



Planning & Building Department Planning Commission

Kumkum Gupta, 1st District
Frederick Hansson, 2nd District
Zoe Kersteen-Tucker, 3rd District
Manuel Ramirez, Jr., 4th District
Mario Santacruz, 5th District

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

ACTION MINUTES

DRAFT

MEETING NO. 1639
Wednesday September 13, 2017

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

Chair Ramirez called the meeting to order at 9:03 a.m.

Pledge of Allegiance: The Pledge of Allegiance was led by Chair Ramirez.

Roll Call:

Commissioners Present:	Gupta, Hansson, Ramirez, Kersteen-Tucker, Santacruz
Commissioners Absent:	None
Staff Present:	Monowitz, Fox
Staff Absent:	Shu

Legal Notice published in the San Mateo County Times on September 2, 2017 and the Half Moon Bay Review on September 6, 2017.

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

None

Consideration of the Minutes of the Planning Commission meeting of August 23, 2017.

The minutes were continued to the September 27, 2017 meeting in order make revisions by staff.

AGENDA
9:00 a.m.

FIELD TRIP SCHEDULE

FIELD TRIP

9:15 a.m.

The Planning Commission departed County Government Center for the Quiroste Valley Cultural Preserve within Año Nuevo State Park, Pescadero. Following the site visit to Quiroste Valley Cultural Preserve, the Planning Commission will traveled to the property adjacent to 10257 Cabrillo Highway (west side), approximately 2 miles north of Pigeon Point. The public accompanied the Commission, arranged their own transportation.

PUBLIC PRESENT:

- 1.Barbara Kossy
 - 2.Renee Ananda, California Coastal Commission
 - 3.Steve R. Auten, CAL POLY
 - 4.Neal Kramer, RCD
 - 5.Kristy Peterson, CAL POLY
 - 6.Jay Schert, Amah Mutsun LandTrust
 - 7.Dominic Lopez, Amah Mutsun LandTrust
 - 8.Mike Ferreira, Sierra Club
 - 9.Helen Wolten, Committee for Green Foothills
 10. Lennie Roberts, Committee for Green Foothills
 11. Portia Halbert, State Parks
 12. Jim Reynolds, RCD
 13. Tim Reilly, State Parks
 14. Valentin Lopez, Amah Mutsun LandTrust
 15. Kellyx Nelson
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Commissioner Hansson moved for approval of the Consent Agenda, and Commissioner Kersteen-Tucker seconded the motion. Motion carried 5-0-0, approving one item as follows:

CONSENT AGENDA

2:45 p.m.

1. **Owner/Applicant:** **Midpeninsula Regional Open Space District**
 File No.: PLN2016-00412
 Location: 2050 Purisima Creek Road, unincorporated Half Moon Bay
 Assessor’s Parcel No.: 066-230-030

Consideration of an After-The-Fact Coastal Development Permit and Grading Permit, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations and Section 9298 of the San Mateo County Building Regulations, respectively, for the removal of approximately 400 cubic yards of fill material placed on the upper channel bank of Purisima Creek located on a developed parcel in the unincorporated North San Gregorio area of San Mateo County. This project is located in the Purisima Creek Road County Scenic Corridor and is appealable to the California Coastal Commission. Application deemed complete June 9, 2017. Contact Project Planner Carmelisa Morales 650-363-1873 or CJMorales@smcgov.org.

FINDINGS

Regarding the Environmental Review, Found:

1. That this project is categorically exempt from environmental review, pursuant to Class 1, Section 15301, of the California Environmental Quality Act (CEQA) Guidelines for the repair and maintenance of existing topographical features involving no expansion of use, and Class 33, Section 15333, of the CEQA Guidelines for the restoration, stabilization, and revegetation of the disturbed areas of a creek bank.

Regarding the After-The-Fact Coastal Development Permit, Found:

2. 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 as described in the staff report to the Planning Commission dated September 13, 2017.
3. That the project conforms to the findings required by policies of the San Mateo County Local Coastal Program. Specifically, in regard to the Sensitive Habitats Component, that the grading work approved included implementation of avoidance measures to ensure impacts to sensitive habitats were mitigated. No sensitive species were observed during the pre-construction and construction stage of the project. In addition, the project area was monitored after the completion of grading work and it was determined that the restoration component of this project was successful and no additional actions are recommended.

Regarding the After-The-Fact Grading Permit, Find:

4. That the granting of the permit will not have a significant adverse effect on the environment. The project is categorically exempt under provisions of Class 1, Section 15301, of the CEQA Guidelines for the repair and maintenance of existing topographical features involving no expansion of use, and Class 33, Section 15333, of the CEQA Guidelines for the restoration, stabilization, and revegetation of the disturbed areas of a creek bank, and as such will not have a significant effect on the environment.
5. That the project conforms to the criteria of Chapter 5 of the San Mateo County Building Regulations, including the standards referenced in Section 9296. The project, as proposed and conditioned, conformed to the standards in the Building Regulations, including timing of grading activity, erosion and sediment control, and dust control. The project has been reviewed and conditionally approved by the Geotechnical Section.
6. That the project is consistent with the General Plan, specifically urban land use, visual resources, water supply, and wastewater. The project will be in an urban residentially zoned area. The project, as proposed and conditioned, complies with applicable design review standards and will connect to local public utilities. Conditions of approval have been provided to ensure that grading operations minimize erosion and sedimentation resulting from the project.

CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on May 24, 2017. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.
2. This permit shall be valid for one (1) year from the date of approval in which time a building permit shall be issued. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall schedule and pass the final building inspection for the associated building permit (Building Case No. BLD 2016-02008) for the emergency grading work. Prior to Planning's final approval of the building permit, the project engineering geologist and biologist

shall assess and confirm that the bank repair and remediation are stable and satisfactory. Any recommendations for any additional work shall occur, to the satisfaction of the Community Development Director, prior to this final approval.

4. Monitoring of the project shall continue to take place annually for the next two years to ensure that the natural regeneration of riparian scrub habitat proceeds as anticipated. The applicant shall submit a document summarizing the observations of each site visit to the Planning Department. The final site visit shall include confirmation from a qualified biologist that the restoration component of the project requires no further monitoring. If additional monitoring is required, the applicant shall submit a report from a qualified biologist that shall include recommendations on additional monitoring and required erosion control measures, if any.
5. This permit does not allow for the removal of any trees. Any tree removal will require a separate permit.
6. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
7. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems by:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - d. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - e. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
 - f. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - g. Performing clearing and earth-moving activities only during dry weather.
 - h. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.

- i. Limiting construction access routes and stabilizing designated access points.
- j. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- k. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction Best Management Practices.

Geotechnical Section

- 8. The Geotechnical Consultant shall observe and approve all relevant work.

END OF CONSENT AGENDA

REGULAR AGENDA

2:45 p.m.

- 2. **Owner:** PDG, Inc.
Applicant: Kerry Burke
File No.: PLN2016-00106
Location: Adjacent to 10257 of Cabrillo Highway (west side), approximately 2 miles north of Pigeon Point, Pescadero
Assessor's Parcel No.: 086-211-030

Consideration of an Initial Study and Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, and a Coastal Development Permit and Planned Agricultural District Permit, pursuant to Sections 6328.4 and 6355, respectively, of the San Mateo County Zoning Regulations, to construct a split-rail fence along the northern boundary of the property adjacent to a public coastal access easement and two (2) accessory structures for an agricultural operation to grow Monterey Cypress trees, and to install a water tank and power panel for a domestic water well on the subject property. The project is located on an undeveloped parcel in the unincorporated Pescadero area of San Mateo County. The project is appealable to the California Coastal Commission. Application deemed complete May 9, 2017. Contact Project Planner Carmelisa Morales at 650-363-1873 or CJMorales@smcgov.org.

SPEAKERS:

- 1. Kerry Burke, Applicant
- 2. David Kline

COMMISSION ACTION

Commissioner Hansson moved and Commissioner Kersteen-Tucker seconded to close the public hearing. **Motion carried 5-0-0-0.**

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

Based on information provided by staff and evidence presented at the hearing, the Planning Commission adopted the Initial Study and Mitigated Negative Declaration and approved the Coastal Development Permit and Planned Agricultural District Permit, County File Number PLN 2016-00106, by making the required findings and conditions of approval as follows:

FINDINGS

Regarding the Mitigated Negative Declaration, Found:

1. That the Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Mitigated Negative Declaration is complete, correct, and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines.
3. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project, if subject to the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment. The Initial Study and Mitigated Negative Declaration identify potential significant impacts to biological resources, cultural resources, geology and soils, and noise. The mitigation measures contained in the Mitigated Negative Declaration have been included as conditions of approval in this attachment. As proposed and mitigated, the project would not result in any significant environmental impacts.
4. That the mitigation measures in the Mitigated Negative Declaration and agreed to by the owner have been placed as conditions on the project which satisfy the Mitigation Monitoring and Reporting Plan requirements of the California Public Resources Code Section 21081.6.

Regarding the Coastal Development Permit, Found:

5. That the project, as described in the application and accompanying materials, and as conditioned, conforms with the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program. The plans and materials have been reviewed against the Zoning Regulations and the project has been conditioned to minimize impacts to the location and planning of new development, agriculture, sensitive habitats, visual resources, and shoreline access in accordance with the components of the Local Coastal Program.
6. That the project conforms to the findings required by policies of the San Mateo County Local Coastal Program. Specifically, that the proposed project is conditionally permitted with the issuance of a Planned Agricultural District permit, that the project has been proposed to be located in an area that has been defined as "Prime Agricultural Land", and that the proposed project converts only a small portion of the parcel leaving the remainder of the parcel available for agricultural uses such as the proposed agricultural operation to grow Monterey Cypress trees. In addition, the project will not be visible from scenic roadways or corridors and will be mitigated to prevent potential impacts to coastal resources and sensitive habitats.

Regarding the Planned Agricultural Permit, Found:

General Criteria

7. That the encroachment of all development upon land, which is suitable for agricultural use, is minimized. The proposed project results in only minimal site disturbance and converts only a small portion of the project parcel. The remaining portion of the parcel will be available for future agricultural activities.
8. That the project conforms to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code. The project will be designed and located to reduce impacts to the environment and blend in with the natural topography of the surrounding area. The project will be screened by existing vegetation which will continue to protect and enhance public views within the scenic corridor. As conditioned, the project will minimize impacts on hydrologic processes by minimizing grading and installing and maintaining active sediment and erosion control measures and cultural resources in the event they are discovered within or near the project vicinity.

Water Supply Criteria

9. That the existing availability of potable and adequate on-site well water source for all non-agricultural uses is demonstrated. The project parcel currently has three wells with one well shared between the project parcel and the neighboring parcel immediately north. There are no non-agricultural uses on the property at this time.
10. That adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection in the watershed are not diminished. The proposed project includes a water tank and power panel for an existing domestic water well on the subject parcel. As conditioned, the proposed project will require the installation and implementation of avoidance measures prior to the start of construction to mitigate any potential impacts to sensitive habitats in the watershed.

Criteria for the Conversion of Prime Agricultural Land

11. That there are no alternative sites that exist on the parcel for the use. The sole purpose of the proposed fence is to physically delineate the subject parcel from the Arnold Miller Trail. No alternative sites exist for this specific purpose. The proposed project also includes the construction of two accessory structures for the proposed agricultural operation to grow Monterey Cypress trees and the installation of a water tank and power panel for a domestic water well on the property. The two accessory structures, water tank, and power panel are all accessory to the permitted agricultural use on the subject parcel.
12. That clearly defined buffer areas are provided between agricultural and non-agricultural uses. The proposed fence will be used as a physical delineation between the subject parcel and the Arnold Miller Trail. The proposed fence will act as a clearly defined buffer area for the proposed agricultural operation on the subject parcel and the Arnold Miller Trail which is located on the adjacent parcel immediately north.
13. That the productivity of adjacent agricultural land will not be diminished. The project parcel is adjacent to a parcel developed with a single-family residence to the north, a parcel designated as Open Space to the south, Cabrillo Highway to the east, and coastal bluffs to the west. The proposed project will not impact the productivity of adjacent agricultural land as the project will not introduce a use that is incompatible with agriculture.

14. That public service and facility expansions and permitted uses will not impair agricultural viability, including by increased assessment costs or degraded air and water quality. The proposed fence will establish a physical boundary line between the subject parcel and the Arnold Miller Trail, a public service permitted use. The fence will not impair agricultural viability and no increased assessment costs or degraded air and water quality are expected.

CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on August 23, 2017. Any changes or revisions to the approved plans shall be submitted to the Community Development Director for review and approval prior to implementation. Minor adjustments to the project may be approved by the Community Development Director if they are consistent with the intent of and are in substantial conformance with this approval.
2. This permit shall be valid for one (1) year. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable permit extension fees sixty (60) days prior to the expiration date.
3. This permit does not allow for the removal of any trees. Removal of any tree with a circumference of 55 inches or greater, as measured 4.5 feet above the ground, shall require additional review by the Community Development Director prior to removal.
4. This permit does not allow for the removal of any vegetation or development within the Arnold Miller Trail. Any proposed vegetation removal or developments within the Arnold Miller Trail shall be subject to the review and issuance of a separate Coastal Development Permit and Planned Agricultural District Permit.
5. The applicant shall paint the proposed accessory structures dark green and the roofs shall be painted a brown color. Two copies of color samples shall be submitted to the Current Planning Section at the time of application for a building permit. Color verification will be confirmed by the Current Planning Section prior to a final inspection for the building permit.
6. The applicant shall remove all structures located on the subject parcel that are not considered non-residential development accessory to an agricultural use which include two ground level decks, the screening wall, tables, and benches within 10 days of approval of this permit. The applicant shall submit photo verification to the current Planning Section at the time of application for a building permit to confirm that the structures have been removed.
7. The applicant shall remove the portable toilet facility located on the subject parcel within 10 days of approval of this permit. A portable toilet facility is not allowed on the subject parcel until the stated agricultural use has been established. The applicant shall provide proper documentation and photo verification to the Planning and Building Department to confirm the agricultural use on-site. All future toilet facilities (both fixed and portable toilet facilities) proposed shall comply with Section 3457 (*Field Sanitation*) of the Title 8 California Code of Regulations and is subject to review and approval by the County Environmental Health Division.
8. The Department of Fish and Game (DFG) has determined that this project is not exempt from the DFG California Environmental Quality Act filing fees per Fish and Game Section 711.4. The

applicant shall pay to the San Mateo County Recorder's Office the most current DFG filing fee plus the applicable recording fee at the time of filing of the Notice of Determination by the San Mateo County Planning and Building Department staff within ten (10) business days of the approval.

9. The provisions of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Prior to any on-site grading, the applicant may be required to obtain a grading permit, or grading permit exemption from the Current Planning Section. A grading permit is required if 250 cubic yards or more of earth is to be removed or if a cut or fill exceeds two (2) feet in vertical depth, measured from ground level. No grading, requiring a permit or exemption, shall occur until after such permit is approved.
10. **Mitigation Measure 1:** The applicant shall implement the following measures during construction to protect the California red-legged frog and the San Francisco garter snake which may pass through the work area during the rainy season:
 - a. Project activities should be conducted during the dry season (June to October 31) when frogs are not likely to disperse through the work zone.
 - b. Project activities should be avoided within 30 minutes after sunrise or within 30 minutes prior to sunset when frogs are more active.
 - c. Any erosion control materials used on-site should not contain plastic mon-filament netting (erosion control matting), rolled erosion control products, or similar materials because the California red-legged frog, the San Francisco garter snake, and other species may become entangled or trapped in it. Tightly woven fiber netting or similar material should be used at the project site to ensure that amphibian and reptile species do not get trapped. This limitation should be communicated to the contractor.
11. **Mitigation Measure 2:** If archaeological and/or cultural resources are encountered during grading or construction activities, work shall be temporarily halted within 30 ft. of the discovered materials and workers shall avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations prior to any further grading or construction activity in the vicinity.
12. **Mitigation Measure 3:** A discovery of a paleontological specimen during any phase of the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist, shall be implemented to mitigate the impact.
13. **Mitigation Measure 4:** Use existing roads to the maximum extent feasible to avoid additional surface disturbance.
14. **Mitigation Measure 5:** During all phases of the project, keep equipment and vehicles within the limits of the previously disturbed areas of the project site.

15. **Mitigation Measure 6:** The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. 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.
16. **Mitigation Measure 7:** Implement Best Management Practices (BMPs) for erosion and sediment control during all phases of building to include pre- and post-construction activities.
17. **Mitigation Measure 8:** Prior to the beginning of any construction or grading activities, the applicant shall implement the approved erosion and sediment control plan if applicable. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
 - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - h. Performing clearing and earth-moving activities only during dry weather.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilizing designated access points.

- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction Best Management Practices.
 - m. The approved erosion and sediment control plan shall be implemented prior to the beginning of construction.
18. **Mitigation Measure 9:** The applicant shall implement erosion control measures prior to the beginning of construction operations. Such activities shall not commence until the associated building permit for the project has been issued if applicable.
19. **Mitigation Measure 10:** Noise levels produced by proposed construction activities shall comply with the San Mateo County Noise Ordinance contained in Chapter 4.88 (Noise Regulations) of the County Ordinance Code. Construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays. Construction operations shall be prohibited on Sundays and any national holidays.
20. Construction equipment shall comply with the County's Energy Efficiency Climate Action Plan (EECAP) for construction vehicle idling as applicable considering the sensitive nature of the project area. Specifically, Bay Area Air Quality Management District Best Management Practices for Mitigating Criteria Air Pollutants and Precursors:
- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
 - e. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
 - f. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be check by a certified visible emissions evaluator.
 - g. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

- 21. The proposed gate will require a Knox Padlock. For an application or further information, contact the San Mateo County Fire Marshal's Office at 650/573-3846.

Department of Public Works

- 22. The applicant shall submit documentation of ingress/egress easements as noted on the plans to the Department of Public Works for review.
- 23. The applicant shall post and maintain directional signs that are clearly identifiable to the public for access routes designated by the public easements on these properties.

Environmental Health Division

- 24. Any future development proposed involving plumbing fixtures and wastewater treatment will require review and approval from the County Environmental Health Division.
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- 3. **Owner:** State of California
Applicant: California Department of Parks and Recreation
File No.: PLN2017-00024
Location: Quiroste Valley Cultural Preserve within Año Nuevo State Park, Pescadero
Assessor's Parcel Nos.: 089-200-120, -160

Consideration of a Coastal Development Permit (CDP), pursuant to Section 6328.4 of the Zoning Regulations, and Land Clearing Permit, pursuant to Section 8600 of the San Mateo County Ordinance Code, to allow the California Department of Parks and Recreation to implement the Quiroste Valley Cultural Preserve Vegetation Management Plan at a 115-acre area within Año Nuevo State Park, located east of Cabrillo Highway in the unincorporated Pescadero area of San Mateo County. The project includes the removal of woody plant species, including various shrubs and an estimated 10,000 Douglas fir trees (*Pseudotsuga menziesii*) that are equal to or less than 24-inch DBH (diameter at breast height), over the course of approximately five years. The CDP is appealable to the California Coastal Commission. This item is continued from the July 12, 2017 Planning Commission meeting. Application deemed complete April 12, 2017. Contact Project Planner Ruemel Panglao at 650-363-4582 or rpanglao@smcgov.org.

SPEAKERS:

- 1. Tim Hyland
- 2. Tim Reilly
- 3. Portia Halbert
- 4. Rob Cuthrell
- 5. Mike Ferreira
- 6. Barbara KossyTim
- 7. Lennie Roberts, Committee for Green Foothills
- 8. Jay Scherf
- 9. Dominic Lopez
- 10. Kellyx Nelson

COMMISSION ACTION

Commissioner Kersteen-Tucker moved and Commissioner Hansson seconded to close the public hearing. **Motion carried 5-0-0-0.**

Commissioner Kersteen-Tucker moved to approve the project. Commissioner Hansson seconded the motion. **Motion carried 5-0-0-0.**

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the Coastal Development Permit and Land Clearing Permit, County File Number PLN 2017-00024, by adopting the required findings and conditions of approval as follows:

FINDINGS

Regarding the Environmental Review, Found:

1. That this project is categorically exempt under the provisions of Section 15304 of the California Environmental Quality Act, relating to minor alterations to the condition of vegetation which does not involve the removal of healthy, mature, scenic trees except for forestry purposes as determined on March 24, 2015 by the lead agency for the project, the California Department of Parks and Recreation (Attachment H). The Douglas fir trees and various shrubs proposed to be removed have formed a tightly closed canopy with little light available in the lower canopy. The removal of the Douglas firs as part of the Quiroste Valley Vegetation Management Plan will halt this conversion and allow for opportunities to promote more culturally significant ethno-botanical forest and grassland species such as Coast Live Oak (*Quercus agrifolia*), hazelnut (*Corylus cornuta*) and California oat grass (*Danthonia californica*).

Regarding the Coastal Development, Found:

2. That this project conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP) and Chapter 3 of the Coastal Act of 1976. The Planning Commission has reviewed the plans and materials and determined the project, as proposed and conditioned, will not have any adverse impacts on Sensitive Habitats as the vegetation management efforts are intended to restore the area to its natural state and will enhance the habitat for threatened and endangered species such as the California Red Legged Frog and the San Francisco Garter Snake per the Quiroste Valley Cultural Preserve Vegetation Management Biological Impact Form prepared by biologist Tim Reilly of California State Parks (Attachment C). A 50-foot buffer has been established outward from the edge of riparian vegetation. In addition, a buffer greater than 100-feet is established from two wetlands outside of the project area. These buffers provide adequate protection for the flora and fauna around Whitehouse Creek.

Regarding the Land Clearing Permit, Found:

3. That this project is subject to Zoning and Grading Regulations because they are implementing regulations of the LCP and therefore requires a Land Clearing Permit. Section 8604.6 (Findings, Conditions and Actions) requires the Planning Commission, in approving a Land Clearing Permit, to find that the granting of the permit will not have a significant adverse effect on the environment and that the project is consistent with the General Plan. As determined by the California Department of Parks and Recreation (lead agency), the project is categorically exempt under the provisions of Section 15304 of the California Environmental Quality Act and, therefore, will not have a significant adverse effect on the environment (Attachment G).

4. The project is consistent with the General Plan. The County General Plan land use designation is Agricultural. As proposed and conditioned, the project complies with policies relating to the protection and enhancement of vegetative, water, fish, and wildlife resources, the protection of historical and archaeological resources, and the mitigation of the potential of natural hazards.
5. The project complies with the requirements of the regulations applicable to Land Clearing Permits, including those for dust control and fire safety as required by Conditions 5, 6, and 7 of Attachment A.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval is for the project as described on the plans and documents submitted for consideration by the Planning Commission on July 12, 2017. Any revisions to the approved plans must be submitted to the Planning Department for review and approval prior to implementation. Minor adjustments to the project may be approved by the Community Development Director if they are consistent with the intent of, and are in substantial conformance with, this approval.
2. The Coastal Development Permit approval shall be valid for one (1) year from the date of approval in which all work authorized under this permit must be completed. This approval may be extended by one 1-year increments with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from project impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of project materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including sediments and debris, and non-stormwater discharges to storm drains and watercourses.
 - g. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - h. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.

- i. Limiting construction access routes and stabilization of designated access points.
 - j. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - k. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - l. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - m. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
4. To reduce the impact of clearing activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during clearing to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, etc.
 - c. The applicant shall ensure that no clearing-related vehicles shall impede through traffic along the right-of-way on Cabrillo Highway. All project-related vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Cabrillo Highway. There shall be no storage of vehicles in the public right-of-way.
 5. All projects must include dust control provisions as detailed in the Grading Permit Performance Standards Handbook.
 6. All equipment used in land clearing operations shall meet spark arrester and fire-fighting tool requirements as specified in the California Public Resources Code.
 7. Unless approved, in writing, by the Community Development Director, no land clearing shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion. The applicant shall submit a letter to the Current Planning Section, a minimum of two (2) weeks prior to commencement of land clearing, stating the date when land clearing will begin. Work shall not commence until a "hard card" is issued by the County.
 8. Prior to the initiation of fieldwork, a copy of the approved MOU or equivalent from the California Department of Fish and Wildlife outlining avoidance/protection measures set forth by both CDFW and the United States Fish and Wildlife Service (USFWS) must be submitted to the Planning Section. Conditions No. 8a-c are standard avoidance/protection measures that may be included in the MOU. The MOU shall contain measures that provide equivalent or better

protection of the SFGS and CRLF and associated habitats. The MOU (or equivalent) must be adhered to under the scope of this permit.

- a. The presence of a California Department of Fish and Wildlife (CDFW)-approved qualified biologist or biological monitor is required at all times during activities within all zones.
 - b. Project activities in the buffer zone (Zone B) will be conducted only when seasonal ponds are dry and SFGS and CRLF are less likely to be active above ground.
 - c. Prior to initiation of fieldwork, Zone B boundaries will be measured and clearly marked using Avoidance Area flagging. No work will be conducted in Zone B areas during SFGS/CRLF breeding season from October 16 through May 31.
9. Prior to the initiation of fieldwork, a copy of the updated 10(a)1(a) recovery permit from the USFWS must be submitted to the Planning Section.

4. **Owner/Applicant: Steve Peterson**
 File Nos.: PLN2016-00337 and PLN2016-00264
 Location: Terrace Avenue and Miramar Drive, Miramar
 Assessor’s Parcel No.: 048-072-290

Consideration of an appeal of the San Mateo County Community Development Director’s decision to approve an “After-the-Fact” staff-level Coastal Development Permit (CDP) for the unauthorized removal of vegetation (PLN 2016-00264 and VIO 2016-00141) and Coastsides Design Review Permit (PLN2016-00337) to allow construction of a new 2-story 3,546 sq. ft. single-family residence with an attached 487 sq. ft. 2-car garage, including a 1,152 sq. ft. second unit with a detached 400 sq. ft. carport, on an existing 22,337 sq. ft. legal parcel (COC PLN2015-00444). The second unit is a ministerial project that does not require review by the Planning Commission. Only minor grading is proposed. Seventeen (17) existing significant trees are proposed for removal associated with the construction of the new residence. The project is not appealable to the California Coastal Commission.

Application deemed complete January 25, 2017. Contact Project Planner Dennis Aguirre at 650-363-1867 or daguirre@smcgov.org.

SPEAKERS:

- 1. Steve Peterson, Applicant
- 2. Ed Frymoyer
- 3. John Berry

COMMISSION ACTION

Commissioner Hansson moved and Commissioner Kersteen-Tucker seconded to close the public hearing. **Motion carried 5-0-0-0.**

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

Based on information provided by staff and evidence presented at the hearing, the Planning Commission denied the appeal and upheld the decision of the San Mateo County Community Development Director to approve the project, based on and subject to the required findings and conditions of approval listed as follows:

FINDINGS

Regarding the Environmental Review, Found:

1. That the proposed project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act (CEQA) Guidelines, related to new construction of small structures, including single-family residences in a residential zone.

Regarding the Coastal Development Permit, Found:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.4, and as conditioned in accordance with Section 6328.14, conforms with the applicable policies and required findings of the San Mateo County Local Coastal Program (LCP). Specifically, the project complies with policies regarding sensitive habitats and, visual resources and compliance with design review standards and findings.
3. That the number of building permits for the construction of single-family residences issued in the calendar year does not exceed the limitations of LCP Policies 1.23 and 1.24.

Regarding the Design Review, Found:

4. That, with the conditions of approval recommended by the Coastside Design Review Committee (CDRC) at its meetings of January 12, 2017 and February 9, 2017, the project is in compliance with the Design Review Standards for the Coastside. The project, as designed and conditioned, complements the predominant style and respects the scale of the homes in the neighborhood. The project is well articulated; uses colors and materials that appear natural; incorporates drought tolerant, native and non-invasive plant species; and uses downward-directed exterior lighting fixtures.

CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on September 13, 2017. Any changes or revisions to the approved plans shall be submitted to the Community Development Director for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Community Development Director may refer consideration of major revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The Coastal Development Permit (CDP) and the Design Review Permit (DR) shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued for the residence and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The DR approval may be extended by one, 1-year

increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

3. The applicant shall include a copy of this permit on the top pages of the building plans.
4. The applicant shall submit the following items and indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Removal of all lights on the north wall.
 - b. At the east elevation, install two (2) downward-directed exterior lighting fixtures (Fixtures) on each side of garage doors and one (1) fixture at the entry door.
 - c. At the west elevation, install one (1) fixture by each door on the lower deck and one (1) fixture on each side of the large door on the upper deck to total 4 fixtures on this elevation.
5. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.

6. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
 - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
7. 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 to prevent erosion and sedimentation off-site.
8. All new power and telephone utility lines from the street or nearest existing utility pole to the project structures on the property shall be placed underground.
9. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works, and the Coastside Fire Protection District.
10. No site disturbance shall occur, including any grading or vegetation removal, until a building permit has been issued.
11. Prior to any land disturbance, the applicant shall submit a pre-construction survey for staff's review and approval, subject to State or County guidelines or regulations, in the event that the proposed trees for removal have not been removed within 30 days of the start of vegetation removal, grading or construction activities, or if the construction coincides with the spring/summer nesting season.
12. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

- b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-ways on Miramar Drive and Terrace Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Miramar Drive and Terrace Avenue. There shall be no storage of construction vehicles in the public right-of-way.
13. The exterior color samples submitted to the CDRC are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
 14. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays, and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
 15. Installation of the approved landscape plan is required prior to final inspection. The landscape plan shall comply with the Water Efficient Landscape Ordinance.
 16. The applicant shall submit a Tree Protection Plan for staff's review and approval, subject to Sections 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance, prior to the issuance of a building permit and start of vegetation removal, grading, or construction activities.
 17. A Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a building permit to ensure that the approved tree protection measures are installed adequately prior to the start of vegetation removal, grading, or construction activities.

Building Inspection Section

18. The applicant shall apply for a building permit.

Granada Community Services District

19. Prior to the issuance of a building permit, the applicant shall obtain a sewer connection.

Coastside County Water District

20. Prior to the issuance of a building permit, the applicant shall obtain a water service connection to include fire suppression plans for review and approval.

Department of Public Works

21. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
22. 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.
23. 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. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
24. 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 Fire Protection District

25. Smoke detectors which are hardwired: As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire Protection District Ordinance No. 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.
26. Add the following note to the plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent. The Second Unit requires a separate address.

27. Fire Access Roads: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire District Ordinance 2013-03, and the California Fire Code (CFC) shall set road standards. As per the 2013 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District specifications. As per the 2013 CFC, Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-ft. road) and on-street parking is desired, an additional improved area shall be developed for that use.
28. Roof Covering: As per Coastside Fire Protection District Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
29. Vegetation Management: As per the Coastside Fire Protection District Ordinance No. 2013-03, the 2013 California Fire Code, and the Public Resources Code 4291:
 - a. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line.
 - b. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
 - c. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
30. Automatic Fire Sprinkler System: As per San Mateo County Building Inspection Section Standards and Coastside Fire District Protection Ordinance Number 2013-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed, and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire Protection District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.
31. Installation of underground sprinkler pipe shall be flushed and visually inspected by the Coastside Fire Protection District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open.

32. Exterior bell and interior horn/strobe are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe, and flow switch, along with the garage door opener, are to be wired into a separate circuit breaker at the main electrical panel and labeled.
33. All fire conditions and requirements must be incorporated into your building plans, (see attached conditions) prior to building permit issuance. It is your responsibility to notify your contractor, architect, and engineer of these requirements.
34. Add note to plans: Smoke alarm/detector are to be hardwired, interconnected, or with battery back-up.
35. Add note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.
36. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
37. Occupancy Separation: As per the 2013 CBC, Section 406.3.4, a one-hour occupancy separation wall shall be installed with a solid core, 20-minute fire rated, self-closing door assembly with smoke gasket between the garage and the residence. All electrical boxes installed in rated walls shall be metal or protected.
38. The building is in a High Fire Hazard Severity Zone and will require a Class A roof. Add this to the plans.
39. Add the note to the plans: The installation of an approved spark arrester is required on all chimneys, existing and new. Spark arresters shall be constructed of woven or welded wire screening of 12-gauge USA standard wire having openings not exceeding .5 inches.
40. Add the following note to the plans: A fuel break or defensible space is required around the perimeter of all structures, existing and new, to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.
41. Add the note to the plans: Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
42. Add the note to the plans: Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
43. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/CalFire or

Coastside Fire Protection District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.

44. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
 45. Provide eave and gutter details that meet R327 include all materials.
 - a. All exterior doors including garage door that must meet R327.
 - b. Carport requires to be WUI compliant.
 46. Copy R-327 Worksheet to a plan sized sheet and check appropriate boxes.
 47. CRC 2013 Section R327: This project is located in a State Responsibility Area for wildfire protection. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection shall comply with CRC 2013 Section R327 requirements. You can visit the Office of the State Fire Marshal's website at http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php and click the new products link to view the "WUI Products Handbook."
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5. **Correspondence and Other Matters**

None

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

The Subdivision Regulations will be on the 9/27 agenda as a workshop before bringing to a hearing in the near future. Also, Commissioner Gupta has expressed interest in training, a proposal of topics will be brought to the Commission to see

7. **Director's Report**

Bragg Subdivision was continued to the 9/26 BOS Hearing in order to work on a resolution so that the tree can be saved.

A briefing on the Cannabis ordinance to come soon

The Commission thank staff for the site visit.

8. **Adjournment.**

The meeting was adjourned at 5:12 pm
