

June 27, 2023

Anusha Thalapaneni and David Jackson
3988 Sutherland Drive
Palo Alto, Ca. 94303

Dear Anusha Thalapaneni and David Jackson:

Subject: **LETTER OF DECISION**
File Number: PLN 2020-00251
Location: 634 Palomar Drive, Palomar Park
APNs: 051-022-380

On June 21, 2023, the San Mateo County Planning Commission considered the adoption of an Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, the approval of a Design Review Permit, pursuant to Section 6565.3 of the Zoning Regulations, and Grading Permit, pursuant to Section 9283 of the County Ordinance Code, to allow the construction of a new three-story, 4,249 sq. ft. single-family residence, on a 18,122 sq. ft. legal parcel in the unincorporated Palomar Park area of San Mateo County. The property would be accessed from an improved existing gravel driveway located on 636 Palomar Drive and APN 051-022-470. The project involves 880 cubic yards (c.y.) of cut and 90 c.y. of fill and the removal of 2 significant trees.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission adopted the Initial Study/Mitigated Negative Declaration and approved the Design Review Permit and Grading Permit, County File Number PLN 2020-00251, by making the required findings and adopting the conditions of approval listed in Attachment A, with a modification to Condition 64, to require an updated percolation test at the time of building permit application.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter will end at **5:00 p.m. on July 5, 2023.**



Please direct any questions to Project Planner Camille Leung at cleung@smcgov.org.
Please provide feedback, please visit the Department's Customer Survey at the following link: <http://planning.smcgov.org/survey>.

Sincerely,

A handwritten signature in black ink that reads "Steve Monowitz". The signature is written in a cursive style with a large, sweeping initial "S".

Steve Monowitz, Community Development Director

cc: Interested Members of the Public

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Project File Number: PLN 2020-00251

Hearing Date: June 21, 2023

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

RECOMMENDED FINDINGS

Regarding the Initial Study/Mitigated Negative Declaration, Find:

1. That the Planning Commission does hereby find that the Initial Study/Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Initial Study/Mitigated Negative Declaration is complete, correct, and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.
3. That on the basis of the Initial Study/Mitigated Negative Declaration, comments received hereto, testimony presented and considered at the public hearing, and based on analysis contained in the staff report prepared for the Planning Commission, there is no substantial evidence that the project will have a significant effect on the environment.
4. That the Mitigation Measures (numbered 1 through 22) in the Initial Study/Mitigated Negative Declaration and agreed to by the owner and placed as conditions on the project address the Mitigation Monitoring and Reporting Plan requirements of California Public Resources Code Section 21081.6.1. The Mitigation Measures have been included as conditions of approval in this attachment. This attachment shall serve as the Mitigation Monitoring and Reporting Plan. Edits made to mitigation measures are used to strengthen and clarify mitigation measures and do not reduce the level of required mitigation.

Regarding the Design Review, Find:

5. After consideration of project plans and public testimony, the project, as proposed and conditioned on October 26, 2022, is in compliance with the Design Review Standards based on the site planning and colors and materials which provide compatibility with surrounding residences.

- a. Section 6565.16 G. Materials and Colors - Make varying architectural styles compatible by using similar materials and colors which blend with the natural setting and the immediate area. Avoid the use of building materials and colors which are highly reflective and contrasting by requiring them to blend and harmonize with the natural woodland environment and vegetation of the area. The proposed colors and materials comply with this standard. Reduce the amount of glass windows on eastern and northern facades (dining and living room), by eliminating the middle window and replacing it with a wall segment.
- b. Section 6565.16 F. Roofs - Design buildings using primarily pitched roofs. Design buildings with roofs that reflect the predominant architectural styles of the immediate area. Replace low-slope hip roof design with low-slope shed roof. Apply roof changes to all roof elements, including 3rd level roof, and 2nd level roof, all sides as appropriate, for consistent applications around the home. Include overhangs on the uphill side, back side, and upper deck areas with overhangs not to exceed 4 feet.
- c. Section 6565.16 J. Lighting – All overhangs to have soffits with a minimal number of lights.
- d. Section 6565.16 A. Site Planning – Minimize alteration of the natural topography; respect the privacy of neighboring houses and outdoor living areas; and minimize tree removal. Site planning is compliant with this standard and the elevation of the building has been kept low to protect views. The project has been modified to save as many existing trees as possible.

Regarding the Grading Permit, Find:

6. That the granting of the permit will not have a significant adverse effect on the environment. The project, as proposed and conditioned, has been reviewed and preliminarily approved by the Planning and Building Department's Geotechnical Section and the Department of Public Works, with conditions incorporated into Attachment A of the staff report. As analyzed in the staff report, with imposition of the conditions of approval, the project would not have a significant adverse effect on the environment.
7. That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Regulations and is consistent with the General Plan. The project, as it will be conditioned, conforms to the criteria for review contained in the Grading Regulations, including an erosion and sediment control plan and dust control measures. The project conforms to the applicable components of the County's General Plan.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on June 21, 2023, and in compliance with the plans reviewed by the Bayside Design Review Committee (BDRC) on October 26, 2022. Any changes or revisions to the approved plans shall be submitted for review by the Community Development Director to determine if they are in substantial compliance with the approved plans, prior to being incorporated into the building plans. Adjustments to the design of 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. Adjustments to the design during the building permit stage may result in the requirement for additional plan resubmittal or assessment of revision fees. Alternatively, the Design Review Officer may refer consideration of the adjustments, if they are deemed to be major, to a new BDRC public hearing which requires payment of an additional fee of \$1,500.
2. The design review and grading permit shall be valid for five (5) years from the date of final approval, in which time a building permit shall be issued, and a completed inspection (to the satisfaction of the building inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended by one time for a one (1) year increment with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.
3. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Bayside Design Review Committee:
 - a. Reduce the amount glass windows on eastern and northern facades (dining and living room), by eliminating the middle window and replacing it with a wall segment.
 - b. Replace low-slope hip roof design with low-slope shed roof. Apply roof changes to all roof elements, including 3rd level roof, and 2nd level roof, all sides as appropriate, for consistent applications around the home. Include overhangs on the uphill side, back side, and upper deck areas with overhangs not to exceed 4 feet.
 - c. All overhangs to have soffits with a minimal number of lights.
4. At the time of building permit application, the applicant shall submit a tree protection plan for any work within tree driplines or adjacent to off-site trees, including the following:
 - a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project.
 - b. Isolate tree protection zones using 5-foot tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report.

- c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas.
 - d. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or topplers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting.
 - e. Prior to Issuance of a building permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.
5. The approved exterior colors and materials shall be verified prior to final approval of the building permit. The applicant shall provide photographs to the Design Review Officer to verify adherence to this condition prior to a final building permit approval by the Current Planning Section.
 6. Prior to the Current Planning Section 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. 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).
 7. 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.
 8. 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.
 9. The applicant shall adhere to all requirements of the Building Inspection Section, the Department of Public Works, and San Mateo County Fire.
 10. No site disturbance shall occur, including any grading or tree/vegetation removal, until a building permit has been issued. Once a building permit has been issued for the residence, the applicant may remove only Trees 13, 14, and 15. All other trees

must be protected during grading and construction in accordance with the Arborist Report. Compliance with Tree Protection Plan of the Arborist Report shall be demonstrated on plans submitted for the building permit application.

11. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles impede through traffic along the right-of-way on Palomar Drive. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Palomar Drive. There shall be no storage of construction vehicles in the public right-of-way.
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 County Ordinance Code Section 4.88.360).
13. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO), including requirements for final inspection.
14. Add notes to plans submitted for a building permit with the following minimum dust control measures:
 - a. Water all construction and grading areas at least twice daily.
 - b. Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least 2 feet of freeboard.
 - c. Apply water two times daily or apply (non-toxic) soil on all unpaved access roads, parking areas, and staging areas at the project site.
 - d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
 - e. Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).

Mitigation Measures of the Initial Study/Mitigated Negative Declaration: Edits made to mitigation measures, as shown in ~~strikethrough~~ (deletions) and underline (additions), are used to strengthen and clarify mitigation measures and do not reduce the level of required mitigation.

15. **Mitigation Measure 1**: The applicant shall replace the ~~2 significant exotic trees and~~ 5 significant indigenous trees proposed for removal with a total of ~~5 replacement trees, to include minimum of three (3), 24-inch box Oak trees, to be planted in the right-side setback with the remaining trees to be a minimum of 15-gallon in size.~~ Prior to the issuance of the building permit for the residence, the Planting Plan shall be reviewed and subject to the approval of the Project Arborist and project planner.
16. **Mitigation Measure 2**: Prior to any land disturbance and throughout the grading operation, the applicant shall implement the tree protection measures consistent with the County's Significant Tree Ordinance in addition to the construction procedures and tree protection measures provided by the Project Arborist.
17. **Mitigation Measure 3**: Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented:
 - 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 mechanic and determined to be running in proper condition prior to operation.

- 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.
 - i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously).
- 18. **Mitigation Measure 4**: Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting) or similar material shall not be used. The applicant shall demonstrate compliance with this requirement in plans submitted at the time of building permit application.
- 19. **Mitigation Measure 5**: A pre-construction, migratory bird nesting survey shall be conducted prior to any proposed construction-related activities during the nesting bird season (February 1 to August 31). The survey shall be performed both in and within 250 feet of the proposed development area and the results reported to the County. If, for any reason, construction activities do not commence within 10 days of completion of the survey, the survey shall be repeated, and results reported to the County. If active nests are discovered, no construction-related activities, including grading and tree removal, are allowed until birds have fledged from nests, as confirmed by a biologist.
- 20. **Mitigation Measure 6**: Although proposed project area itself has low possibility of containing unrecorded archaeological site(s), it is possible that subsurface deposits may yet exist or that evidence of such resources has been obscured by more recent natural or cultural factors such as downslope aggradation and alluviation and the presence of non-native trees and vegetation. Archaeological and historical resources and human remains are protected from unauthorized disturbance by State law, and supervisory and construction personnel therefore must notify the County and proper authorities if any possible archaeological or historic resources or human remains are encountered during construction activities and halt construction to allow qualified Archaeologists to identify, record, and evaluate such resources and recommend an appropriate course of action.
- 21. **Mitigation Measure 7**: In the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archeologist and any recording, protecting, or curating shall be borne solely by the project sponsor. The archeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site

work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

22. **Mitigation Measure 8**: The applicants and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains, whether historic or prehistoric, during grading and construction. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately, and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.
23. **Mitigation Measure 9**: Prior to the issuance of a building permit for site development, the applicant shall demonstrate compliance with the recommendations of the Project Geologist and Geotechnical Engineer, including but not limited to those pertaining to: 1) mitigation of undocumented fill in the proposed house development area, 2) treatment of fill along the proposed/improved driveway in accordance with the recommendations for grading and/or retaining wall construction presented in Appendix A of the 2020 Geotechnical Report Update and 3) supplemental recommendations to accommodate design and construction of the proposed swimming pool (Source: 2020 Atlas Geosphere Consultants, Inc., Geotechnical Report Update).
24. **Mitigation Measure 10**: Prior to the issuance of a building permit for site development, the applicant shall demonstrate compliance with the recommendations of the County's Geologist and Geotechnical Engineer, including but not limited to those pertaining to: 1) Close coordination with the Project Geotechnical Consultant in design of proposed foundations, retaining walls, drainage improvements, and landscape irrigation which may benefit project performance; 2) Submittal of an updated geotechnical report with supplemental recommendations, design criteria, and supporting data, as appropriate; and 3) Project design and final plans should incorporate geotechnical recommendations and design criteria to mitigate site constraints as identified by the Project Geotechnical Consultant (Source: Craig Stewart, CSA, email to County, dated August 28, 2020).
25. **Mitigation Measure 11**: Prior to issuance of the grading permit hard card, the applicant shall demonstrate that all cut spoils will be hauled off-site to a County-approved location.
26. **Mitigation Measure 12**: Prior to the issuance of the building permit for the residence, the applicant shall revise the Erosion Control Plan to include the additional measure as follows, subject to the review and approval of the Community Development Director:

Construction Entrance: The Project Civil Engineer shall propose a method for stabilizing the area of the existing driveway (access easement) that will be re-

graded on APN 051-022-250, while still allowing access over the driveway by the neighbors. The applicant shall move the temporary parking area, storage container, construction office, and sanitation unit to an area which does not block the construction entrance.

27. **Mitigation Measure 13**: The applicant shall adhere to the San Mateo County-wide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:
- a. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth moving activities only during dry weather.
 - d. Stabilization of all denuded areas (on and off-site) and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

- I. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving site shall be clear and running slowly at all times.
- 28. **Mitigation Measure 14:** Once approved, erosion and sediment control measures of the revised Erosion Control Plan shall be installed prior to beginning any site work and maintained throughout the term of grading and construction, until all disturbed areas are stabilized. Failure to install or maintain these measures will result in stoppage of construction until corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Building Inspection Section.
- 29. **Mitigation Measure 15:** 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.
- 30. **Mitigation Measure 16:** At the time of building permit application, the applicant shall demonstrate compliance with the measures indicated on the applicant completed EECAP Development Checklist (Attachment H) or equivalent measures, ~~to the extent feasible~~. Such measures shall be shown on building plans.
- 31. **Mitigation Measure 17:** At the time of building permit application, the applicant shall demonstrate compliance with the following measures, ~~to the extent feasible~~, or equivalent measures, where such measures shall be shown on building plans:
 - a. BAAQMD BMP: Use alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15% of the fleet.
 - b. BAAQMD BMP: Use local building materials of at least 10 percent.
 - c. BAAQMD BMP: Recycle or reuse at least 50% of construction waste.
- 32. **Mitigation Measure 18:** Any and all project-related on-street construction parking is subject to review and approval by the Project Planner and the County Department of Public Works. Prior to issuance of the building permit, the applicant shall show location of all on-street construction parking on plans submitted for the building permit application.
- 33. **Mitigation Measure 19:** The project shall not use a pile-driven pier foundation.

34. **Mitigation Measure 20:** Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.
35. **Mitigation Measure 21:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.
36. **Mitigation Measure 22:** In the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery, County staff shall be notified, and the applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate.

County Arborist

37. At the time of building permit application, please submit an updated construction entrance detail to include use of Tensar geogrid (or equivalent), per Project Arborist recommendations.

Building Inspection Section

38. A building permit is required.

Drainage Section

39. At the time of the building permit submittal, the project shall be required to comply with the County's "prescriptive" drainage review requirements and provide the following:
 - a. Final Drainage Report stamped and signed by a registered Civil Engineer.
 - b. Final Grading and Drainage Plan stamped and signed by a registered Civil Engineer depicting a storage and metering stormwater retention system and subdrain system(s) consistent with the requirements in the County's current Drainage Manual.
 - c. Final C.3 and C.6 Development Review Checklist.

Geotechnical Section

40. In plans submitted for the building permit application, the project design team shall demonstrate close coordination with the Project Geotechnical Consultant in the design of proposed foundations, retaining walls, and drainage improvements.
41. An updated geotechnical report with supplemental recommendations, design criteria, and supporting data, as appropriate, should be submitted at the time of building permit application for final peer review along with project plans.
42. In plans submitted for the building permit application, project design and final plans should incorporate anticipated geotechnical recommendations and design criteria to mitigate site constraints as identified by the Project Geotechnical Consultant.

San Mateo County Fire Department

All fire conditions and requirements must be incorporated into your building plans, (see attached conditions) prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements

43. Add Note to 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. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3 inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).
44. Vegetation Management (LRA) – Add note to plans: 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.
45. Add Note to plans: The building is in a Very High Fire Hazard Severity Zone and will require a Class A roof.
46. Add Note to plans: Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. As per the California Building Code, and State Fire Marshal regulations, the applicant is

required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and 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. Smoke alarms to be installed per manufactures instruction and NFPA 72.

47. Add Note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor. (CFC 2019 section 1030.2).
48. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
49. A plan and profile of the driveway/ roadway will be needed. Add to the plans.
50. Add Note to plans: Dead end emergency access exceeding 150 feet shall be provided with width and turnaround provisions meeting California Fire Code Appendix D.
51. Add Note to plans: Fire apparatus access roads to be an approved all-weather surface. Grades 15% or greater to be surfaced w/ asphalt, or brushed concrete. Grades 15 % or greater shall be limited to 150 feet in length with a minimum of 500 feet between the next section. For roads approved less than 20 feet, 20 feet wide turnouts shall be on each side of 15% or greater section. No grades over 20 percent. (Plan and profile required) CFC 503.
52. A Knox padlock or key switch will be required if there is limited access to property. CFC 506.1. For application and instructions please contact Smcfdfiremarshal@fire.ca.gov, [mailto:if you need further assistance, please contact the County Fire Department at 650/726-5213.](mailto:Smcfdfiremarshal@fire.ca.gov)
53. Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock. Electric gates shall have a Knox Key Switch. Electric gates shall automatically open during power failures. CFC 503.6, 506.
54. Add Note to plans: Fire Hydrant: Due to the size of the structure (over 3600 sq. ft.), as per 2019 CFC, Appendix B and C, an approved fire hydrant (Clow 960) shall be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access with a minimum fire flow of 875 per minute at 20 pounds per square inch. Contact the local purveyor for water flow details.

55. Show location of fire hydrant on a site plan. A fire hydrant is required within 500 feet of the building and flow a minimum of 875 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/CAL Fire. If there is not a hydrant within 500 feet with the required flow, one will have to be installed at the applicant's expense.
56. Add Note to plans: Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). 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. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set to the County Fire Department for review.
57. 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 the San Mateo County Fire Marshal's office to schedule an inspection.
58. Exterior bell: is required to be wired into the required flow switch on your fire sprinkler system.
59. Add note to the title page that the building will be protected by an automatic fire sprinkler system.

Department of Public Works

60. 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.
61. 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.

62. 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.
63. Should the access shown on the plans go through neighboring properties, the applicant shall provide documentation that "ingress and egress" easements exist providing for this access, prior to issuance of building permit.

County Environmental Health Services

64. At the building permit application stage, the applicant shall submit plans consistent with the On-site Wastewater Treatment System (OWTS) design that has been reviewed and preliminarily approved by Environmental Health Services. An updated percolation test shall be submitted at that time for Environmental Health Services review.

CML:mda – CMLHH0182_WMU.DOCX