

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

DATE: February 24, 2021

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of Coastal Development Permit and Grading Permit for a 2,009 square foot addition, with a 210 square foot deck, to an existing 4,025 square foot two-story single-family home including 555 cubic yards of grading on a 1.24-acre parcel, located at 400 San Juan Avenue within the unincorporated El Granada community of San Mateo County. No trees have been proposed for removal. The project is not appealable to the California Coastal Commission.

County File Number: PLN 2019-00366 (Turner/Lowman)

PROPOSAL

The applicant is requesting approval for a 2,009 square foot two-story addition, with a 210 square foot deck, to the rear of an existing 4,025 square foot single-family home on a 54,063 square foot (1.24 ac.) parcel. The grading required for the proposed build site consists of 505 cubic yards of excavation and 50 cubic yards of fill to accommodate the placement of the addition to the rear. The addition to the rear of the home consists of a first-floor great room, artist studio, and renovated bedroom; with an extension to the second story for a master suite and lounge areas to the existing sleeping area. An octagonal stairwell serves as an alternate access to a roof top deck above the addition for the proposed master suite, in addition to the elevated deck on the opposite end.

Pursuant to Section 9287 of the County Ordinance Code, the Planning Commission is the decision-making authority for grading permits in a County Scenic Corridor and is also the approval authority for the accompanying coastal development permit.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and Grading Permit, County File Number PLN 2019-00366, based on and subject to the required findings and conditions of approval listed in Attachment A.

SUMMARY

The project site is an improved 54,063 sq. ft. (1.24 ac.) parcel with a two-story residence and detached auxiliary buildings located at 400 San Juan Avenue, directly adjacent to the unincorporated community of El Granada, and is bounded by single-family properties directly to the west and south, with a vacant rural property to the east.

The Agricultural Advisory Committee (AAC) considered the project at the July 13, 2020 AAC meeting and determined that the project would not have any negative effect on surrounding agricultural uses, and therefore recommend project approval. Staff has also determined that the project complies with all applicable policies, regulations and standards based on the design of the two-story addition and the appropriate level of grading to allow for the footprint expansion in a manner that minimizes impacts to existing public and private coastal views.

The project conforms with Local Coastal Program policies and General Plan, including policies pertaining to residential development on the Rural Mid-Coast and within County Scenic corridors. The project also complies with the requirements of the grading ordinance because the potential negative environmental impacts attributable to the proposed grading operations will be effectively mitigated by the recommended conditions of approval that, among other things, requires periodic inspections and certification by a registered engineer. The Department of Public Works and Geotechnical Section have also reviewed the project and determined that, as conditioned, the project complies with the grading standards.

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RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and Grading Permit, County File Number PLN 2019-00366, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND:

Report Prepared By: Bryan Albini, Project Planner

Applicant: Bruce Turner

Owner: Dr. Henry Lowman

Location: 400 San Juan Avenue, El Granada

APN: 047-117-010

Parcel Size: 1.24 acres (54,063 sq. ft.)

Existing Zoning: Planned Agricultural District / Coastal Development District (PAD/CD)

General Plan Designation: Residential, Medium Density Residential

Local Coastal Plan Designation: Rural

Existing Land Use: Residential

Water Supply: Coastside County Water District

Sewage Disposal: Granada Community Services District

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

Flood Zone: Zone X for the entirety of the parcel per FEMA Flood Panel 06081C0138F
Effective Date: 08-02-2017. Zone X is land subject to minimal flooding.

Environmental Evaluation: The construction of the residential addition is exempt under California Environmental Quality Act Categorical Exemptions – Class 1, which allows the minor alterations of existing structures. The proposed addition will maintain the existing residential use.

Setting: The subject parcel is approximately 1.24 acres of rural coastal foothills, with single-family development to the northwest and south, and undeveloped agricultural designated property directly to the east. The proposed addition is in an already disturbed portion of the property.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

Upon review of the applicable provisions of the General Plan, staff has determined that the project complies with all General Plan Policies, including the following:

Soil Resources Policies 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) and 2.23 (*Regulate Excavation, Grading, Filling and Land Clearing Activities Against Accelerated Soil Erosion*) call for the regulation of development in order to limit soil erosion and sedimentation on project sites. The 555 cubic yards of grading proposed for this project is intended to accommodate the addition to the house on a hillside parcel with 26 percent grade. The grading plans, drainage and erosion control plans, and the soils report (prepared by GeoForensics, Inc.) have been reviewed by the Department of Public Works and the Geotechnical Section to determine project compliance with the County's Grading Ordinance, subject to the conditions of approval indicated in Attachment A of this report.

Visual Quality Policy 4.39 (*Scenic Roads*) seeks to give special recognition and protection to routes that provide scenic views. The project is located within the Cabrillo Highway designated scenic route, but is approximately 2,500 feet from the highway, and is completely obscured by topography, vegetation, and development so as not to impact views of the coastal hills behind the property. Furthermore, the addition is concentrated to the rear of the home on a large rural parcel and would not be observably different from the County Scenic Corridor than what exists currently on the property.

Rural Land Use Policy 9.45 (*Development Standards for Very Low Density Residential Uses*) calls to buffer residential uses from surrounding resource areas by means of physical barriers, large parcels, distance, visual screening or other appropriate mechanisms. There are no identified prime soils resources on the 1.24-acre parcel, nor does it impact adjacent rural resources, and is further addressed in section 2b. The existing residential development is clustered toward the portions of the property closest to San Juan Avenue to the west, and away from the adjacent 155-acre rural parcel to the east. The local topography and vegetation further buffer the project from view of surrounding rural properties.

2. Compliance with Local Coastal Program (LCP) Policies

The project complies with the following applicable LCP Policies:

a. Development Component

Policy 1.8 (*Land Uses and Development Densities in Rural Areas*) allows new development in rural areas only if it is demonstrated that it will not have significant adverse impacts, either individually or cumulatively, on coastal resources and will not diminish the ability to keep all prime agricultural land and other land suitable for agriculture in agricultural production.

The proposed addition to the existing single-family residence does not pose a significant adverse impact on coastal resources or diminish agricultural productivity, as it is not located on prime soils, active agricultural lands, or near environmentally sensitive habitat areas. The project lies more than .5 linear miles from the nearest coastal access in El Granada, and does not impede coastal access or impact public views.

b. Agricultural Component

Policy 5.6 (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*) permits agricultural and agriculturally related development on land suitable for agriculture. The project parcel does not currently have agricultural activity and is of a size and slope not suitable for cultivation or grazing. The proposed addition will not be built on prime soils, and no Class II and Class III designated soils are located on the parcel.

c. Visual Resources Component

Visual Resources Policy 8.32 (*Regulation of Scenic Corridors in Urban Areas*) requires application of the Design Review standards; the project's compliance with those standards are discussed further in Section 3b. In addition, the project will not be visible from Cabrillo Highway due to distance, intervening development, vegetation and topography.

d. Coastal Development Permit Findings

Staff recommends approval of the project, based on the following findings, required by Chapter 20B, Section 6828.15 of the San Mateo County Zoning Regulations:

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 with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program.

The project application packet was originally submitted on September 16, 2019 in conformance with Section 6328.7. A building permit application has also been filed under BLD 2019-01871, pending planning approval. The project complies with all applicable policies and specific findings required by polices of the LCP, as discussed in Section A.2. of this report.

The project conforms to specific findings required by policies of the San Mateo County Local Coastal Program.

As elaborated in the previous sections of this report, the project complies with the Local Coastal Program policies, specifically around Rural Area Development and Visual Resources.

3. Conformance with the Planned Agricultural District (PAD)Zoning Regulations

As shown in the table below, the project conforms to Sections 6458 and 6359 of the San Mateo County Zoning Regulations, which regulate the height and setbacks of structures:

	PAD Development Standard	Existing	Proposed
Minimum Lot Size	N/A	1.24 acres (54,063 sq. ft.)	1.24 acres (54,063 sq. ft.)
Minimum Front Setback	50 feet	50 feet	50 feet
Minimum Side Setbacks	20 feet	82 feet (right side) 77 feet (left side)	69 feet (right side) 72 feet (left side)
Minimum Rear Setback	20 feet	115 feet	107 feet
Maximum Residential Floor Area	6,200 sq. ft.	4,025 sq. ft.	6,034 sq. ft.
Maximum Building Height	36 feet	27'-6" (Ridge Peak)	28'-6" (Ridge Peak)

4. Conformance with the Grading Regulations

Staff's recommendation to approve the project is based on findings pursuant to Section 9260.1 of the San Mateo County Code elaborated as follows:

- a. **That the granting of the permit will not have a significant adverse impact on the environment.**

The primary permitted use of the property is single-family residential, and the proposed grading is not excessive. The project has been reviewed by the Department of Public Works and the Geotechnical Section, who recommend conditions of approval to ensure compliance with applicable standards, and to mitigate any potential negative environmental impacts.

b. That the project conforms to the criteria of this chapter, including the standards referenced in Section 9296.

The Department of Public Works and Geotechnical Section have reviewed the erosion, sediment and dust control plans and a soils report submitted for the project. Both have determined that the project complies with the grading standards. Conditions of approval have been included which require all grading work to be according to the plans prepared and submitted by Geoforensics, Inc., the project's engineering consultant.

The project's engineer will also be responsible for the inspection and certification of the grading upon completion of the work and will be required to certify that the work is in conformity with the approved plans.

c. That the project is consistent with the General Plan.

As elaborated in the previous sections of this report, the project complies with the General Plan based on its compliance with the applicable Soil Resources, Visual Quality, and Rural Land Use Policies.

B. ENVIRONMENTAL REVIEW

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1, related to alteration of existing public or private facilities, including additions to existing structures.

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

The Midcoast Community Council did not forward a response to staff's referral for this project.

D. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

The California Coastal Commission did not forward a response to staff's referral for this project.

E. OTHER REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Coastside Fire Protection District
Granada Community Services District
Coastside County Water District

ATTACHMENTS

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

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2019-00366 Hearing Date: February 24, 2021

Prepared By: Bryan Albini
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

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

Regarding the Coastal Development Permit, Find:

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 with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program by conforming to the standards and policies outlined in this staff report.
3. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program, including policies that protect Visual Resources and regulate development in rural areas.

Regarding the Grading Permit, Find:

4. That the granting of the permit will not have a significant adverse impact on the environment. The primary permitted use of the property is single-family residential and the proposed grading that sets the addition to the home into the slope is not excessive. The project has been reviewed by the Department of Public Works and the Geotechnical Section who have recommended conditions of approval to ensure compliance with applicable standards, and to mitigate any potential negative environmental impacts.
5. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Code, including the standards referenced in Section 9296. The Department of Public Works and Geotechnical Section have reviewed the erosion,

sediment and dust control plans and a soils report submitted for the project prepared by Geoforensics, Inc., and have determined that the project complies with the grading standards. Conditions of approval have been included which require all grading work to be according to these approved plans. The consultant will also be responsible for the inspection and certification of the grading upon completion of the work and will be required to certify that the work is in conformity with the approved plans.

6. That the project is consistent with the General Plan. As proposed and conditioned, the project complies with General Plan Policies 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) and 2.17 (*Erosion and Sedimentation*).

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval only applies to the proposal, documents and plans described in this report and submitted to the Planning Commission on February 24, 2021. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with this approval.
2. This permit shall be valid for five (5) years from the date of 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. This 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. If the grading permit (issued as the "Hard Card" with all necessary information filled out and signatures obtained) has not been issued within this time period, this approval will expire.
3. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion, unless authorized by the Community Development Director.
4. No grading activities shall commence until the property owner has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section.
5. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the Tree Protection Plan and the Erosion Control Plan, as prepared and signed by the engineer of record September 4, 2019. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.

6. Prior to issuance of the grading permit “hard card,” the property owner shall submit a schedule of all grading operations, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.
7. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
8. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site: (a) The engineer shall submit written certification, that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and (b) the geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval Form, for submittal to the Planning and Building Department’s Geotechnical Engineer and Current Planning Section.
9. 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.

- g. Limiting construction access routes and stabilization of designated access points.
 - h. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
10. 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.
11. 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.

12. 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.
13. No site disturbance shall occur, including any grading or tree/vegetation removal, until a building permit has been issued.
14. 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.
15. 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 Valencia and Carmel Avenues. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Valencia and Carmel Avenues. There shall be no storage of construction vehicles in the public right-of-way.
16. 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.
17. 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).
18. 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.

Building Inspection Section

19. The proposed project requires a building permit.

Geotechnical Section

20. A Geotechnical Report is required at building permit stage.
21. The project geotechnical engineer shall inspect and approval all relevant geotechnical work. Inspections requirements shall be in compliance with CBC2016. Periodic construction observation letters shall be submitted to the County and stamped GCA Section II shall be submitted and approved at Building Final.

Drainage Section

22. The following items will be required at the time of building permit submittal:
 - a. A Drainage Report prepared and stamped by a registered civil engineer.
 - b. A final Grading and Drainage Plan prepared and stamped by a registered civil engineer.
 - c. A completed C.3 / C.6 Checklist.

Department of Public Works

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. 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 hard wired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire Protection District Ordinance 2016-01, 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 recondition 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. Date of

installation must be added to exterior of the smoke alarm and will be checked at final.

26. 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. (CFC 1030).
27. 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.
28. As per Coastside Fire Protection District Ordinance 2016-01, 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 (SRA) - The 2016 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 feet to adjacent trees when fully grown or at maturity.

Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

30. Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2016-01, 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. 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 must be submitted to the San Mateo County Planning and Building Department or The City of Half Moon Bay. 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.

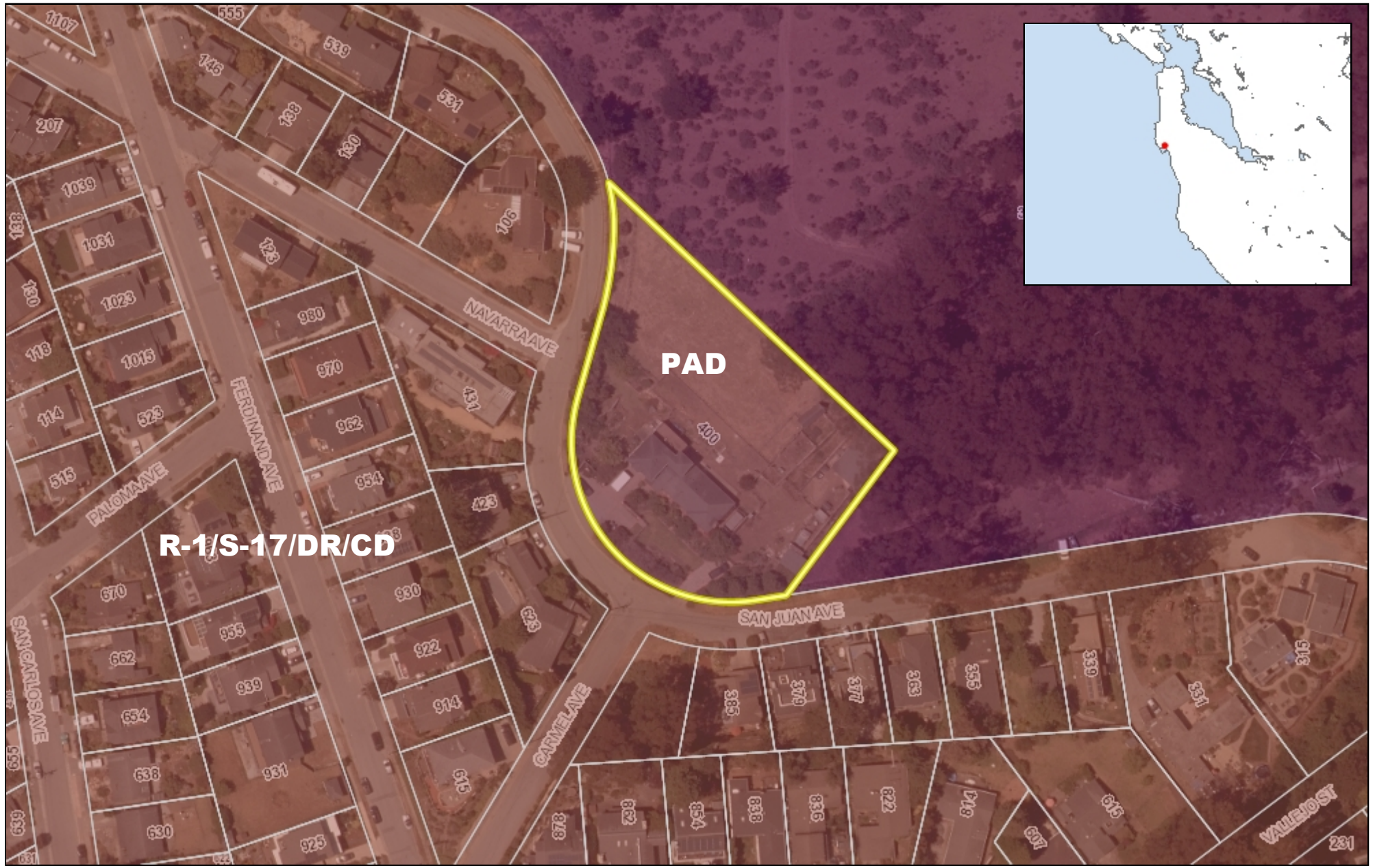
31. Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call Coastside Fire Protection District to schedule an inspection. Fees shall be paid prior to plan review.
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. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
34. Solar Photovoltaic Systems: These systems shall meet the requirements of the 2016 CFC Section 605.11
35. Sub-Division shall require a 2nd fire apparatus access. Section 503.1.2 2016 CFC.

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B




R-1/S-17/DR/CD

PAD



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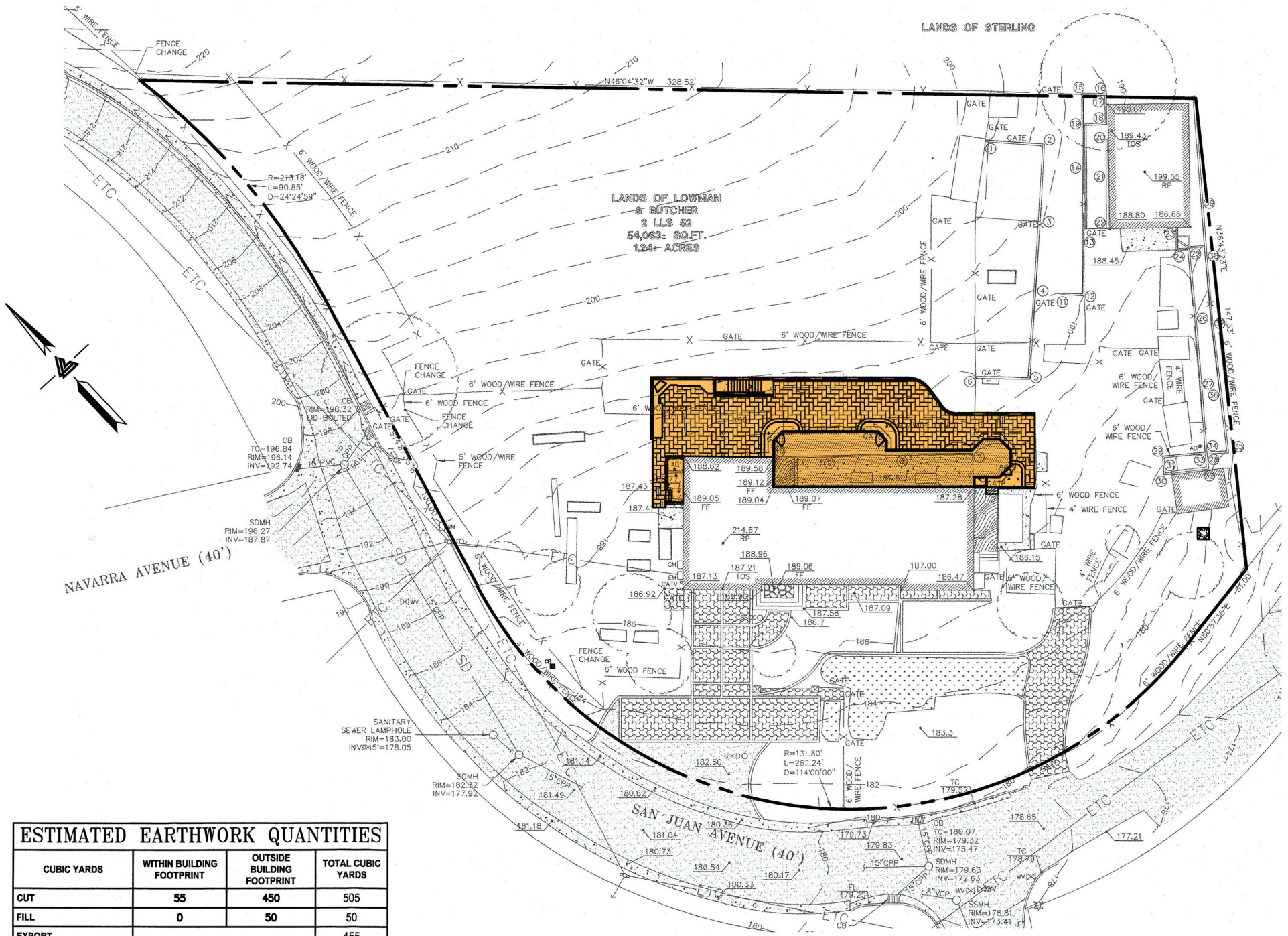
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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

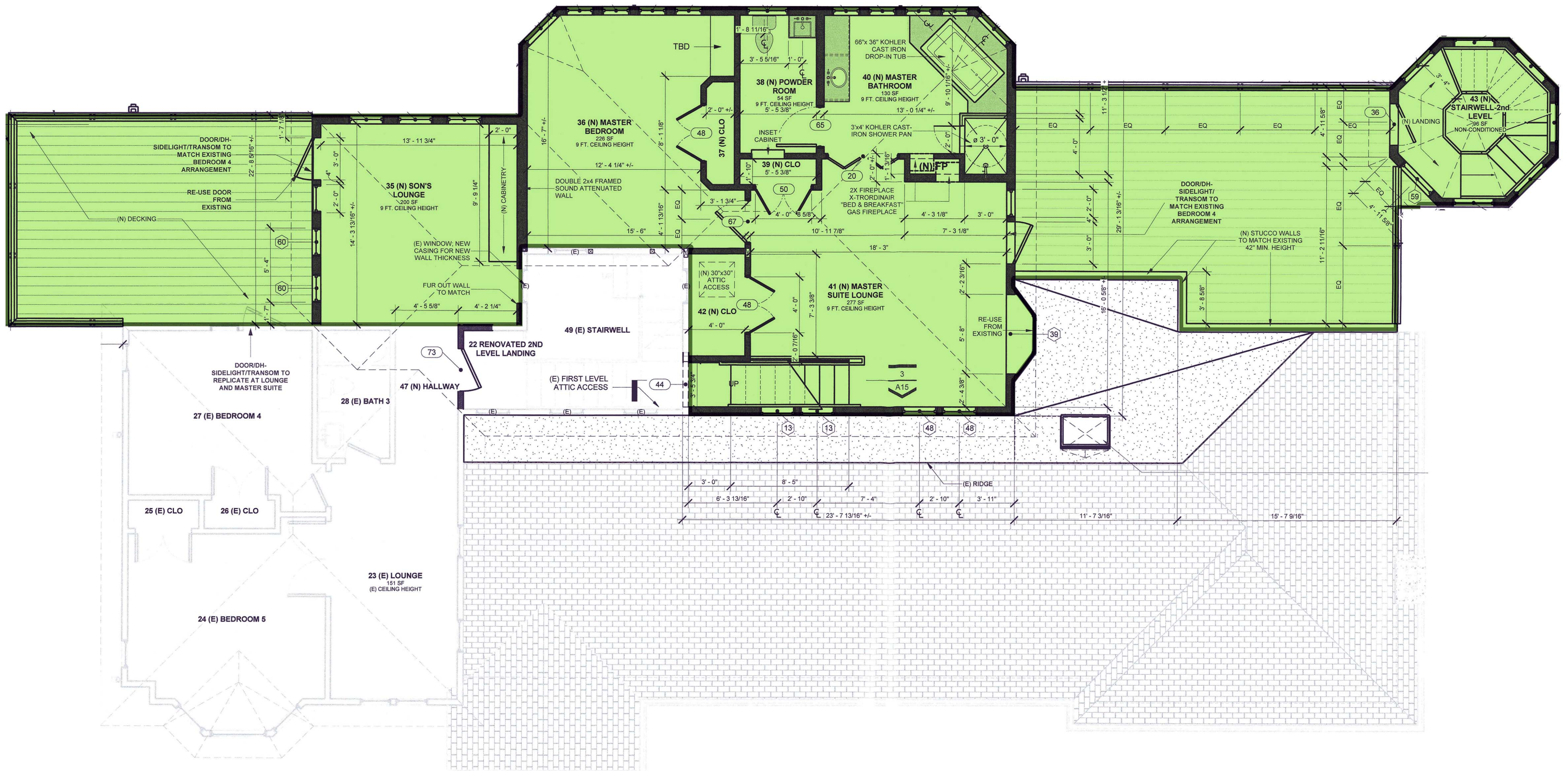
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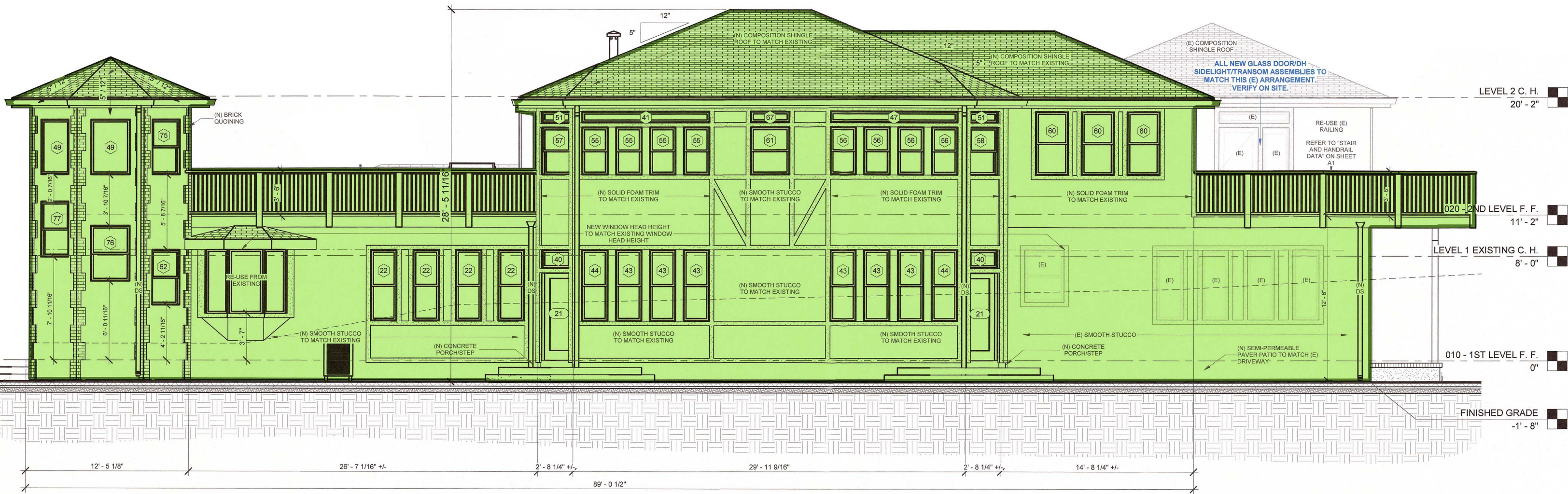
ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	55	450	505
FILL	0	50	50
EXPORT			455

SITE PLAN & LIMITS OF DISTURBANCE



SECOND FLOOR PLAN



REAR ELEVATION (EAST)

