



Planning & Building Department Planning Commission

Laurie Simonson, 1st District
Frederick Hansson, 2nd District
Zoe Kersteen-Tucker, 3rd District
Manuel Ramirez, Jr., 4th District
Steve Dworetzky, 5th District

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

Action Minutes

DRAFT

MEETING NO. 1616

Wednesday, June 8, 2016

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

Chair Simonson called the meeting to order at 9:00 a.m.

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

Roll Call:

Commissioners Present:	Dworetzky, Hansson, Kersteen-Tucker, Ramirez, Simonson
Commissioners Absent:	Hansson
Staff Present:	Monowitz, Fox, Shu

Legal notice published in the San Mateo County Times on May 28, 2016 and the Half Moon Bay Review on May 25, 2016.

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 meetings of May 25, 2016 and June 8, 2016.

Minutes for May 25, 2016 and June 8, 2016 will be considered at the next meeting.

REGULAR AGENDA 9:00 a.m.

- Owner/Applicant:** Coastside County Water District
File No.: PLN 2016-00008
Location: Denniston Reservoir and Bridgeport Drive/Coral Reef Avenue, El Granada
Assessor's Parcel No.: 037-320-150 and Public R-O-W

Consideration of a Coastal Development, Planned Agricultural Development and Use Permits, pursuant to Sections 6328.4, 6353, and 6500 of the County Zoning Regulations, for the construction of a new water

booster pump at the Denniston Reservoir and replacement of existing water transmission lines along Bridgeport Drive and Coral Reef Avenue. This project is appealable to the California Coastal Commission. Application deemed complete February 7, 2016. Please direct any questions to Senior Planner Mike Schaller at 650/363-1849 or mschaller@smcgov.org.

SPEAKERS:

1. David Dickson, Applicant

COMMISSION ACTION:

Commissioner Dworetzky moved and Commissioner Kersteen-Tucker seconded to close the public hearing. **Motion carried 4-0-0-1 (Commissioner Hansson absent).**

Commissioner Dworetzky moved and Commissioner Kersteen-Tucker seconded the motion. **Motion carried 4-0-0-1 (Commissioner Hansson absent)**

Based on information provided by staff and evidence presented at the hearing that the Planning Commission approved the request, making the findings and adopting conditions of approval as follows:

FINDINGS:

Regarding the Environmental Review, Found:

1. That the Commission, acting as a responsible agency, has reviewed and considered the Final Environmental Impact Report, prepared by Coastside County Water District, acting as Lead Agency.

Regarding the Coastal Development Permit, Found:

2. That the project, as described in the application and accompanying materials required by Zoning Regulations 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 with regard to the protection of biotic and visual resources.
3. 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 dated June 8, 2016. Specific conditions have previously been placed upon the applicant's Capital Improvements Program which limit the total number of connections that the District may allow. Those specific conditions have been carried over to this permit as well.

Regarding the Planned Agricultural Development Permit, Found:

General Criteria

4. *The encroachment of all development upon land which is suitable for agricultural use shall be minimized.* The proposed location of the booster pump is on top of the existing Denniston dam. This location is not suitable for agricultural use due to the relatively small amount of flat land and the inaccessibility of this location for daily agricultural activities.
5. *All development permitted on a site shall be clustered.* The applicant has proposed constructing the booster pump immediately adjacent to the existing pump station, in an area that is already flat and devoid of major vegetation. No adjacent agricultural land will be impacted by this location.

Water Supply Criteria

6. *Adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection in the watershed are not diminished.* The proposed booster pump will not change the amount of water that the District is allowed to divert out of Denniston Creek, nor when that diversion may occur. The adjacent farmer continues to maintain and utilize his senior water rights. The purpose of the pump is to better move the water that the District is entitled to into the entirety of their system.

Criteria for the Conversion of Lands Suitable for Agriculture and Other Land

7. *All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable.* The location of the proposed booster pump on top of the dam is an unsuitable location for agriculture due to inaccessibility and limited area. No agriculture has ever been practiced on top of the dam, therefore no "lands suitable for agriculture" are being converted.
8. *Clearly defined buffer areas are developed between agricultural and non-agricultural uses.* The booster pump location on top of the dam is separated from the nearby agricultural fields by existing farm buildings that form a buffer between the two uses. The nearest agricultural fields are over 300 feet away. Additionally, the booster pump building is unmanned, except for regular maintenance inspections.
9. *The productivity of any adjacent agricultural lands is not diminished, including the ability of the land to sustain dry farming or animal grazing.* As discussed above, there is over 300 feet of separation between the proposed booster pump and nearby active agricultural buildings. Additionally, the booster pump building will be unmanned. There is no evidence to suggest that construction and use of the booster pump will diminish or inhibit adjacent agricultural operations.
10. *Public service and facility expansions and permitted uses do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.* The parcel on which the booster pump is proposed is owned by the Coastside County Water District. All new improvements will occur on this parcel. There is no evidence to suggest that these improvements will affect the assessed value of the adjacent agricultural lands. There is also no evidence to suggest that the construction of the booster pump will negatively impact water or air quality as long required mitigation measures for addressing construction-related emissions are implemented.

Regarding the Use Permit, Found:

11. That the construction of the proposed booster pump and water main pipeline replacement at the proposed locations are necessary for the public health, safety, convenience or welfare. The project is a public utility/service use and thus qualifies for a Use Permit. The new booster pump and water mains are necessary to continue providing the residents of the MidCoast County Water District with water for domestic consumption and fire suppression.

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 June 8, 2016. 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.

Mitigation Measures Identified in the Certified Environmental Impact Report

Air Quality

2. Mitigation Measure 4.2-1: The following mitigation measures shall be implemented by the applicant to reduce construction related criteria emissions:
- 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. The use of dry power sweeping is prohibited.
 - d. All vehicle speeds on unpaved roads shall be limited to 15-miles per hour.
 - e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - f. 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 [CCR]). Clear signage shall be provided for construction workers at all access points.
 - g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - h. 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.

California Red-legged Frog (CRLF) and San Francisco Garter Snake (SFGS)

3. Mitigation Measure 4.3-1k: An approved biological monitor shall be present on site during all construction and dredging activities. This biological monitor shall have the authority to temporarily halt construction for the protection of listed wildlife species.
4. Mitigation Measure 4.3-1o: At least 14 days prior to the onset of any construction or maintenance activities, including dredging of Denniston Reservoir, the applicant shall submit the name(s) and credentials of biologists who would shall conduct activities specified in the following measures. No project activities shall begin until the applicant has received written approval from the U.S. Fish and Wildlife Service (USFWS)/California Department of Fish and Wildlife (CDFW) that the biologist(s) is qualified to conduct the work.
5. Mitigation Measure 4.3-1q: Prior to commencement of any groundbreaking activities, all construction personnel will receive training on listed species and their habitats by an approved biologist. The importance of these species and their habitat will be described to all employees as well as the minimization and avoidance measures that are to be implemented as part of the Proposed Project. An educational brochure containing color photographs of all listed species in the work area(s) will be distributed to all employees working within the project site. The original list of employees who attend the training sessions will be maintained by the applicant and be made available for review by the USFWS and the CDFW upon request.

6. Mitigation Measure 4.3-1t: All vehicles associated with construction and excavation activities will be clustered within designated staging areas at the end of each work day or when not in use to minimize habitat disturbance and water quality degradation.
7. Mitigation Measure 4.3-1u: Before vehicles move from the staging areas at the start of each work day or before they return to this location at the end of each work day, the on-site biological monitor will check under the vehicles and their tires to ensure no listed species are utilizing the equipment as temporary shelter. In addition, the qualified biologist shall inspect the vicinity of the anticipated work area that will support the construction equipment. Any vehicle parked within the project site for more than 15 minutes shall be inspected by the biological monitor before it is moved to ensure that CRLF or SFGS have not moved under the vehicle.
8. Mitigation Measure 4.3-1x: Because CRLF and SFGS may take refuge in cavity-like and den-like structures such as pipes, and may enter stored pipes and become trapped, all construction pipes, culverts, or similar structures that are stored at a construction site for one or more overnight periods will be either securely capped prior to storage or thoroughly inspected by the biological monitor for wildlife before the pipe is subsequently buried, capped, or otherwise used or moved in any way.

Western Pond Turtle (WPT)

9. Mitigation Measure 4.3-1bb: Prior to commencement of daily construction or excavation activities, the biological monitor will conduct a preconstruction survey for the western pond turtle. If WPT is present, the biologist will be allowed sufficient time to move them from the work site before work activities begin.

Pallid Bat

10. Mitigation Measure 4.3-1cc: If any trees are proposed for removal, a qualified wildlife biologist shall conduct a focused survey for roosting bats no more than 14 days prior to the anticipated date of tree removal. Trees that contain cavities will be thoroughly investigated for evidence of bat activity. A letter report shall be prepared and submitted to the applicant following the preconstruction survey to document the results. If the preconstruction survey determines that there is no evidence of roosts, then no additional mitigation will be required so long as construction commences within 14 days prior to the preconstruction survey.
11. Mitigation Measure 4.3-1dd: If special status bats are found roosting within any trees slated for removal, the areas shall be demarcated by exclusionary fencing and avoided until a qualified biologist can assure that the bats have vacated.

Migratory Birds and Other Birds of Prey

12. Mitigation Measure 4.3-1gg: Should any trees be planned for removal, they shall be removed between September 16 and March 14, which is outside of the nesting bird season (the nesting bird season is between March 15 and September 15).
13. Mitigation Measure 4.3-1hh: Should removal be required outside of the dates identified above then a qualified biologist shall conduct a preconstruction survey within 14 days prior to commencement of any construction activities associated with the Proposed Project, should construction be anticipated to commence during the nesting season for birds of prey and migratory birds (between March 15 and September 15). A letter report shall be prepared and submitted by the applicant following the preconstruction survey to document the results. If surveys show that there is no evidence of nests, then no additional mitigation will be required so long as construction commences within 14 days prior to the preconstruction survey.
14. Mitigation Measure 4.3-1ii: If any active nests are located within the vicinity of the project site, a buffer zone shall be established around the nests. A qualified biologist shall monitor nests weekly during

construction to evaluate potential nesting disturbance by construction activities. The biologist should delimit the buffer zone with construction tape or pin flags within 100 feet of the active nest and maintain the buffer zone until the end of breeding season or the young have fledged. Guidance from the CDFW will be requested if establishing a 100-foot buffer zone is impractical. A letter report shall be prepared and submitted to the applicant following the preconstruction survey to document the results.

Hazards and Hazardous Materials

15. Mitigation Measure 4.7-1a: During construction, staging areas, welding areas, or areas slated for development using spark-producing equipment shall be cleared of dried vegetation or other materials that could serve as fire fuel. To the extent feasible, the contractor shall keep these areas clear of combustible materials in order to maintain a firebreak.
16. Mitigation Measure 4.7-1b: Any construction equipment that normally includes a spark arrester shall be equipped with an arrester in good working order. This includes, but is not limited to, vehicles, heavy equipment, and chainsaws.
17. Mitigation Measure 4.7-2: Personnel shall follow written Standard Operating Procedures (SOPs) for filling and servicing construction equipment and vehicles. The SOPs, which are designed to reduce the potential for incidents involving hazardous materials, shall include the following:
 - a. Refueling shall be conducted only with approved pumps, hoses, and nozzles;
 - b. Catch pans shall be placed under equipment to catch potential spills during servicing;
 - c. All disconnected hoses shall be placed in containers to collect residual fuel from the hose;
 - d. Vehicle engines shall be shut down during refueling;
 - e. No smoking, open flames, or welding shall be allowed in refueling or service areas;
 - f. Refueling shall be performed away from bodies of water to prevent contamination of water in the event of a leak or spill;
 - g. Service trucks shall be provided with fire extinguishers and spill containment equipment, such as absorbents;
 - h. Should a spill contaminate soil, the soil shall be put into containers and disposed of in accordance with local, State, and Federal regulations;
 - i. All containers used to store hazardous materials shall be inspected at least once per week for signs of leaking or failure. All maintenance and refueling areas shall be inspected monthly. Results of inspections shall be recorded in a logbook that will be maintained on site; and
 - j. The amount of hazardous materials used in project construction and operation shall be consistently kept at the lowest volumes needed.

Hydrology and Water Quality

18. Mitigation Measure 4.8-1: The Coastside County Water District (CCWD) shall comply with the SWRCB NPDES General Permit for Discharges of Stormwater Runoff Associated with Construction Activity (General Permit). The SWRCB requires that all construction sites have adequate control measures to reduce the discharge of sediment and other pollutants to streams to ensure compliance with Section 303 of the Clean Water Act. To comply with the NPDES permit, prior to construction the applicant shall file a Notice of Intent with the SWRCB and prepare a Stormwater Pollution Prevention Plan (SWPPP),

which includes a detailed, site specific listing of the potential sources of stormwater pollution; pollution prevention measures (erosion and sediment control measures and measures to control non-stormwater discharges and hazardous spills); a description of the type and location of erosion and sediment control best management practices (BMPs) to be implemented at the project site; and a BMP monitoring and maintenance schedule to determine the amount of pollutants leaving the Proposed Project site. A copy of the SWPPP must be current and remain on the project site. Control measures are required prior to, and throughout, the rainy season. Water quality BMPs identified in the SWPPP shall include, but are not limited to, the following:

- a. Temporary erosion control measures (such as silt fences, staked straw bales, and temporary revegetation) shall be employed for disturbed areas. No disturbed surfaces will be left without erosion control measures in place during the winter and spring months.
- b. Sediment shall be retained on-site by the detention basin, on-site sediment traps, or other appropriate measures.
- c. A spill prevention and countermeasure plan shall be developed which would identify proper storage, collection, and disposal measures for potential pollutants (such as fuel, fertilizers, pesticides, etc.) used on-site. The plan would also require the proper storage, handling, use, and disposal of petroleum products.
- d. Construction activities shall be scheduled to minimize land disturbance during peak runoff periods and to the immediate area required for construction. Soil conservation practices shall be completed during the fall or late winter to reduce erosion during spring runoff. Existing vegetation will be retained where possible. To the extent feasible, grading activities shall be limited to the immediate area required for construction.
- e. Surface water runoff shall be controlled by directing flowing water away from critical areas and by reducing runoff velocity. Diversion structures such as terraces, dikes, and ditches shall collect and direct runoff water around vulnerable areas to prepared drainage outlets. Surface roughening, berms, check dams, hay bales, or similar devices shall be used to reduce runoff velocity and erosion.
- f. Sediment shall be contained when conditions are too extreme for treatment by surface protection. Temporary sediment traps, filter fabric fences, inlet protectors, vegetative filters and buffers, or settling basins shall be used to detain runoff water long enough for sediment particles to settle out. Store, cover, and isolate construction materials, including topsoil and chemicals, to prevent runoff losses and contamination of groundwater.
- g. Topsoil removed during construction shall be carefully stored and treated as an important resource. Berms shall be placed around topsoil stockpiles to prevent runoff during storm events. Re-use of topsoil for restoration of native vegetation shall be limited to topsoil salvaged from areas with only native plant species.
- h. Establish fuel and vehicle maintenance areas away from all drainage courses and design these areas to control runoff.
- i. Disturbed areas shall be revegetated after completion of construction activities.
- j. Provide sanitary facilities for construction workers.

Noise

19. Mitigation Measure 4.9-1: Construction activities shall be limited to the hours of 7:00 am to 6:00 pm Monday through Friday and 9:00 am to 5:00 pm Saturday. Construction activities shall not be conducted on Sundays or holidays. In addition, the contractor shall implement the following BMPs to further reduce noise impact due to construction:
- a. Stationary equipment and staging areas shall be located as far as practical from noise-sensitive receptors.
 - b. All construction vehicles or equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and acoustical shields or shrouds, in accordance with manufacturer's recommendations.
 - c. To the extent feasible, existing barrier features (structures) shall be used to block sound transmission between noise sources and noise sensitive land uses.
 - d. The general contractors for all construction and demolition activities shall provide a contact number for citizen complaints and a methodology for dealing with such complaints such as designating a noise disturbance coordinator. This noise disturbance coordinator shall receive all public complaints about construction related noise and vibration, shall be responsible for determining the cause of the complaint, and shall implement any feasible measures to be taken to alleviate the problem. All complaints and resolution of complaints shall be reported to the County weekly.

2003 Coastal Commission (Capacity Limits)20. Water Supply Capacity

- a. The total number of water service connections permitted within the CCWD Service District shall not exceed the service capacity of Phase I of the Crystal Springs project. The water service capacity of the Phase I Crystal Springs project shall be defined as a total of 8,078 5/8-inch meter equivalent service connections. All remaining uninstalled nonpriority water service connections within the CCWD Service District shall be distributed only within the District boundaries as those boundaries were defined on January 1, 2003. Reallocation of existing water supplies to provide additional service connections is prohibited under Phase I of the Crystal Springs project.
- b. Existing or reserved priority use service connections may only be reallocated to a non-priority use, pursuant to Policy 2.8 of the San Mateo County Certified Land Use Plan.
- c. Any increase in water supply or distribution capacity to provide additional service connections in excess of the Phase I limitations specified above, including but not limited to any augmentation or reallocation of existing water supplies, shall require a coastal development permit from the affected local jurisdiction(s). Any such action by a local government on a coastal development permit application for an increase in water supply or distribution capacity beyond the Phase I limitations specified above shall be appealable to the Coastal Commission. If the permittee or its successor(s) seeks a coastal development permit to increase water supply or distribution capacity in excess of the Phase I limitations specified above, the applicant for such permit shall be required to include in such permit application information concerning phasing of infrastructure capacity in conformity with the requirements of the San Mateo County and City of Half Moon Bay LCPs. The information provided shall be sufficiently detailed and complete to enable the permit issuing authority to evaluate whether the proposed increase in water supply and/or distribution capacity is in phase with the existing or probable future capacity of other area infrastructure, including but not limited to the need for an adequate level of service for Highways 1 and 92 as required by the applicable local coastal program and Subsection "d" below.

- d. No increase in water supply or distribution capacity shall be permitted within the CCWD Service District in excess of the Phase I limitations specified in Subsection "a" above, unless the existing or probable future capacity of other related infrastructure, including but not limited to the San Mateo County Mid-Coast and City of Half Moon Bay regional transportation system, is sufficient to adequately serve the level of development that would be supported by the proposed increase in water supply and/or distribution capacity. Adequate level of service for Highways 1 and 92 shall be defined, at minimum, as Level of Service (LOS) C except during the peak two-hour commuting period and the ten-day average peak recreational hour when LOS E is acceptable, unless the permittee must abide by a stricter standard that is required under the applicable LCP at the time that such permit application is considered.

Best Management Practices (BMPs) to be Implemented for the Proposed Project

21. Non-Hazardous Materials

- a. Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- b. Use (but do not overuse) reclaimed water for dust control.

22. Hazardous Material

- a. Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- b. Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- c. Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- d. Arrange for appropriate disposal of all hazardous wastes.

23. Waste Management

- a. Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- b. Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- c. Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- d. Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.).
- e. Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

24. Construction Entrances and Perimeter

- a. Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off-site.

- b. Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

25. Maintenance and Parking

- a. Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- b. Perform major maintenance, repair jobs, and vehicle and equipment washing off-site.
- c. If refueling or vehicle maintenance must be done on-site, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids.
- d. Recycle or dispose of fluids as hazardous waste.
- e. If vehicle or equipment cleaning must be done on-site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- f. Do not clean vehicle or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

26. Spill Prevention and Control

- a. Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- b. Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- c. Clean up spills or leaks immediately and dispose of cleanup materials properly.
- d. Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- e. Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- f. Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- g. Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: (1) Dial 911 or your local emergency response number, and (2) call the Governor's Office of Emergency Services Warning Center, 800/852-7550 (24 hours).

27. Sediment Control

- a. Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- b. Prevent sediment from migrating off-site by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- c. Keep excavated soil on the site where it will not collect into the street.
- d. Transfer excavated materials to dump trucks on the site, not in the street.

28. Containment

- a. Fluid spills shall not be hosed down. The contractor shall use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible. If water must be used, the contractor will be required to collect the water and spilled fluids and dispose of it as hazardous waste. Spilled fluids shall not be allowed to soak into the ground or enter into any watercourse.
- b. Spilled dry materials shall be swept up immediately. Dry spills shall not be washed down or buried. Spills on dirt areas should be removed by digging up and properly disposing of contaminated soil.
- c. Significant spills shall be reported to San Mateo County Environmental Health Services Division, or other emergency office as warranted, immediately and documented using the San Mateo Countywide Water Pollution Prevention Program (SMCWPPP) Construction Site Inspection Report form.

29. Equipment Maintenance and Fueling

- a. A separate area shall be designated for equipment maintenance and fueling, away from any slopes, watercourses or drainage facilities.
- b. Where equipment is expected to be stored for more than a few days, cleanup materials and tools shall be kept nearby and available for immediate use (refer to Condition No. 9, "Containment").
- c. Equipment shall not be stored in areas that will potentially drain to watercourses or drainage facilities.
- d. If equipment must be stored in areas with the potential to generate runoff, drip pans, berms, sandbags or absorbent booms shall be employed to contain any leaks or spills.
- e. Equipment shall be inspected daily for leaks or damage and promptly repaired.
- f. Timing of Work: Construction activities that remove vegetative soil cover and/or potentially release sediment into stormwater will be conducted during the dry season (June 1 and October 15). Activities that are subject to permit requirements will be conducted during the period authorized by the permits.

30. Sand Bags/Rock Socks

- a. When used in water bodies, this BMP must be used in accordance with permit conditions.
- b. Secure ends of sandbags to ensure material does not scatter.
- c. When used as a barrier, stack bags tightly together and in alternate (brick-layer) fashion.
- d. During construction, inspect daily during the work week. Schedule additional inspections during storm events. Make any required repairs.
- e. Replace damaged sandbags/rock socks.
- f. Remove sediment when deposits reach half the height of the sandbag barrier.

- g. Replace rock socks when half full of sediment, or when water no longer flows through rock sock or when water is not clean after flowing through rock sock.

31. Dust Management Controls

- 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. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
- 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 [CCR]). 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 manufacturer’s specifications. All equipment shall be checked by a certified visible emissions evaluator.
- g. Post a publicly visible sign with the telephone number and person to contact at the County regarding dust complaints. Following the review of any dust complaints, the County project manager shall respond and take corrective action within 48 hours.

32. Staging and Access

Staging, access, and parking areas will be located outside of sensitive habitat areas.

33. Invasive Plant Control

In order to minimize the spread of invasive plants, all equipment (including personal gear) will be cleaned of soil, seeds, and plant material prior to arriving on the Project site to prevent introduction of undesirable plant species.

34. Prepare and Implement Traffic Control Plan

The applicant and/or its contractor will prepare and implement a traffic control plan to reduce traffic impacts on surface roads within the project area, to reduce potential traffic safety hazards, and ensure adequate access for emergency responders, and construction vehicles, as appropriate. The applicant and/or its contractor will coordinate construction activities with Cal-Fire and the San Mateo County Department of Public Works, as appropriate. The traffic control plan will provide for the appropriate control measures including (but not limited to) barricades, warning signs, flaggers, speed control devices, and other measures.

- 2. **Owner/Applicant:** **Steve Kalpakoff**
 File No.: PLN 2015-00243
 Location: Cypress Avenue and Park Way, Moss Beach
 Assessor’s Parcel Nos.: 037-225-010

Consideration of the certification of a revised Initial Study/Negative Declaration, re-circulated on May 16, 2016, pursuant to the California Environmental Quality Act (CEQA), a Non-Conforming Use Permit, a Coastal Development Permit, and a Design Review Permit, pursuant to Sections 6133.3.b, 6328.4, and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a 1,485 sq. ft. new three-story single-family residence, plus a 388 sq. ft. attached two-car garage on a 3,916 sq. ft. non-conforming legal parcel, where 5,000 sq. ft. is the minimum required. The Non-Conforming Use Permit is required to allow a rear setback of 15 feet, 5 inches, where the minimum required is 20 feet. No significant trees are proposed for removal and only minimal grading is involved. The project is appealable to the California Coastal Commission. This item is continued from the April 27, 2016 Planning Commission meeting. Application deemed complete December 18, 2015. Please direct any questions to Project Planner Dennis Aguirre at 650/363-1867 or daquirre@smcgov.org

SPEAKERS:

1. Annette Saunders
2. Lennie Roberts
3. Peter Bach

COMMISSION ACTION:

Commissioner Kersteen-Tucker moved and Commissioner Dworetzky seconded to close the public hearing.
Motion carried 4-0-0-1.

Commissioner Ramirez moved and Commissioner Dworetzky seconded the motion. **Motion carried 4-1-0-1.**

Yes: Commissioners' Dworetzky, Simonson and Ramirez

No: Kersteen -Tucker

Abstained: NO

Absent: Commissioner Hanssen is absent)

Based on information provided by staff and evidence presented at the hearing that the Planning Commission approved the request, making the findings and adopting conditions of approval as follows:

FINDINGS:**Regarding the Environmental Review, Found:**

1. That the revised Initial Study/Negative Declaration (IS/ND) is complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines. The revised IS/ND was released on May 16, 2016 with the comment period ending on June 6, 2016.
2. That, on the basis of the Initial Study/Negative Declaration and comments received hereto, which are addressed in the revised Initial Study /Negative Declaration, there is no evidence that the project will have a significant effect on the environment. The revised Initial Study/Negative Declaration corrected and clarified issues in the areas of biological resources, noise and population and housing. The revised Initial Study/Negative Declaration found no significant impacts associated with the project. Therefore, no mitigation measures are necessary.
3. That the revised Initial Study/Negative Declaration reflects the independent judgment of San Mateo County.

Regarding the Coastal Development Permit, Found:

4. 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 requiring infill development and policies of the Hazard Component.
5. That the number of building permits for the construction of single-family residences issued in the calendar year would not exceed the limits of LCP Policy 1.23.

Regarding the Design Review, Found:

6. That, with the conditions of approval recommended by the Coastside Design Review Committee at its meetings of September 10 and November 12, 2015, the project is in compliance with the Design Review Standards for the Midcoast. The project, as designed and conditioned, complements the dominant style of the neighborhood residences. The project adequately protects neighbors' privacy and views; 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.

Regarding the Use Permit, Found:

7. Pursuant to Section 6133.3.b(3) of the San Mateo County Zoning Regulations:
 - a. That the proposed development is proportioned to the size of the parcel on which it is being built. The lot coverage and floor areas remain compliant with the S-17 Zoning District development standards. The total lot coverage of 27% (1,077 sq. ft.) is less than the maximum allowed of 35% (1,370 sq. ft.), while the total floor area proposed of 48% (1,870 sq. ft.) is at the maximum allowed of 48% (1,880 sq. ft.). The project is adequately proportioned to the parcel size based on the proposal to locate the structure beyond the setbacks of the fault trace.
 - b. That all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible. An effort was undertaken by the applicant to explore the possibility of purchasing adjacent properties. Purchase offer letters were forwarded to two neighbors (see Attachment H). The offers were not acknowledged since neither replies nor counter-offers were received from the potential sellers. Based on this outcome, mitigation of the parcel size non-conformity via parcel mergers has been proven infeasible.
 - c. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. The proposed development conforms with the development rear setback of the zoning district to the furthest extent feasible given the location of the fault trace on the property. The proposed residence provides a 15'-5" rear setback where a minimum of 20' is required, encroaching 4'-7" in to the setback. The 4'-7" encroachment is reasonable to allow a 10' setback of development from the fault trace, as recommended by the project geotechnical consultant and supported by the County Geologist.
 - d. That the establishment, maintenance, and/or conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The proposed height of ~~27~~ 28 feet for the new residence, the well-articulated facades, and the adequate setbacks bring the structure into scale with the established neighborhood context.
 - e. That the use permit approval does not constitute a granting of special privileges. The use permit would allow the use of this parcel for residential development in keeping with the rest of the parcels in this residential neighborhood that include at least two other non-conforming parcels.

CONDITIONS OF APPROVAL:

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on June 8, 2016. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer 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 Design Review Officer may refer consideration of the revisions to the Coastsides Design Review Committee, with applicable fees to be paid by the applicant.
2. The Coast Development Permit, Non-Conforming Use Permit and Design Review approvals 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. One (1) one-year extension of these permits will be considered upon written request and payment of the applicable fees sixty (60) days prior to the permits' expiration.
3. The applicant shall submit the following items and/or indicate the following on the plans submitted for a building permit, as stipulated by the Coastsides Design Review Committee:
 - a. Replace the existing chain link fence for more compatibility with the proposed architectural style of the residence.
 - b. Remove the exterior landscape lighting fixtures from the plans.
4. 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.

5. 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.
6. The applicant shall include an erosion and sediment control plan meeting County 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.
7. The applicant shall apply for a building permit and shall adhere to all requirements of the Building Inspection Section, the Department of Public Works, and the Coastside Fire Protection District.
8. No site disturbances shall occur, including any grading or vegetation removal, until a building permit has been issued.
9. 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 Cypress Avenue and Park Way. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Cypress Avenue and Park Way. There shall be no storage of construction vehicles in the public right-of-way.
10. The exterior color samples submitted to the Coastside Design Review Committee 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.

11. Installation of the approved landscape plan is required prior to formal inspection.
12. 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).
13. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) Watershed. Runoff and other polluted discharges from the site are prohibited. Development shall minimize erosion, treat stormwater from new/replaced impervious surfaces, and prevent polluted discharges into the ASBS or a County storm drain (e.g., car washing in a driveway or street, pesticide application on lawn).
14. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) Watershed and is considered a Construction Stormwater Regulated Site. Weekly construction inspections are required throughout the duration of land disturbance during the rainy season (October 1 to through April 30) for sites within the ASBS Watershed, as required by the State Water Resources Control Board General Exceptions to the California Ocean Plan with Special Protections adopted on March 20, 2012.
15. 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. If archaeological and/or cultural resources are encountered during grading or construction activities, work shall be temporarily halted in the vicinity within 30 feet 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 for the Community Development Director's review and approval, prior to any further grading or construction activity in the vicinity.
17. 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 and as reviewed and approved by the Community Development Director, shall be implemented to mitigate the impact.

Building Inspection Section

18. The applicant shall apply for a building permit.

Montara Water and Sanitary District

19. Prior to the issuance of a building permit, the applicant shall obtain Domestic Water/Fire Protection Connection and Sewer Permits, including the submittal of adequate fire flow calculations from a Certified Fire Protection Contractor.

Department of Public Works

20. 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. In addition, since this project has the potential to discharge to the Area of Special Biological Significance (ASBS), all stormwater shall be treated prior to disposal.

21. 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.
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. The 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 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

24. 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.
25. Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft. Five (5) 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.
26. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
27. Occupancy Separation: As per the 2010 CBC, Section 406.1.4, a 1-hour occupancy separation wall shall be installed with a solid core, 20-minute fire rated, self-closing door assembly with a smoke gasket between the garage and the residence. All electrical boxes installed in rated walls shall be metal or protected.
28. Address Numbers: As per Coastside Fire Protection District Ordinance No. 2013-03, 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 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access.

Finished height of bottom of address light unit shall be greater than or equal to 6 feet from the finished grade. When the building is served by a long driveway or is otherwise obscured, 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. See Fire Ordinance for standard sign.

29. 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 Coastsides 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.
30. Roof Covering: As per Coastsides 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.
31. Vegetation Management: As per the Coastsides Fire Protection District Ordinance No. 2013-03, the 2013 California Fire Code, and the 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. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line.
32. 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.
33. 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.
34. Add the following note to 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 1/2 inch.
35. 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 Coastsides Fire Protection District Ordinance No. 2013-03, and the California Fire Code shall set road standards. As per the 2013 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Half Moon Bay Fire District specifications. As per the 2007 CFC, 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 to be a minimum of 20 ft. wide with minimum of 35 ft. centerline radius and a vertical clearance of 15 feet.
37. "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.
38. 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 gallons per minute (gpm) at 20 pounds per square inch (psi). This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to the

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.

- 39. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance No. 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 are 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. 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.
- 40. Installation of underground sprinkler pipes shall be flushed and visually inspected by the Fire District prior to hookup to riser. Any soldered fittings must be pressure tested with trench open.
- 41. 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.
- 42. All fire conditions and requirements must be incorporated into your building plans prior to building permit issuance. It is your responsibility to notify your contractor, architect, and engineer of these requirements.

Geotechnical Section

- 43. The applicant shall submit an updated geotechnical report at the building application stage.
- 44. The applicant shall record the following deed restriction with the San Mateo County Recorder's Office stated as follows, prior to the issuance of the building permit: "This property is located in Zone 3 of the Seal Cove Geologic Hazards District established by Section 6296 of the San Mateo County Ordinance Code, Zoning Annex. Maps of this district are on file with the San Mateo County Planning and Building Department."

Half Moon Bay Airport Influence Area

- 45. Compliance with the real estate disclosure specified in Chapter 496, California Statutes of 2002, shall be required upon transfer of this real property.

California Department of Fish and Wildlife

- 46. The applicant shall submit the following to the Current Planning Section: Within **four (4) working days of the final approval date for this project**, the applicant shall pay an environmental filing fee of \$2,210.25, as required under the Department of Fish and Wildlife Code Section 711.4, plus a \$50.00 recording fee. Thus, the applicant shall submit a check in the total amount of \$2,260.25, made payable to San Mateo County, to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee will increase on January 1, 2017.

3. Correspondence and Other Matters

None

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

The subdivision ordinance update is scheduled to be presented at the 6/22 meeting but at the request of Commissioner Kersteen -Tucker has been for the 7/8 meeting so she can be present.

9. **Director's Report**

On 6/7/16 the Board of Supervisors has approved the Affordable Housing Impact fee. Commissioner Simonson announced that she will be stepping down from her Chair position as they are relocating to another state in August 2016..

10. **Adjournment**

The meeting adjourned at 10:45 a.m.