ARCHITECT AND PROVIDE AND INSTALL 1/16" DIA. S.S. AIRCRAFT CABLE BETWEEN LUMINAIRE AND WALL OR CEILING, TO PREVENT SWAY.
2. FOR CONNECTION OF COMPRESSION ROD AND GUY WIRES TO STRUCTURE - SEE DETAILS 5 & 6 THIS SHEET.



SUSPENDED LUMINAIRE: OFF-GRID MOUNTING - AT T-BAR CEILING

SCALE: NONE
FILE: L:\DETAILS\LIGHT\PENDANT\LPEND051

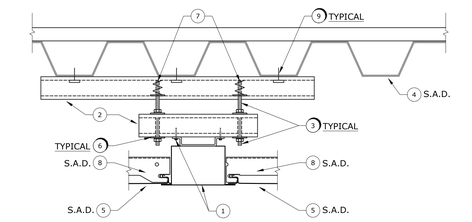
4 E-7.2



UNDER-CABINET LUMINAIRE MOUNTING

SCALE: NOT TO SCALE
FILE: L:\DETAILS\LIGHT\FIXTURE - MISC\LFIXT005

1 E-7.2



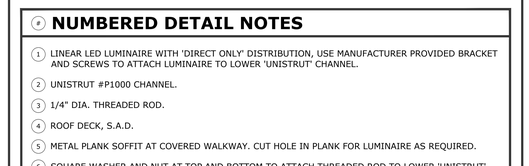
NUMBERED DETAIL NOTES

1. LINEAR LED LUMINAIRE WITH 'DIRECT ONLY' DISTRIBUTION, USE MANUFACTURER PROVIDED BRACKET AND SCREWS TO ATTACH LUMINAIRE TO LOWER 'UNISTRUT' CHANNEL.
2. UNISTRUT #P1000 CHANNEL.
3. 1/4" DIA. THREADED ROD.
4. ROOF DECK, S.A.D.
5. METAL PLANK SOFFIT AT COVERED WALKWAY. CUT HOLE IN PLANK FOR LUMINAIRE AS REQUIRED.
6. SQUARE WASHER AND NUT AT TOP AND BOTTOM TO ATTACH THREADED ROD TO LOWER 'UNISTRUT' CHANNEL.
7. INTERNAL SPRING WASHER TO ATTACH THREADED ROD TO UPPER 'UNISTRUT' CHANNEL.
8. CARRIER SYSTEM. CUT CARRIERS AS REQUIRED FOR RECESSED LUMINAIRES. ADD ADDITIONAL SUPPORT TO CUT EDGE OF CEILING CARRIERS AS REQUIRED.
9. #10 J.M.S. AT MIN. (3) DECK FLUTES,

RECESSED LINEAR LUMINAIRE AT METAL PLANK SOFFIT

SCALE: NOT TO SCALE
FILE: (NEW FOR 222019)

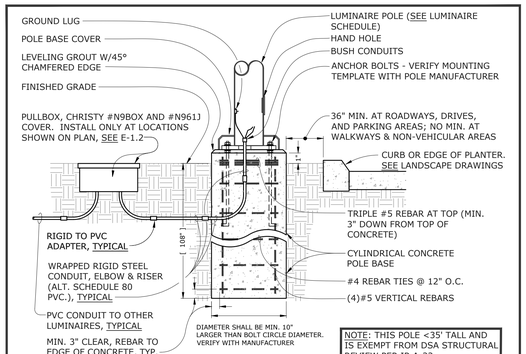
11 E-7.2



POLE BASE - RAISED AT PARKING AREA

SCALE: NOT TO SCALE
FILE: L:\DETAILS\LIGHT\POLEBASE\LPOLE002

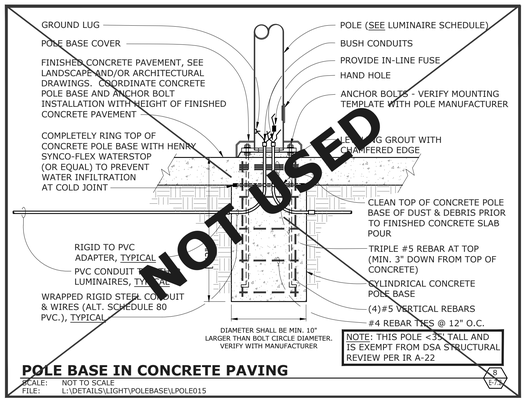
12 E-7.2



POLE BASE AT LANDSCAPE AREA

SCALE: NOT TO SCALE
FILE: L:\DETAILS\LIGHT\POLEBASE\LPOLE010A

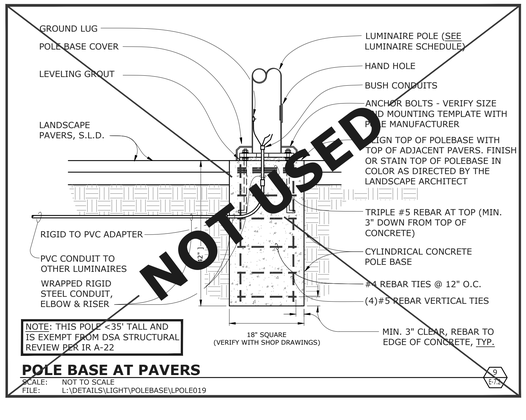
7 E-7.2



POLE BASE IN CONCRETE PAVING

SCALE: NOT TO SCALE
FILE: L:\DETAILS\LIGHT\POLEBASE\LPOLE015

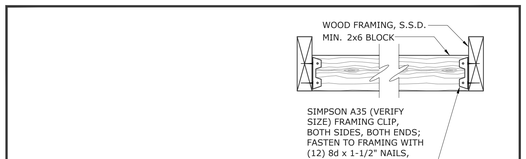
8 E-7.2



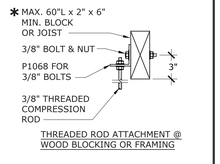
POLE BASE AT PAVERS

SCALE: NOT TO SCALE
FILE: L:\DETAILS\LIGHT\POLEBASE\LPOLE019

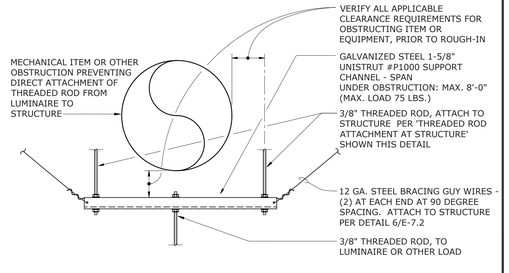
9 E-7.2



NOTES:
✱ BLOCKING IF AND WHERE REQUIRED, SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR, SECURED TO STRUCTURAL MEMBERS AS DETAILED, (WOOD BLOCKING SHALL BE SECURED USING END NAILS OR FRAMING CLIPS ONLY - TOE-NAILING IS NOT ACCEPTABLE.



THREADED ROD ATTACHMENT AT STRUCTURE

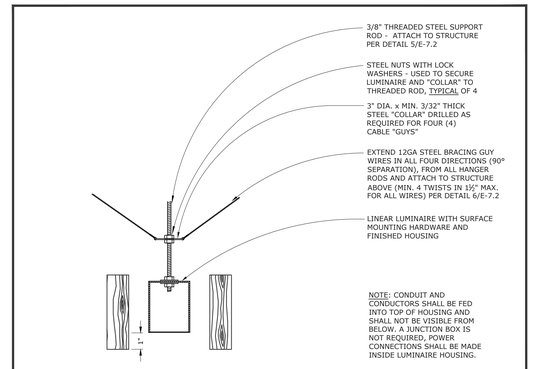


THREADED ROD ATTACHMENT AT OBSTRUCTED CONDITION

THREADED ROD CONNECTION

SCALE: NONE
FILE: L:\DETAILS\LIGHT\BRACING\LBRAC001F

5 E-7.2

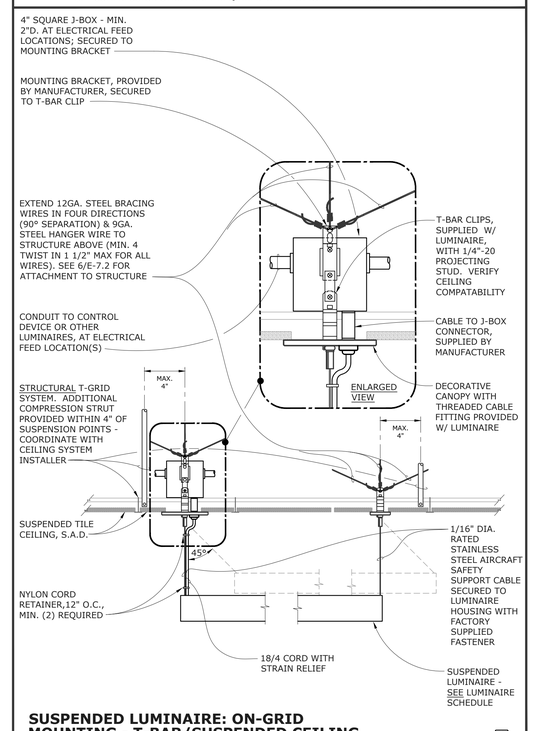


RECESSED LINEAR LUMINAIRE MOUNTING AT BAFFLE CEILING

SCALE: NOT TO SCALE
FILE: (NEW FOR 213069)

2 E-7.2

NOTES: 1. LUMINAIRE SHALL BE FREE TO SWING 45° FROM THE VERTICAL IN ALL DIRECTIONS WITHOUT HITTING ANY OBSTRUCTIONS.
2. SUPPORT (NON-FEED) DETAIL SIMILAR TO ENLARGED VIEW, EXCEPT NO J-BOX OR CONDUIT.
3. COMPRESSION STRUT ONLY REQUIRED WHEN WEIGHT AT THE SUSPENSION POINT IS >20LBS.



SUSPENDED LUMINAIRE: ON-GRID MOUNTING - T-BAR/SUSPENDED CEILING

SCALE: NOT TO SCALE
FILE: L:\LIGHT\PENDANT\LPEND031

3 E-7.2

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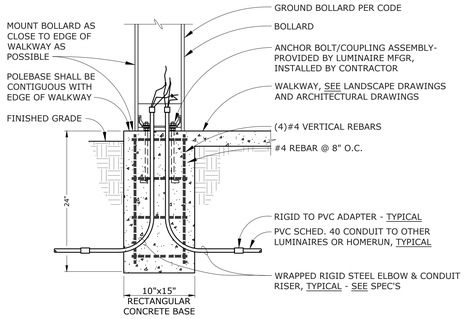
REVISIONS		
ADD-02		ADDENDUM 2

DSA APP NO. 01-120558
ARCH PROJECT NO: 1972.00
DRAWN BY:
DRAWING SCALE: SCALE
PTN: 68890-45
DSA BACKCHECK
JUNE 23, 2023
SHEET TITLE

DETAILS

SHEET NUMBER

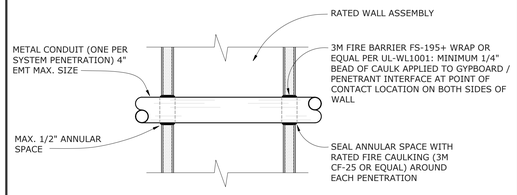
E-7.2



BOLLARD MOUNTING DETAIL - INTEGRATED WITH WALKWAY

9 / E7.3

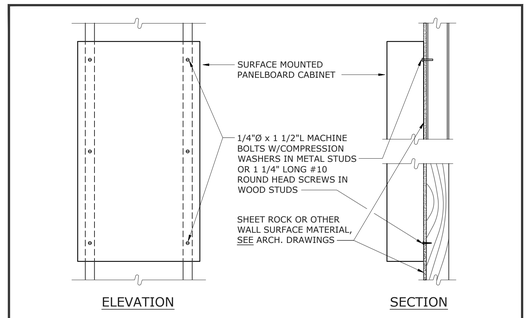
SCALE: NOT TO SCALE
FILE: L:\DETAILS\LIGHT\BOLLARD\LBOLL005 (MODIFIED FOR 222019)



CONDUIT PENETRATION IN RATED WALL - UL WL1001

5 / E7.3

SCALE: NONE
FILE: L:\DETAILS\POWER\CONDUIT\PCOND006

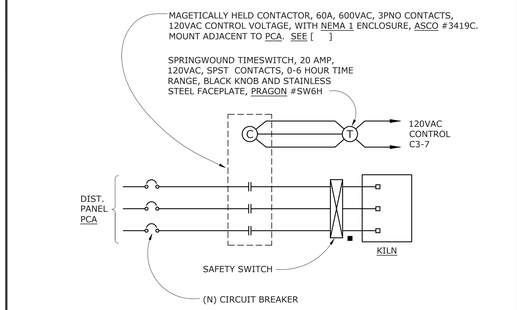


NOTE:
MAXIMUM PANELBOARD WEIGHT: 150 POUNDS

SURFACE PANELBOARD MOUNTING

1 / E7.3

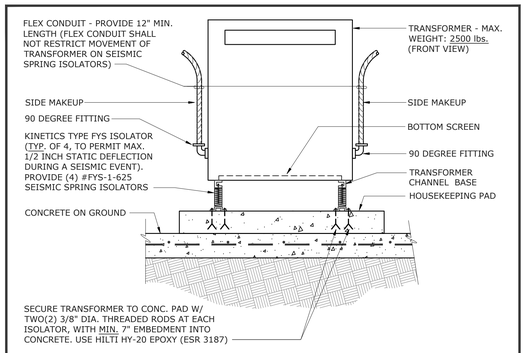
SCALE: NONE
FILE: L:\DETAILS\POWER\PANEL\PPANE008



KILN CONTROL DIAGRAM

6 / E7.3

SCALE: NONE
FILE: L:\DETAILS\POWER\CONTROLS\PCONT005



TRANSFORMER MOUNTING DETAIL

7 / E7.3

SCALE: NONE
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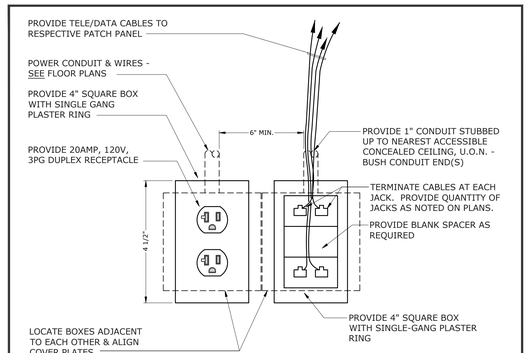

COMBINATION POWER & DATA OUTLETS

3 / E7.3

SCALE: NONE
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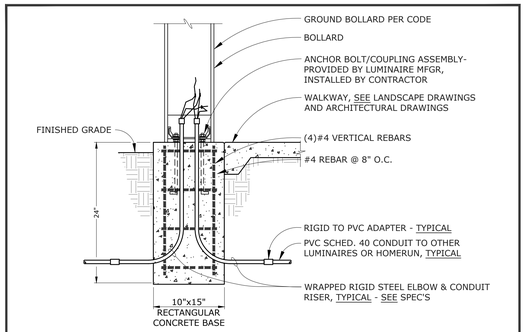

BOLLARD MOUNTING DETAIL - BESIDE WALKWAY

8 / E7.3

SCALE: NOT TO SCALE
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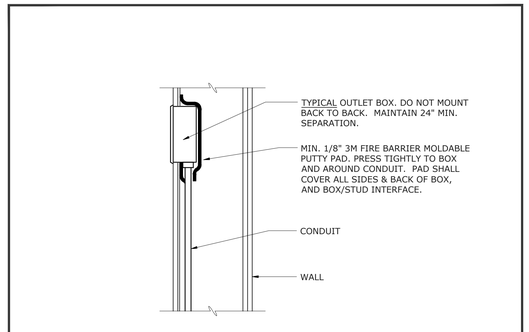

BOX PENETRATION IN RATED WALLS

4 / E7.3

SCALE: NONE
FILE: L:\DETAILS\POWER\CONDUIT\PCOND014A

QUATTROCCHI KWOK ARCHITECTS
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REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. MYER
No. 18393
Exp. 9/30/23
ELECTRICAL
STATE OF CALIFORNIA

EL GRANADA ELEMENTARY SCHOOL

NEW CLASSROOM BUILDING 'C'

400 Santiago Ave
Half Moon Bay, CA
94019

CABRILLO UNIFIED SCHOOL DISTRICT

REVISIONS		
ADD-02		ADDENDUM 2
RFP-003		RFP-003

DSA APP NO. 01-120558
ARCH PROJECT NO: 1972.00
DRAWN BY:
DRAWING SCALE: SCALE
PTN: 68890-45

DSA BACKCHECK

JUNE 23, 2023

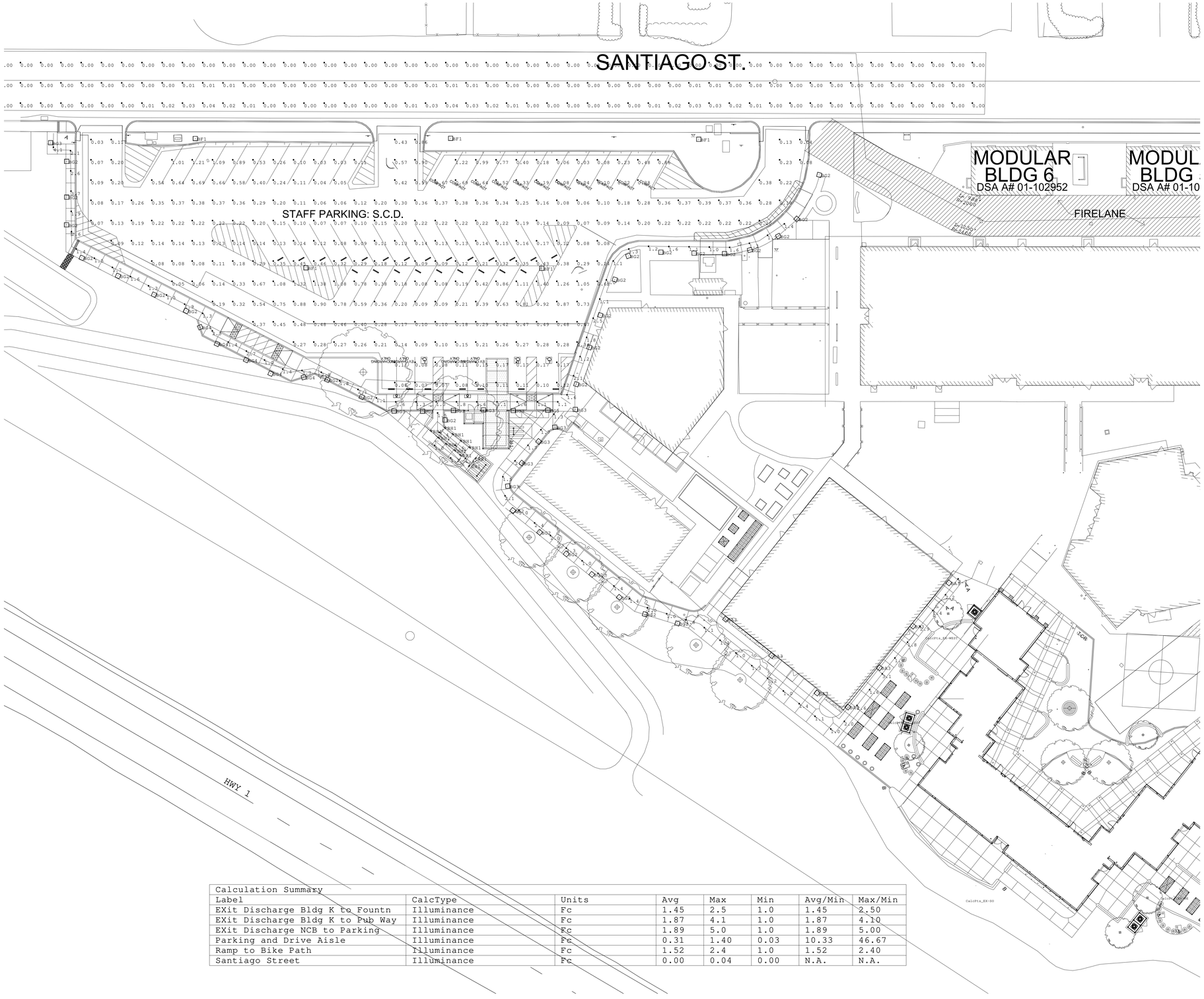
SHEET TITLE

DETAILS

SHEET NUMBER

E-7.3

EL GRANADA ELEMENTARY SCHOOL, NEW CLASSROOM BUILDING – 222019



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
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EXit Discharge Bldg K to Pub Way	Illuminance	Fc	1.87	4.1	1.0	1.87	4.10
EXit Discharge NCB to Parking	Illuminance	Fc	1.89	5.0	1.0	1.89	5.00
Parking and Drive Aisle	Illuminance	Fc	0.31	1.40	0.03	10.33	46.67
Ramp to Bike Path	Illuminance	Fc	1.52	2.4	1.0	1.52	2.40
Santiago Street	Illuminance	Fc	0.00	0.04	0.00	N.A.	N.A.

PHOTOMETRIC PLAN - PARKING AND EXIT PATHS
SCALE: 1"= 20'-0"

1 / E-8.1

Illuminance Calculations Disclaimer:

Illuminance calculations are for lighting design aid purposes only. All calculations performed by O'Mahony & Myer, Inc. (OMM) are based upon the published methods and recommendations of the Illuminating Engineering Society of North America (IESNA).

Calculation accuracy is highly dependent upon the input data utilized in the calculations and variances greater than 20% may occur if there are variations in the input data or if equipment does not perform as published in IES Photometric files. Some input data is provided by others (i.e., manufacturer's photometric reports, lamp lumen ratings, room surface materials, and/or light reflectance values) and not all report data may be available for the exact luminaire characteristics specified. Some input data may be derived by OMM from industry standard methods (i.e., luminaire and room surface dirt depreciation factors). Some performance information may not be available for conditions outside of the norm (i.e., variations in temperature, humidity, vibration, or non-standard mounting conditions). OMM has made every effort to ensure the reliability of all data but is not responsible for data that is received from others, is unavailable, or for equipment that does not perform as published.

Field measurements may vary as much as 10%-20% from calculated results due to limitations associated with the calculation procedures utilized and referenced by the IESNA. Variations in results can occur from the use of non-professional grade illuminance meters or meters that are not calibrated correctly.

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EL GRANADA ELEMENTARY SCHOOL

NEW CLASSROOM BUILDING 'C'

400 Santiago Ave
Half Moon Bay, CA
94019

CABRILLO UNIFIED SCHOOL DISTRICT

REVISIONS

2	10/1/23	REV #2

DSA APP NO. 01-120558
ARCH PROJECT NO: 1972.00
DRAWN BY:
DRAWING SCALE: SCALE
PTN: 68890-45
DSA BACKCHECK
JUNE 23, 2023

SHEET TITLE

PHOTOMETRIC PLAN - PARKING AND EXIT PATHS

SHEET NUMBER

E-8.1

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

Notice of Exemption

To: San Mateo County Clerk-Recorder
County Clerk-Recorder's Office
555 County Center
Redwood City, California 94063

Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: Cabrillo Unified School District
498 Kelly Avenue
Half Moon Bay, CA 94019

FILED ENDORSED IN THE OFFICE OF THE COUNTY CLERK RECORDER SAN MATEO COUNTY CALIF
MAY 19 2023
MARK CHURCH, County Clerk
By _____ Deputy Clerk
Henry Salgado

Project Title: El Granada Elementary School Classroom Building C, Portable Classrooms and Site Work Project

Project Location - Specific: El Granada Elementary School
400 Santiago Avenue, El Granada, CA 94019

Project Location - City: El Granada **Project Location - County:** San Mateo

Description of Nature, Purpose, and Beneficiaries of Project:

The Project involves two key components. The first aspect of the Project consists of the replacement of existing deteriorated portable classroom and modular buildings that have reached the end of their useful life. This phase of the Project includes site preparations for new and relocated portable and modular buildings including grading, pad preparation and utility installation. It will also include the construction of a new concrete foundation for an existing modular building currently on-site and the re-location of that modular building to a new location. The placement of new portable classroom buildings and installation of new playground equipment will provide students with improved facilities and modernized play equipment. The first phase of the Project will also include site improvements to provide accessibility to the re-located classrooms and the installation of new playground equipment.

The second component of the Project includes the construction of a new single-story classroom building designated as Building C to replace ten (10) existing portables and related site development work. The approximately 8,650 square foot one-story building replaces approximately 9,700 square feet of existing classroom space on the campus. This portion of the Project will provide for next generation improvements through the provision of four (4) classrooms, three (3) specialized classrooms, student breakout study spaces, staff restrooms and a gender-neutral restroom. The second component of the Project also includes utility spaces, storage, a fire riser room, and a covered walkway. Adjacent site and courtyard paving, and landscaping will allow for student access to outdoor instruction and student gatherings. Site work will also include utility extensions to Building C, site lighting, a new striped parking lot and accessible path of travel to Building C. Upon completion, Building C will house seven (7) classrooms including three (3) specialized classrooms along with student and staff restrooms. Upon completion of the Project, the campus will include eighteen (18) planned classrooms, including three (3) special education classrooms with a planned enrollment capacity of 400. All work will be on the existing school site. This Project would benefit the District staff, students, and local community.

Name of Public Agency Approving Project: Cabrillo Unified School District

Name of Agency Carrying Out Project: Cabrillo Unified School District

Exempt Status: *(check one)*

☐ Ministerial (Sec. 21080(b)(1); 15268)
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
☒ Categorical Exemption. State type and section number: **Class 1: Sec. 15301; Class 2:**

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: _____
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Sec. 15302; Class 3: Sec. 15303; Class 4: Sec. 15304; Class 14: Sec. 15314

☐ Statutory Exemptions. State code number:

☒ Other. Common Sense Exemption: **Sec. 15061(b)(3)**

Reasons Why Project Is Exempt:

Class 1 (Sec. 15301): The proposed project includes the minor alteration, i.e., relocation, of existing structures on the existing campus, and involves negligible or no expansion of existing or former use. Class 2 (Sec. 15302): The proposed project includes the replacement or reconstruction of existing structures. Class 3 (Sec. 15303): The proposed project includes new, small facilities or structures, the conversion of existing small structures, and utility extensions and accessory structures. Class 14 (Sec. 15314): The proposed project would be located within the existing El Granada Elementary School campus, a developed property within the census-designated place of El Granada located within San Mateo County and will not increase original student capacity by more than 10 classrooms or 25 percent. Common Sense Exemption (Sec. 15061(b)(3)): It can be seen with certainty that there is no possibility that the proposed project involves any activity that may have a significant effect on the environment. District will be improving an already developed property, with low increased capacity.

Lead Agency
Contact Person: Jesus Contreras Area Code/Telephone: (650) 437-5164

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?
   ☑ Yes ☐ No

Signature: _____ Date: 5/16/23

Name/Title: **Sean McPhetridge, Ed.D., Superintendent**

☑ Signed by Lead Agency ☑ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: _____
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

Midcoast Community Council

An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar
PO Box 248, Moss Beach, CA 94038-0248 | midcoastcommunitycouncil.org

Gus Mattammal| Gregg Dieguez | Scott Bollinger | Ann Rothman | Dan Haggerty | Claire Toutant |
Chair Vice-Chair Treasurer Secretary **| Kimberly Williams**

Date: January 24, 2024
To: Camille Leung
CC: Sean McPhetridge, Superintendent, CUSD
Roger Anchartechahar, Project Manager, CUSD
CUSD School Board
Steve Monowitz
Supervisor Mueller, Mike O'Neill, Gina Quiney
SAM and GCSD Boards and Staff
Caltrans (Yunsheng.Luo@dot.ca.gov)
CCC

From: Midcoast Community Council
Subject: MCC Comments on El Granada School Remodel: PLN2023-00223

Thank you for the opportunity to comment on the remodeling project for the El Granada Elementary school in the Cabrillo Unified School District. The MCC enthusiastically supports this long-overdue improvement to the school facilities in the Midcoast, both in El Granada and at the Farallone View Elementary School in Montara. We thank the current CUSD administration and School Board for advancing these projects, and look forward to their completion and enjoyment thereof by staff and students.

That said, there are aspects of the current plans for the El Granada remodel which are of concern to the surrounding community, and therefore the MCC. While we acknowledge the several benefits of the remodel project, we believe aspects of the effort can be improved to avoid some adverse effects of the current design. The areas of concern for the community and the MCC fall into a handful of categories:

1) View impacts (See Appendix A)

As discussed in Appendix A, the Project is within a Scenic Corridor and the Coastal Zone. Any project in the scenic corridor should therefore demonstrate alignment with San Mateo County Scenic Corridor and California Coastal Act values. The MCC has several concerns in relation to impacts on the scenic views in the area.

The most frequent area of concern voiced by members of the public relates to lighting, including its color, intensity, and duration, and the height of the poles supporting the lighting. Appendix A details our concerns around lighting, including our recommendation that the lighting design be DarkSky International and Wildlife friendly. DarkSky International Board Policy recommends 2200k amber lamps.[1]

Other view-related concerns include the final proposed height of the remodeled building, for which the plans do not provide sufficient clarity, as well as concerns around the design of any future fencing around the school and the design of the EV charging stations. These concerns are also detailed in Appendix A.

Finally, we note that one potential area of concern was the location of the dumpster; however, it is our understanding that the plan has been revised to place the dumpster essentially where it is today, in which case we do not have a concern with the dumpster.

2) Design aesthetics (See Appendix B)

The MCC and the surrounding community have a few concerns around the design aesthetics of the Project. First, regarding landscaping, we are requesting that all landscaping use native plants that require little to no water. Second, there is concern about the coloration of various building materials in the project, and we request that all materials use tan, buff, taupe, or other natural tones. Finally, we would like clarity about whether the roof will have solar panels, and if so, if the height of said panels is factored into the height estimate of the building. Appendix B details these concerns further.

3) Supporting infrastructure (See Appendix C)

The Midcoast in general suffers from inadequate infrastructure, and the MCC has several concerns in this area, as we want to ensure that the students, teachers, and administrators in the school have the infrastructure they need to create a safe, well-functioning environment for learning. These concerns are detailed in Appendix C.

First, we have concerns about parking, both in terms of capacity and in terms of the traffic impact on the neighborhood. We also have concerns about water & sewer, based on the experience of the Farallone School remodel. The MCC requests that the remodel project plan include a “discovery” inspection task of water and sewer connections to ensure that any

[1] Item 7a in https://darksky.org/app/uploads/bsk-pdf-manager/2021/08/BOARD-policy-application-of-light-FINAL-June-24-2021.docx.pdf

decades-old water and sewer infrastructure is identified and accommodations are planned to avoid any ‘surprise’ which would impact project costs, schedule, or the staff and students at the school. Finally, stormwater runoff is a recurring problem on the Midcoast, and we are requesting that CalTrans, SAM, and GCSD be looped in on the Project so they can assess whether the current remodel plan will lead to adverse effects on these agencies’ assets. These concerns are also developed much more in Appendix C.

4) San Mateo County Local Coastal Policies

The land around the school contains species such as herons, owls, hawks, and other sensitive flora and fauna. We require that San Mateo County Local Coastal Policies - Sensitive Habitats Component - General Policies Section 7.1, 7.2, 7.3, 7.4, 7.5 shall be complied with.

Future Information

Lastly, we are aware that CUSD has scheduled a Community Workshop on the 25th of January. More explanations and/or issues might arise from that session. Given that our last MCC meeting in January is on the 24th, we felt it necessary to make these comments based on then-available information. However, we may revise or supplement these comments based on the discussion and information presented in the Community Workshop.

Conclusion

It must be noted that not all residents agree on all points contained in this letter. A few, for example, do not feel that the current traffic issues are a concern, nor would they be if exacerbated. Others who attend the few night meetings at the school, do want some illumination in the parking lots. However, this letter represents, on balance, the view of the Council and the community it represents.

Respectfully,

s/ Gus Mattammal, Chair

Appendix A: View Impacts

As shown in Appendix E below, the Project is within a Scenic Corridor and the Coastal Zone. Any project in the scenic corridor should demonstrate alignment with San Mateo County Scenic Corridor and California Coastal Act values. We are concerned that two aspects of the project will adversely impact views: the Garbage Dumpster and the Lighting.

1. Garbage Dumpster. The location of the Garbage Receptacle has been discussed with CUSD recently, and it appears that it will be returned to a location proximate to the existing building mass and not further obstruct the view corridor. Had it been relocated as proposed, it would have constituted a view blockage and eyesore. As long as it remains within the visual mass of existing/remodeled structures we have no concerns.

2. Lighting. The community has significant concerns that lighting will adversely impact night views for residents and plant and animal species. These concerns have been magnified by the unnecessary and excessive lighting at the El Granada fire station, and the community does not want a repetition of that continued annoyance. Evidence about the value of Dark Skies for both humans and animals is contained in Appendix D.

   The lighting spec sheet has checked LZ-3: Moderately High - Urban Areas. That is not accurate, nor required. One might argue that a scenic corridor should be LZ-0 as undeveloped parkland would be a better characterization of the scenic corridor, given the stretch of Hwy 1 from East Miramar to Princeton has minimal artificial light at night. All of East Miramar and more than half of El Granada have no street lights. Lower EG has very sparse street lighting. There are no lights on the Midcoast Hwy 1 eastside, parallel, or multi-modal trail, only bollards at street intersections. In general, the community in the area is against any lighting at all in the parking lot. Bollards on ADA paths need to be reviewed, spaced far apart, but planned for being on only when a person is using the walkway for access to/from school.

   As the school has few nighttime events (only 8 after civil twilight according to one source), we state that no ongoing lighting is needed, and should not be on, UNLESS the campus is in active nighttime use. It was pointed out that modern cell phones have flashlights, so the need for parking lot lighting is unsubstantiated. We oppose use of motion detection technology to control lights except as a last resort, as there are numerous examples Midcoast where nighttime animal species repeatedly trigger lights [2], and even windy nights cause incessant flashing. When and where lighting is required, we insist that it comply with Dark Sky principles (see Appendix D) and not

[2] Rodents, cats, skunks, owls, deer, coyotes, and mountain lions are in the area.

emit beyond the campus boundary when it is required to be turned on.

3. Building Height. In addition, the height of the building seems to exceed the LCP 28' maximum. While it has not been the focus of community feedback received to date, we are concerned about its impact on views. Most of the diagrams in the planning materials we received *(e.g. 01-120558_DWG_A.pdf)* were overhead views and technical drawings. We have not found a 'street rendering' view of the remodeled campus from nearby vantage points showing the view impact, nor are we aware that 'story poles' have been added to the current structure to inform the community of potential impacts on ocean and scenic corridor views. We request such before/after renderings and representations be made available to the community.

4. Other view impacts: There is concern about future fencing and the EV Charging stations. As charging stations can have some height to them, would EV charging be less obtrusive along the North East section of the parking lot, as it sits below grade of the street? EV charging stations should emit NO light when not in use, and minimal light when in use.

We understand the unfortunate need for security fencing in today's society, but we maintain that chain link fence alternatives, which are less obstructive, can suffice to prevent intrusion.

Appendix B: Design Aesthetics

1. Trees. Aside from some oaks, redwoods and madrone species, trees are not native to this area, and can also obstruct views. Our preference is for no or low trees, within the silhouette of the adjacent building mass. Any trees or shrubs should be native species requiring little to no watering.

2. Coloration. Tan, buff, or taupe tones are preferred to industrial concrete appearance for walkways, walls, and visible foundations. A natural color to blend in with surroundings and not reflect would be more appropriate. Regarding the roof, a white color is too reflective and we believe violates regulations. Another house in the area has such a roof and it glares for miles; we do not want to repeat that mistake.

3. Are solar panels planned for any of these buildings and are they included in the height measurements?

Appendix C: Supporting infrastructure

1. Parking. We have found no diagram for the parking spaces in our document review, but we understand there will be a reduction of 14 parking spaces: 9 general parking places plus 4 dedicated EV spaces and an additional ADA space. Is this adequate to current needs, and supported by code requirements? Please document the requirements & codes that dictated the numbers for EV charging stations and ADA spaces. Some residents have complained that the reduction in parking will adversely impact traffic in the area. Will the proposed drop off zone work as envisioned by architects or back traffic up along Ave. Alhambra? We suggest these parking lot details be disclosed and a study of the traffic impacts performed.

2. Water & Sewer. During the Farallone View school remodel, water had to be shut off because it was discovered that there were inappropriate cross-connections between water and sewer lines, and a lack of backflow prevention. Since then CUSD held a meeting with CCWD, GCSD, an MCC representative to forestall any similar issues with this EG project. The MCC requests that the remodel project plan include a "discovery" inspection task of water and sewer connections to ensure that any decades-old water and sewer infrastructure is identified and accommodations are planned to avoid any 'surprise' which would impact project costs, schedule, or the staff and students at the school.

3. Stormwater. We have a longstanding concern that the County's standards for stormwater runoff and management are inadequate for the current rainfall climate on the Midcoast. As noted in comments submitted to the County regarding other projects[3], the County's Green Infrastructure stormwater standards will only capture 3% of the runoff from a "100 year storm", which is defined as about 5" of rainfall in 24 hours. That level of storm is exceeded here approximately annually, on average, and retaining such a small fraction of that water puts downhill properties at risk of flooding and damage. We request that Caltrans be consulted to ensure the drainage and culverts available to handle runoff from the project will be sufficient for the stormwater inundation experienced almost annually from 6" to 8" storms on the Midcoast, so that Highway 1 will not be undermined and/or washed out, as Hwy 92 was in the New Year's Eve storm of 2023. Note that the newly installed Midcoast Hwy 1 eastside, parallel, or multi-modal trail has already been flooded in El Granada in recent storms. We also request that GCSD and SAM be consulted to ensure that their wet weather storage and Intertie Pipeline system will not suffer from increased infiltration and inflow stemming from this project.[4]

---

[3] reference our comments on the Cypress Point MidPen Housing project.pp 31-36, et seq.

[4] The sewer system experienced a spill in the IPS of between 3 and 4 million gallons in the New Year's Storm of 2023.

Appendix D

Dark Skies Science and Emerging Best Practices

This section presents sources the MCC has identified which explain and justify adherence to DarkSky International concepts. The objective is not only human health, but survival of night species, migratory species, and vegetation.

The lighting principles are summarized as follows:

- Video Presentation to MCC by Dr. Travis Longcore on Ecological Light Pollution - July 12, 2023
- Other presentations by Dr. Travis Longcore on similar topics
  - Recent presentation for Caltrans: https://youtu.be/9W50NRq-PWM?list=PL2wehjQAfiNFcYBIWQC7xhRplerqYijGh
  - Presentation for Santa Clara Valley Audubon: https://youtu.be/uXEBf28i7_A
  - Light pollution and birds: https://youtu.be/4jIIfcmKhsM?t=825
  - International Dark Sky Week 2022: https://youtu.be/eUz4ogibrIY
- **DarkSky International:** https://darksky.org/
- **DarkSky International Board Policy:** **https://darksky.org/app/uploads/bsk-pdf-manager/2021/08/BOARD-policy-application-of-light-FINAL-June-24-2021.docx.pdf**

- **International Dark-Sky Places:** https://darksky.org/what-we-do/international-dark-sky-places/all-places/

Dark Skies Implementations in Other Jurisdictions

Listed below are findings from Web research into the use of Dark Skies-Compliant lighting in public buildings such as schools and fire stations in the U.S. These examples demonstrate that safety, accessibility, and utility can all be maintained while avoiding the harms created by excessive nighttime lighting.

Schools and Fire Stations Embracing the Dark Sky: Examples of Exterior Lighting Remodels

Here are some inspiring examples of school and fire station remodels that prioritize Dark Sky International standards in their exterior lighting design:

Schools:

- **Kent Denver School (Englewood, Colorado):** This school's remodel replaced traditional pole lights with shielded downward-facing fixtures, reducing light trespass and glare. They also implemented motion sensors and timers to further minimize unnecessary light.
- **Okanogan County Child Development Center (Omak, Washington):** This project replaced existing metal halide lights with amber LED fixtures, reducing blue light emissions and minimizing disruption to nocturnal wildlife and human circadian rhythms.

- **Ithaca Waldorf School (Ithaca, New York):** This school's lighting plan utilizes shielded bollard fixtures along pathways and strategically placed wall-mounted lights to illuminate building entrances. Low-wattage lamps and automatic shutoff controls further contribute to light pollution reduction.

Fire Stations:

- **Highlands Ranch Fire Station No. 2 (Highlands Ranch, Colorado):** This station's remodel incorporated fully shielded downward-facing LED fixtures for parking lots and walkways. The lighting is dimmable and controlled by motion sensors, ensuring adequate visibility while minimizing light pollution.

- **Vashon Island Fire District Station 1 (Vashon Island, Washington):** This station's lighting plan features shielded LED fixtures with amber lenses, reducing blue light emissions and protecting the island's dark sky status. Motion sensors and timers further optimize light usage.

- **Ithaca Fire Department Central Station (Ithaca, New York):** This station's remodel involved replacing traditional floodlights with shielded downward-facing LED fixtures. Task lighting for specific areas like equipment bays minimizes unnecessary light spill.

These examples showcase how schools and fire stations can prioritize responsible exterior lighting while ensuring safety and security. By embracing Dark Sky principles, these institutions contribute to preserving the night sky for future generations and to minimizing harmful environmental impacts.

Appendix E

Basis for Scenic Corridor and Coastal Zone Concerns

The Project falls inside a San Mateo County Scenic Corridor[5] (illustrations below). San Mateo County Scenic Corridor values that state *"Public views within and from Scenic Corridors shall be protected and enhanced, and development shall not be allowed to significantly obscure, detract from, or negatively affect the quality of these views…"* https://www.smcgov.

org/planning/san-mateo-county-scenic-corridors.

Further, the Project is in the Coastal Zone and the California Coastal Act Citations that need to be considered are as follows:

Section 30107.5 Environmentally sensitive area

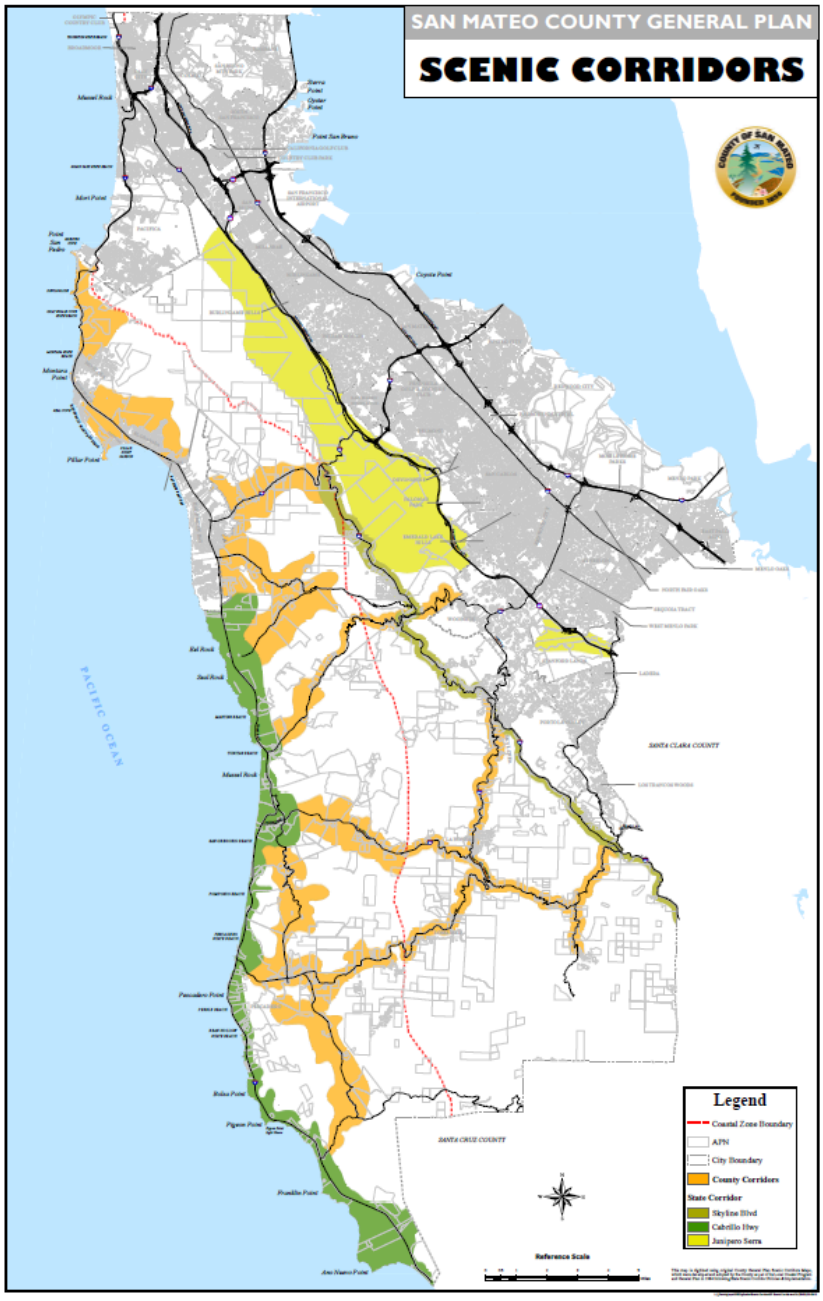
"Environmentally sensitive area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

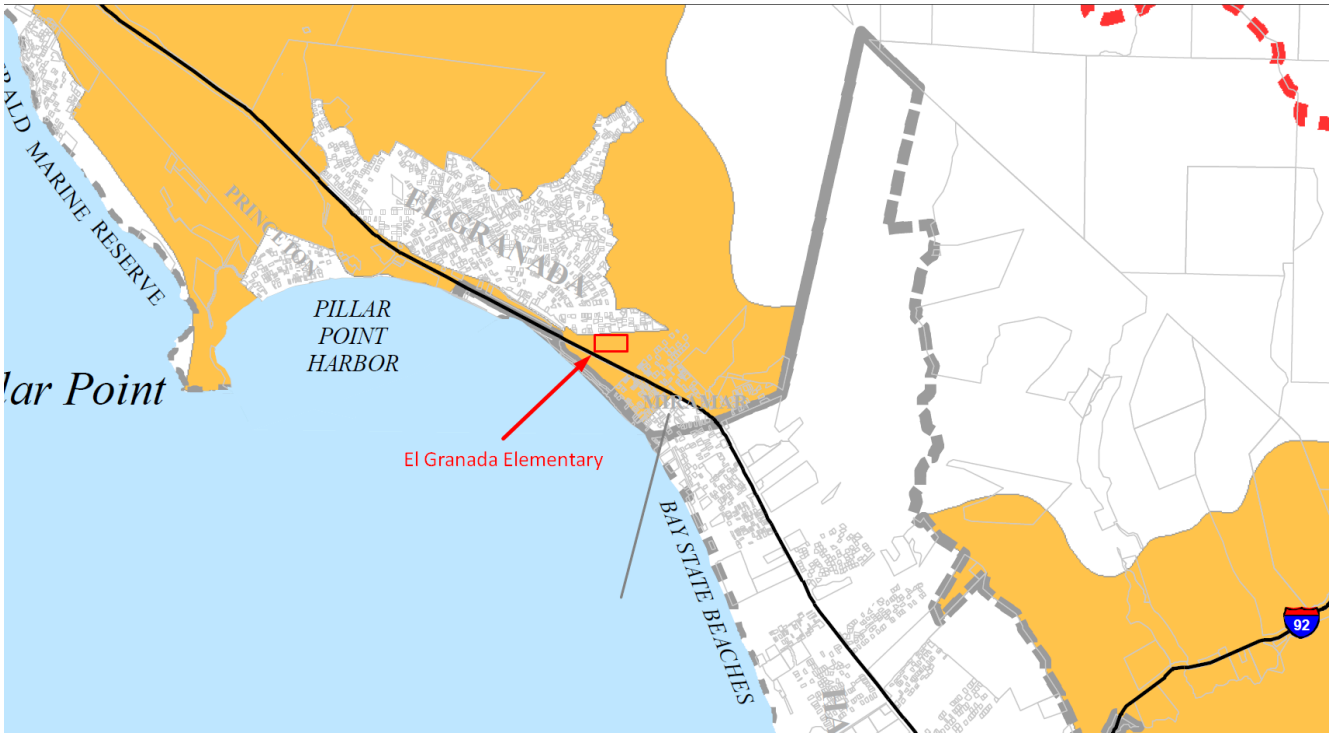
Section 30251 Scenic and visual qualities

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

[5] From County Website: https://www.smcgov.org/planning/san-mateo-countyscenic-corridors

While this project is not completely new development, we believe that the Project's impacts must be constrained by these principles.

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

ATTACHMENT F – Site Photos

Figure 1 - View of Existing parking lot for El Granada Middle School from intersection of Santiago Ave. and The Alameda

Figure 2- View of Existing parking lot for El Granada Middle School from Santiago Ave (center of parking lot).

Figure 3- View of Existing parking lot for El Granada Middle School from intersection of Santiago Ave. and Palma Street

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G

COUNTY OF SAN MATEO
PLANNING AND BUILDING

455 County Center, 2nd Floor | Mail Drop PLN 122
Redwood City, CA 94063
(650) 363-4161
planning.smcgov.org

May 28, 2024

NOTICE OF FINAL LOCAL DECISION
Pursuant to Section 6328.11.1(f) of the San Mateo County Zoning Regulations

California Coastal Commission
North Central Coast District Office
Attn: Isobel Cooper
455 Market Street, Suite 300
San Francisco, CA 94105

CERTIFIED MAIL

COUNTY FILE NO.: PLN2023-00223
APPLICANT/OWNER: Cabrillo Unified School District

Consideration of a Coastal Development Permit (CDP), Use Permit Amendment, Design Review Permit, Resource Management Permit, and Grading Permit for the El Granada Elementary Modernization Project, including construction of a new 8,650 sq. ft. one-story building containing 7 classrooms and 3 restrooms, classroom replacements and relocation, parking lot and access improvements, and landscaping, at the developed El Granada Elementary school campus located at 400 Santiago Avenue in the unincorporated El Granada area of San Mateo County. The CDP is appealable to the California Coastal Commission.

The above listed Coastal Development Permit was conditionally approved by the County of San Mateo on April 24, 2024. The County appeal period ended on May 8, 2024. No local appeal was filed. Local review is now complete.

This permit IS appealable to the California Coastal Commission.

If you have any questions about this project, please contact Camille Leung at 650 363-1826 or CLeung@smcgov.org.

Camille Leung, Project Planner

COUNTY OF SAN MATEO
PLANNING AND BUILDING

455 County Center, 2nd Floor | Mail Drop PLN 122
Redwood City, CA 94063
(650) 363-4161
planning.smcgov.org

April 26, 2024

Subject: **LETTER OF DECISION**
File Number: PLN 2023-00223
Location: 400 Santiago Avenue, El Granada

On April 24, 2024, the San Mateo County Planning Commission considered a Coastal Development Permit (CDP), Use Permit Amendment, Design Review Permit, Resource Management Permit, and Grading Permit for the El Granada Elementary Modernization Project, including construction of a new 8,650 sq. ft. one-story building containing 7 classrooms and 3 restrooms, classroom replacements and relocations, parking lot and access improvements, and landscaping, at the developed El Granada Elementary school campus. The CDP is appealable to the California Coastal Commission.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the Coastal Development Permit, Use Permit Amendment, Design Review Permit, Resource Management Permit, and Grading permit, County File Number PLN 2023-00223, by making the required findings and adopting the conditions of approval in Attachment A, with amendment to Condition No. 16.c to limit exterior lighting to a maximum light frequency of 2200K.

Any interested party aggrieved by the determination of the Planning Commission has the right to appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter will end at 5:00 p.m. on May 8, 2024.

Please direct any questions regarding this matter to Project Planner, Camille Leung at cleung@smcgov.org.

Sincerely,

Angela Montes
Planning Commission Secretary

cc: Cabrillo Unified School District
Planning Director, City of Half Moon Bay
California Coastal Commission
Midcoast Community Council
Doug Machado

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2023-00223 Hearing Date: April 24, 2024

Prepared By: Camille Leung, Senior Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Coastal Development Permit, Find:

1. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP), specifically in regard to LCP Policies regarding Locating and Planning New Development and Visual Resources. The project allows a conditionally permitted use to continue at the existing school campus. As proposed and conditioned, the project does not pose any adverse significant impacts on coastal resources, the visual quality of the area, or sensitive habitat.

2. That the project is not subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code), as the project is not located between the nearest public road and the sea, or the shoreline of Pescadero Marsh.

3. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to Locating and Planning New Development and Visual Resources Components. The project will be served with an adequate municipal water supply and wastewater treatment facilities and as proposed and conditioned, blends with the surrounding environment and would not significantly impact views from Cabrillo Highway.

Regarding the Use Permit, Find:

4. 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 project would reduce the total number of classrooms and reduce on-site parking in a manner consistent with the County Parking Regulations; only downward-directed, path lighting is proposed at this time; and the scale of proposed one-story buildings would be compatible with existing buildings on the campus and in the surrounding neighborhood.

Regarding the Resource Management Permit, Find:

5. That the proposed project, as described in the application and accompanying materials, complies with all applicable criteria for issuance of a Resource Management Permit contained in Chapter 36A.2 of the San Mateo County Zoning Regulations, including:

    a. All development shall be sited and designed to minimize the impacts of noise, light, glare and odors on adjacent properties and the community-at-large. (Section 6912.2.e): The proposal includes downward-directed pathway lighting. Parking lot lighting will be evaluated in a separate CDP application in the future. The proposed generator will comply with San Mateo County Noise Ordinance standards.

    b. Exterior lighting shall be minimized, and earth-tone colors of lights used (e.g., yellow, brown toned lights, rather than blue toned fluorescents). (Section 6912.2.h): Condition 16.e requires use of yellow- or brown-toned lights, rather than blue toned fluorescents.

    c. Projects shall utilize methods to maintain surface water runoff at or near existing levels (Section 6912.4.e): The project has been reviewed by the County Building Inspection Section and Caltrans. The proposed drainage systems have been found to comply with this standard and have been preliminarily approved by the Building Inspection Section and Caltrans.

    d. Cultural Resources Criteria (Section 6912.5): Applicable criteria pertaining to potential discovery of an archeological site have been added as Condition 17.

Regarding the Grading Permit, Find:

6. That the granting of the permit will not have a significant adverse effect on the environment. As stated in the School District's Notice of Exemption from CEQA, the project is categorically exempt from environmental review. This means that the project is the type of project that typically does not have significant environmental impacts, and there are no unusual circumstances present that would provide a basis to conclude that a significant environmental impact would result from the proposed project.

7. That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan. County Drainage and Geotechnical staff have reviewed and preliminarily approved the project. As outlined in the staff report, the project complies with applicable policies of the San Mateo County General Plan.

Regarding the Design Review Permit, Find:

8. The project, as proposed and conditioned, has been reviewed under and found to be in compliance with Section 6565.17 of the Zoning Regulations and the Community Design Manual, specifically elaborated as follows:

    a. Public views to and along the shoreline from public roads and other public lands are protected. Section 6565.17(J) and Page 12 of Community Design Manual: New buildings and structures are clustered with existing buildings and are not located in the ocean view corridor.

    b. 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. Section 6565.17(L): The proposed one-story buildings blend with the existing structures on the property, while giving the campus a focal point.

    c. Paved areas are integrated into the site, relate to their structure, and are landscaped to reduce visual impact from residential areas and from roadways. Section 6565.17(O) and Pages 10 and 18 of Community Design Manual: While the proposed landscape plan incorporates new landscaping around the new large classroom building and at the back of the parking lot, no landscaping is proposed along the front of the parking lot along Santiago Avenue. Condition 8 requires the applicant to maintain the existing landscaping (non-irrigated ice plants) along Santiago Avenue and to restrict the height of any new landscaping in this area to 3 inches in maximum height.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents, and plans as described in this report and approved by the Planning Commission on April 24, 2024. Minor modifications to the project may be approved by the Director of Planning and Building if they are consistent with the intent of, and in substantial conformance with, this approval.

2. The Coastal Development Permit, Use Permit Amendment, Resource Management Permit, Design Review, and Grading Permit shall be valid for one (1) year from the date of final approval, in which time a valid building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of issuance of such building permit. Any extension of these permits shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

3. 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).

4. The site is considered a Construction Stormwater Regulated Site. Any grading and/or ground disturbance activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section.

5. Overhead utility lines shall be placed underground to reduce the visual impact in open and scenic areas. (Section 6565.17.M of the Zoning Regulations)

6. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the approved plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point 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 Director of Planning and Building.

7. All new buildings, including portable classrooms buildings, the restroom building, and the modular classroom building, shall comply with a minimum 50 feet setback and all other required setbacks.

8. Existing landscaping (non-irrigated ice plants) shall be maintained in planters along Santiago Avenue. Any new landscaping in this area shall not exceed a total of 3 feet in maximum height and shall be drought-tolerant, native, and non-invasive.

Grading Permit

9. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Director of Planning and Building grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

10. 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.

11. An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for construction and demolition purposes, as the project requires tree protection of significant trees. Once all review agencies have approved the building permit, the Project Planner will send an approved job copy of the Erosion Control and/or Tree Protection Plan. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, the applicant is required to contact the Project Planner to schedule an inspection. A $144 inspection fee will be assessed to the building permit for the inspection. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection.

12. No site disturbance shall occur, including any vegetation removal, grading, or landscaping, until a building permit has been issued, and then only disturbance associated with issued permit.

13. 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.

14. 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.

15. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site: (a) the engineer shall submit written certification, that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer, 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.

16. The applicant shall submit a lighting plan along with the building permit application which demonstrates compliance with the following requirements:

    a. No new light posts will be allowed. Path lighting on bollards of up to 4 feet are allowed along driveways and pathways.

    b. Exterior lighting shall be minimized, and earth-tone colors of lights used (e.g., yellow, brown toned lights, rather than blue toned fluorescents). In grassland, or grassland/forest areas, all exterior materials shall be of the same earth and vegetative tones as the predominant colors of the site (as determined by on-site inspections). Highly reflective surfaces and colors are discouraged.

    c. All exterior, landscape and site lighting shall be designed and located so that light and glare are directed away from neighbors and confined to the site. Low-level lighting shall be directed toward the ground. Maximum light frequency shall be 2200K.

    d. Exterior lighting should be minimized and designed with a specific activity in mind so that outdoor areas will be illuminated no more than is necessary to support the activity designated for that area.

    e. The project shall use of yellow- or brown-toned lights, rather than blue toned fluorescents.

    f. No parking lot lighting is permitted under this Coastal Development Permit.

17. Protection of Cultural Resources:

    a. In the event that cultural, paleontological, or archeological 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 Director of Planning and Building of the discovery. The applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archeologist and any recording, protecting, or curating shall be borne solely by the project sponsor. The archeologist shall be required to submit to the 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).

    b. The applicants and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains, whether historic or prehistoric, during grading and construction. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately, and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Building Inspection Section

18. County building permits are required for the site work, driveway, parking, landscape, and associated utility improvements. The building permits shall be obtained prior to start of work requiring a building permit. Pursuant to Education Code Section 17280 *et seq.*, the State Department of General Services is responsible for design and construction oversight for school buildings, and, as such, no County building permit is required for the school structures.

Drainage Section

19. The project involves over 1 acre of land disturbance. Notice of Intent under State General Construction Permit is required and shall be submitted prior to issuance of Grading Permit Hard Card.

20. The project shall comply with the San Mateo County Drainage Policy and the San Mateo Countywide National Pollution Discharge Elimination System (NPDES) permit. The project requires Stormwater Treatment per Provision C.3 of the Municipal Regional Permit (Institutional Use; proposed Impervious Surface: 49,872 square feet).

Prior to the issuance of the building permit, the applicant shall submit a plan with construction details conforming with County standards, and a drainage analysis including narrative and calculations showing pre-development and post-development runoff onto and off of the parcel(s) demonstrating compliance with the Policy for review and approval by the Drainage Section.

The project includes the use of an infiltration trench and flow-through planters:

a. Infiltration Trench:

(1) In-situ infiltration rate shall be determined or confirmed by means of percolation testing for all infiltration treatment measures and devices.

(2) Infiltration devices shall not be used where confirmed seasonal high groundwater is less than 10 feet from the bottom of infiltration measure or device.

(3) Infiltration treatment measures or devices shall be designed in accordance with the infiltration guidance in Appendix E of the C.3 Technical Guidance.

(4) All infiltration devices shall be located and designed to ensure no damage will occur to surrounding improvements from underground water.

(5) Soil media within the bio-infiltration measure shall consist of 18 inches of biotreatment soil consistent with Attachment L of the MRP. vi. Other parameters of final design shall be consistent with the design guidelines presented in the latest version of the C.3 Regulated Projects Guide: https://www.smcgov.org/media/146080/download?attachment

21. As project impervious surface exceeds 1 acre, the project is subject to the following hydromodification requirements:

a. Post-construction stormwater discharge rates and durations shall not exceed pre-project rates and durations from 10% of the pre-project 2-year peak flow up to the pre-project 10-year peak flow.

b. The post-project flow duration curve shall not deviate above the pre-project flow duration curve by more than 10% over more than 10% of the length of the curve corresponding to the range of flows to control.

c. Flow control structures may be designed to continuously discharge stormwater at the very low flow rate Q_{cp}, where $Q_{cp} \leq$ 10% of the pre-project 2-year flow.

d. Hydromodification (HM) controls shall be designed using the Bay Area Hydrology Model (BAHM), unless the applicant uses an alternative continuous simulation hydrologic computer model as described in Attachment E of the MRP. Site-specific data shall be used with BAHM (www.Bayareahydrologymodel.org) or alternate continuous simulation hydrologic computer model.

22. Operation and Maintenance requirements for Stormwater Treatment Facilities:

a. Prior to the final of the building permit for the project, the property owner shall coordinate with the Project Planner to enter into an Operation and Maintenance Agreement (O&M Agreement) with the County (executed by the Director of Planning and Building) to ensure long-term maintenance and servicing by the property owner of stormwater site design and treatment control and HM measures according the approved Maintenance Plan(s), for the life of the project. The O&M Agreement shall provide County access to the property for inspection. The Maintenance Agreement(s) shall be recorded for the property and/or made part of the CC&Rs.

b. Property owner shall be responsible for conducting all servicing and maintenance as described and required by the treatment measure(s) and HM measure Maintenance Plan(s). Maintenance of all site design and treatment control and HM measures shall be the owner's responsibility.

c. The property owner is responsible for submitting an Annual Report accompanied by a review fee to the County by December 31 of each year, as required by the O&M Agreement. The property owner is also responsible for the payment of an inspection fee for County inspections of the stormwater facility, conducted as required by the NPDES Municipal Regional Permit.

d. Approved Maintenance Plan(s) shall be kept on-site and made readily available to maintenance crews. Maintenance Plan(s) shall be strictly adhered to.

e. Site access shall be granted to representatives of the County, the San Mateo County Mosquito and Vector Control District, and the Water Board, at any time, for the sole purpose of performing operation and maintenance inspections of the installed stormwater treatment systems and HM controls.

f. Property owner shall be required to pay for all County inspections of installed stormwater treatment systems as required by the Regional Water Quality Control Board or the County.

23. The applicant shall submit an updated C3C6 Form, drainage plan and narrative at the time of Building Permit application.

Department of Public Works

24. 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.

25. 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.

26. 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.

Coastside County Water District (CCWD)

27. The existing domestic water service (2 inches) will be dedicated to supply indoor domestic water use.

28. Prior to installation of irrigation for new landscaping, a new dedicated irrigation service (2 inches) is required to be installed to serve all irrigation on the property.

29. Approved backflow protection is required on all domestic, irrigation, and fire services.

30. The existing fire service shall remain to provide fire protection.

Caltrans

31. Prior to construction of drainage facilities, the applicant shall demonstrate compliance with the following comments and associated plan mark-ups dated 3/8/24:

    a. Hydrology: Please provide additional information addressing the following:

        (1) Provide existing condition plan that clearly shows existing grading/contours and all existing drainage facility and connections.

        (2) Provide watershed maps for existing and proposed condition.
        (3) The proposed drainage design changes the points of discharge. It

appears that the existing ditches on the hillslope would receive more flow as a result. Provide design and calculations to show that the proposed discharges will not adversely impact the integrity of the existing ditches on the slope.

(4) Drainage report Comments: Part III Project Drainage Calculation, since it proposed two discharge points to the existing swale along Highway 1. Please also provide pre- and post-development project peak flow calculation for two separate areas (1-Parking Lot and 2- Building C) instead of one tributary area.

b. Water Quality:

(1) Please demonstrate that the outlet velocity from Pipe No. 4 and once it leaves the rock slope protection (RSP), it will not erode the existing dirt ditch.

(2) The developer shall provide an assessment of the impacts of draining the proposed project to Highway 1 (be it erosion of down slope between the school and the highway or flooding of the roadway). If the assessment finds that the impact will compromise the slope or the function of the highway, the developer shall present a mitigation plan.

c. Construction-Related Impacts:

(1) Potential impacts to the State Right-of-Way (ROW) from project-related temporary access points should be analyzed. Mitigation for significant impacts due to construction and noise should be identified. Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, please visit Caltrans Transportation Permits (https://dot.ca.gov/programs/traffic-operations/transportation-permits).

(2) Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the STN.

d. Equitable Access: If any Caltrans facilities are impacted by the project, those facilities must meet ADA Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

e. Encroachment Permit: Please be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' ROW requires a Caltrans-issued encroachment permit. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application package, digital set of

plans clearly delineating Caltrans' ROW, digital copy of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement.

The checklist TR-0416 (https://dot.ca.gov/programs/traffic-operations/ep/applications) is used to determine the appropriate Caltrans review process for encroachment projects. The Office of Encroachment Permit requires 100% complete design plans and supporting documents to review and circulate the permit application package. To obtain more information and download the permit application, please visit Caltrans Encroachment Permits (https://dot.ca.gov/programs/traffic-operations/ep). Your application package may be emailed to D4Permits@dot.ca.gov.