

December 19, 2023

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Subject: **LETTER OF DECISION**
File Number: PLN 2022-00367
Location: 130 Sonora Avenue, El Granada
APN: 047-122-180

On December 13, 2023, the San Mateo County Planning Commission considered a Coastal Development Permit and Design Review Permit to allow the construction of a new, two-story, 3,201 sq. ft. single-family residence (including an attached 502 sq. ft. garage) on a vacant, 6,132 sq. ft. parcel in the unincorporated El Granada area of San Mateo County. This project involves only minor grading and no tree removal. The project is appealable to the California Coastal Commission.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission recommended approval of the Coastal Development Permit and Design Review Permit, County File Number PLN 2022-00367, by making the required findings and adopting the conditions of approval in Attachment A.

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 December 28, 2023.

Please direct any questions regarding this matter to Project Planner, Glen Jia at bjia@smcgov.org.

Sincerely,



Angela Montes
Planning Commission Secretary

cc: Tony Uccelli
City of Half Moon Bay Planning Director
California Coastal Commission
Coastside Fire Protection District
Granada Community Services District

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Project File Number: PLN 2022-00367

Hearing Date: December 13, 2023

Prepared By: Glen Jia, Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303, Class 3(a), relating to the construction of one single-family residence in an urban, residential zone. The project involves a single-family residence in an urban, residential neighborhood. Therefore, the project is exempt from the California Environmental Quality Act.

Regarding the Design Review, Find:

2. That the project, as proposed and conditioned, has been reviewed and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:
 - a. Section 6565.20(C) SITE PLANNING & STRUCTURE PLACEMENT; 2. Complement Other Structures in the Neighborhood; b. Views; Standard: The project is designed to minimize the effect on views from neighboring houses and has considered the probable location and intensity of future development in the vicinity of the proposed project.
 - b. Section 6565.20(D) ELEMENT OF DESIGN; 1. Building Mass, Shape and Scale; b. Neighborhood Scale; Standards (1): The proposed residence would respect the scale of the neighborhood as the building dimensions, shape, form, and architectural details would be proportional and complementary to the style of other homes in the neighborhood.
 - c. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; a. Architectural Style; Standards (2): The proposed residence of Farmhouse Contemporary architectural style would complement the coastal, semi-rural, diverse, small-town character of the area.

- d. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; c. Entries; Standards (2): The entry to the proposed residence would be similar in size and proportional to the other homes in the neighborhood.
- e. Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape, and Scale; d. Daylight Plane/Facade Articulation: Facade articulation (as well as daylight plane) would be employed to break up the appearance of the shear walls through the placement of projecting or recessing architectural details.
- f. Section 6565.20(F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING, AND NOISE; 4. Lighting: All exterior lighting would be “Dark-Sky” compliant as indicated on the exterior elevations and the exterior lighting specification(s).
- g. Section 6565.20(D) ELEMENTS OF DESIGN; 3. Roof Design; a. Massing and Design of Roof Forms: Secondary roof forms and dormers to the primary roof form have been proposed to reduce the proposed residence’s apparent mass and scale, to enhance visual interest and provide appropriate roof form variations. The additional roof forms would be architecturally compatible with the primary roof form’s slope and material.
- h. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles & Features; b. (1) Openings Windows: Windows and doors have been selected that are compatible with the dominant types on the house and in the neighborhood. Further, the size and proportions of the openings, materials, and style have been addressed.
- i. Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING, AND NOISE; 1. Landscaping; Standards f.: The proposed landscaping would use drought-tolerant and non-invasive species.
- j. Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING, AND NOISE; 2. Paved Areas; Standards a.: The hardscape or impervious areas would be minimized on the site to reduce the volume and improve the quality of stormwater runoff into creeks and storm drains.
- k. Section 6565.20(D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; Standards a. (2): The proposed Compatible with the exterior materials and colors used on neighboring houses. The applicant has avoided the use of colors that are too similar, repetitive, or clashing.

Regarding the Coastal Development Permit, Find:

- 3. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section

6328.14, conforms to the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program. Specifically, the project complies with policies regarding locating and planning new development, and preservation of visual resources.

4. That where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project site is not located between the nearest public road and the sea, or the shoreline of Pescadero Marsh.
5. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program as discussed in Section A.2 of the staff report.
6. That the number of building permits for construction of new dwelling units other than for affordable housing issued in the calendar year does not exceed the limitations of Policies 1.22 and 1.23 as stated in Section 6328.19. As of the printing of this report, building permits for 25 new dwelling units have been issued in 2023. This requested permit would be valid for 5 years; therefore, the project is likely to be, and would be required to be, within the building permit limit.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on December 13, 2023, and in compliance with the plans reviewed by the CDRC on April 13, 2023. Any changes or revisions to the approved plans are subject to review and approval by the Community Development Director. Minor adjustments to project design may be approved by the Community Development Director if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Community Development Director may refer consideration of the revisions to the Coastside Design Review Committee and the Planning Commission, with applicable fees to be paid.
2. The Coastal Development Permit and Design Review Permit shall be valid for five (5) years from the date of final approval, in which time a building permit shall be issued, and a completed inspection (to the satisfaction of the building inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended by one time for a one (1) year increment with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.

3. 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 would 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 shall 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.
4. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Section 6565.20(D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; Standards a. (3): Change the Level 2 roof color of composition shingle from black to brown to reduce the stark contrast between the roof color and the Level 2 exterior wall color.

5. The Coastside Design Review Committee has the following suggestion regarding the project design: The applicant shall consider raising the sill of the window(s) in the Level 2 rear primary bedroom (i.e., the larger scale southeast facing window).
6. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

- m. 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.
 - n. 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.
 - o. Failure to install or maintain these measures would result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
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 prevent erosion and sedimentation off-site.
8. An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for grading, construction, and demolition purposes, as the project requires tree protection of significant trees and a grading permit. Upon the completion of a pre-site inspection, the Project Planner would send you 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, please email photos to the Project Planner. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Project Planner.
9. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
10. No site disturbance shall occur, including any vegetation removal or grading, until a building permit has been issued.
11. To reduce the impact of construction activities on neighboring properties, comply with the following:
- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

- b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Sonora 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 Sonora Avenue. There shall be no storage of construction vehicles in the public right-of-way.
12. Color and materials verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
13. 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).
14. Installation of the approved landscape plan is required prior to final inspection.
15. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELo) and provide required forms. WELo applies to new landscape projects equal to or greater than 500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELo also applies to rehabilitated landscape projects equal to or greater than 2,500 square feet. The following restrictions apply to projects using the prescriptive checklist:
- a. Compost: Project shall incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).
 - b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
 - c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
 - d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.

- e. Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; irrigation controller programming data would not be lost due to an interruption in the primary power source; and areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.
16. Per Section 9296.5 of Division VII (Building Regulations) of the San Mateo County Ordinance Code, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.

County Geotechnical Section

17. Creek Backfill Clarifications and Investigation – Prior to the issuance of a building permit, the applicant's consultant shall investigate and characterize the limits and consistency of creek backfill associated with culverting Deer Creek in the vicinity of the proposed residence. The site map shall be updated to delineate the extent of potential fill across the property.
18. Supplemental Liquefaction investigation – Prior to the issuance of a building permit, the project geotechnical consultant shall advance supplemental geotechnical boring(s) or a Cone Penetration Testing (CPT) sounding to characterize and evaluate potential liquefaction hazards at the subject site. The State recommends an investigation to a depth of 50 feet below the ground surface, or bedrock, to investigate the potential for liquefaction in hazard zones. The project geotechnical consultant shall incorporate moisture unit weights, Atterberg limits, and Sieve analysis into the liquefaction analysis, as necessary. The consultant shall analyze the collected subsurface data, evaluate the potential for liquefaction (lateral spreading, surface manifestations, etc.) and provide calculated estimates of total and differential liquefaction induced settlement, potential secondary effects, and surficial distress that may impact the proposed project.
19. Prior to the issuance of a building permit. The geotechnical recommendations shall be updated, as necessary, based on the results of the supplemental creek backfill and liquefaction investigation and analysis.
20. The results of the supplemental geotechnical investigation shall be compiled in an updated report with all the appropriate supporting data and calculations (Mw, PGAM, Groundwater depth, fines content, input files, output files, indication of liquefiable soils, volumetric strains assigned, site map and sections as necessary etc.) and appendices prior to the issuance of a building permit.

Department of Public Works

21. Prior to the issuance of a 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.
22. 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.
23. Prior to the issuance of a building permit, the applicant shall be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No.3277.

Building Inspection Section

24. A building permit shall be obtained for the proposed construction.
25. The applicant shall complete and submit a Request for Address Assignment form to the Building Inspection Section at buildingcounter@smcgov.org a minimum of 30 days prior to submittal of a building permit application.

County Drainage Section

26. At the time of building permit application, the project shall demonstrate compliance with the County Drainage Manual, including preventing stormwater from development from flowing across property lines. For projects that trigger size and/or slope thresholds, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project, subject to the Drainage Section's 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.

27. The following shall be required at the time of building permit application submittal:
 - a. Final Drainage Report stamped and signed by a registered Civil Engineer.
 - b. Final Grading and Drainage Plan stamped and signed by a registered Civil Engineer consistent with the requirements in the County's current Drainage Manual.
 - c. Final C.3 and C.6 Development Review Checklist.

Coastside Fire Protection District

28. Smoke Alarms: As per the California Building Code, and State Fire Marshal regulations, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and 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 (1) detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building permit final. Date of installation shall be added to the exterior of the smoke alarm and shall be checked at the building final inspection.
29. Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet, 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.
30. As per Coastside Fire Protection District Standard CI-013, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6 inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway.
31. 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. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. 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. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).

32. As per Coastside Fire Protection District Ordinance 2019-03, 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" as defined in the current edition of the California Building Code.
33. The installation of an approved spark arrester is required on all wood burning chimneys. Spark arresters shall be made of 12-gage woven or welded wire screening having openings not exceeding 1/2-inch. If the proposed chimney is not wood burning, the applicant may disregard this condition.
34. Vegetation Management (LRA) – The California Fire Code Chapter 49 and Public Resources Code 4291. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 inches to adjacent trees when fully grown or at maturity. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
35. Fire Access Roads – The applicant shall have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance 2019-03, and the California Fire Code shall set road standards. As per the 2019 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District specifications. As per the 2019 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.

36. Fire apparatus roads shall be a minimum of 20 feet wide with minimum of 35 feet centerline radius and a vertical clearance of 15 feet (per CFC 503, D103, T-14 1273). Fire apparatus access roads shall be an approved, all-weather surface. Grades 15% or greater to be surfaced w/ asphalt, or brushed concrete. Grades 15 % or greater shall be limited to 150 feet in length with a minimum of 500 feet between the next section. For roads approved less than 20 feet, 20-foot-wide turnouts shall be on each side of 15% or greater section. No grades over 20 percent. (Plan and profile required) CFC 503.
37. A plan and profile of the driveway/roadway shall be added to the project plans.
38. Dead end emergency access exceeding 150 feet shall be provided with width and turnaround provisions meeting California Fire Code Appendix D.
39. "No Parking - Fire Lane" signs shall be provided on both sides of roads 20 to 26 feet wide and on one side of roads 26 to 32 feet wide (per CFC D103.6).
40. Fire Hydrant: There is a hydrant within the required 500-foot distance from the proposed single-family residence, but it is a dry barrel hydrant or non-compliant hydrant. Applicant shall upgrade it to the required (Clow 960) hydrant. As per 2019 CFC, Appendix B the hydrant shall produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Please contact the local water purveyor for water flow details.
41. Automatic Fire Sprinkler System: (Fire Sprinkler plans require a separate permit). As per San Mateo County Building Regulations and Coastside Fire Protection District Ordinance Number 2019-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations shall be provided with a pilot head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system shall be submitted to the San Mateo County Planning and Building Department. A building permit shall not be issued until plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set to the Coastside Fire Protection District for review.
42. Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire District prior to hook-up to riser. Any soldered fittings shall be pressure-tested with the trench open. Please call the Coastside Fire Protection District to schedule an inspection. Fees shall be paid prior to fire protection plan review.
43. 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.

44. Please add note to the title page that the building would be protected by an automatic fire sprinkler system.
45. Solar Photovoltaic Systems: These systems shall meet the requirements of the 2019 CFC Section 1204.2.1.
46. Traffic calming devices shall be prohibited unless approved by the fire official. CFC 2019 section 503.4.1.
47. All fire conditions and requirements shall be incorporated into your building plans, prior to the building permit issuance. It is your responsibility to notify your contractor, architect, and engineer of these requirements.

Coastside County Water District (CCWD)

48. The project shall comply with CCWD regulations on water service and metering. Coastside County Water District would perform inspections to verify compliance with all the applicable regulations during construction. A final inspection would be conducted when construction is complete.
49. There is an existing domestic water meter installed at this address. This service would need to be destroyed at the corporation stop and reinstalled with a fire service per the CCWD approved location (to be determined) for the new development.
50. Fire sprinklers are served from an independent and dedicated water service connection with a separate fire meter. Please note that CCWD does not allow passive purge systems to be installed on fire protection services. Fire protection services are authorized for the sole purpose of fire protection, and there shall be no cross connections.
51. The presence of a creek on the subject parcel may trigger the need for approved backflow protection on the domestic water system. Please contact CCWD at cbrennan@coastsidewater.org for more information.
52. Sheet L1.1 listed two different irrigated landscape totals. Please correct this error when submitting for CCWD approval.
53. For informational purpose, CCWD application requirements are available on the CCWD's website at: <https://coastsidewater.org/resources/plan-review/>

Granada Community Services District

54. A sewer connection shall be obtained from the Granada Community Services District.

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