

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2021-00478

Hearing Date: November 4, 2025

Prepared By: Camille Leung, Project Planner

For Adoption By: Board of Supervisors

RECOMMENDED FINDINGS

Regarding the Initial Study/Mitigated Negative Declaration, Find:

1. That the Board of Supervisors 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 Board of Supervisors, there is no substantial evidence that the project will have a significant effect on the environment.
4. That the Mitigation Measures (numbered 1 through 9) 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.

Regarding the Coastal Development Permit (CDP), Find:

5. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.7, and as conditioned in accordance with Section 6328.14, substantially conforms with the applicable plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP). Specifically, the project is in compliance with policies regarding infill development and sensitive habitat. California Coastal Act Section 30010 authorizes exceptions from otherwise applicable LCP policies, unless the

project would constitute a nuisance under State Law, if an applicant can demonstrate that they have a sufficient real property interest in the property to allow the proposed project, and that denial of the proposed project based on application of LCP policies would deprive the property of all economically viable use. The applicant has satisfied this requirement, as described in detail in Section B.3.b.

6. That the project is not located between the nearest public road (Cabrillo Highway) and the sea, or the shoreline of Pescadero Marsh, and is not subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code).
7. That, with the approval of this project, the number of building permits for the construction of single-family residences issued in the calendar year would not exceed the limit established by LCP Policy 1.23. Although very few building permits for new units have been issued in 2025 as of the print date of this report, the Department has received building permit applications to construct the 71-unit Cypress Point affordable housing project in Moss Beach. The issuance of building permits for the Cypress Point project and the subject project will be timed to comply with Policy 1.23.
8. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. The project complies with the required findings for a CDP as listed above.

Regarding the Design Review, Find:

9. That the project, as proposed and conditioned, has been reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6328 of the Zoning Regulations, specifically elaborated as follows:
 - a. Section 200(D)1b ELEMENTS OF DESIGN Neighborhood Scale: The proposal respects the scale of the neighborhood through building dimensions, shape and form, facade articulation, or architectural details that appear proportional and complementary to other homes in the neighborhood.
 - b. Section 200(D)1a ELEMENTS OF DESIGN Relationship to Existing Topography: Conform to the existing topography of the site by requiring the portion of the house above the existing grade to step up or down the hillside in the same direction as the existing grade. Revised design successfully incorporates CDRC recommendation of different exterior facade material between third level and levels one and two, as well as addressing massing and step-down issues.

- c. Section 200(D)2c Entries & 2d Garages: Design front entries on a scale compatible with the other features of the house to maintain a residential rather than institutional or commercial appearance. Avoid making the garage the dominant feature as seen from the street. Where it is unavoidable, for example on steeply sloping lots, pay special attention to garage appearance by choosing decorative doors (or two singles rather than one large double door) that are consistent with the style of the house, and by articulation of the front garage facade. The revised design successfully addresses the garage and front entry concerns and complies with the standard.

Regarding the Variance, Find:

10. The parcel's location, size, shape, topography, and/or other physical conditions vary substantially from those of other parcels in the same zoning district or vicinity. The subject parcel varies substantially from other S-17-zoned parcels in El Granada in that it backs up to the Montecito Riparian Corridor (MRC). The granting of a variance to the 20-foot front setback, would allow a reasonable-sized residence to be located on the parcel, along with an ADU, while complying with the LCP's sensitive habitat policies.
11. Without the variance, the landowner would be denied the rights and privileges that are enjoyed by other landowners in the same zoning district or vicinity: Without the variance for the front yard setback, only 16.5% (1,165 sq. ft.) of the property would be developable, which is far less than the 35 percent lot coverage allowed in the district.
12. The variance does not grant the landowner a special privilege that is inconsistent with the restrictions placed on other parcels in the same zoning district or vicinity. The variance allows for a 3-foot front setback for the property, which is located at the end of San Carlos Avenue. Several other properties on both sides of this street have front setbacks of less than 20 feet, as a garage or carport is allowed within the front setback for properties with a slope greater than 14 percent. Unlike the subject property, these properties are conforming and are not similarly constrained by the MRC. Therefore, the variance would not grant the owner a special privilege that is inconsistent with the restrictions placed on other parcels in the same zoning district or vicinity.
13. The variance authorizes only uses or activities which are permitted by the zoning district. The proposed single-family residential use is consistent with the subject R-1 zoning.
14. The variance is consistent with the objectives of the General Plan, the LCP, and the Zoning Regulations. As discussed in detail in the relevant sections of this report, the requested variance is consistent with the objectives of the General Plan, the LCP, and the Zoning Regulations.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Board of Supervisors on November 4, 2025, as reviewed by the Coastside Design Review Committee on February 13, 2025, and as conditioned by this approval. Any changes or revisions to the approved plans are subject to review and approval by the Board of Supervisors. Minor adjustments to the project may be approved by the Director of Planning and Building if they are consistent with the intent of and are in substantial conformance with this approval. Minor adjustments to the project design may be approved by the Design Review Officer. For major adjustments to project design, the Design Review Officer will refer to the consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The Coastal Development Permit, Design Review Permit, and Variance shall be valid for five 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 issuance of the building permit. The expiration date of the permits may be extended by a one-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 include a copy of the final approval letter on the top page of the building plans to provide the Planning approval date and required conditions of approval on the on-site 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 Director of Planning and Building.
5. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
- a. Replace board and batten siding on south elevation popout with stucco.
6. The applicant shall demonstrate compliance with the following requirements for portions of the project that encroaching into the 30-foot riparian buffer zone:
- a. Relocate any downspouts in 30-foot riparian corridor buffer zone to be outside the 30-foot buffer zone.
 - b. Remove deck support post in the 30-foot riparian buffer zone by cantilevering deck.
 - c. Decks and walkways in the 30-foot riparian buffer zone shall have a pervious surface.

7. The applicant shall submit the following to the Current Planning Section: Within **four working days of the final approval date for this project**, the applicant shall pay an environmental filing fee of \$2,968.75, as required under Fish and Game Code Section 711.4, plus a \$50.00 recording fee. Thus, the applicant shall submit a check in the total amount of \$3,018.75, 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, 2026.
8. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving, activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.

- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - n. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - o. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
9. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
10. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
11. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.
12. No site disturbance shall occur, including any vegetation removal or grading, until a building permit has been issued.
13. 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 San Carlos Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on San Carlos Avenue. There shall be no storage of construction vehicles in the public right-of-way.
14. Color and materials verification shall occur by Planning staff in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
15. 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).
16. Landscaping within the 30 foot riparian buffer shall comply with LCP Policy 7.13, which requires minimizing removal of riparian vegetation and replacement with native species. A revised landscape plan that complies with this requirement shall be submitted for the review and approval of planning staff at the time of building permit submittal, and installation of the approved landscape plan is required prior to final inspection.
17. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 square feet. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 square feet. The following restrictions apply to projects using the prescriptive checklist:
- a. Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).
 - b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
 - c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.

- d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways, is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.
 - e. Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and Areas less than 10 ft. in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.
18. At the building permit application stage, 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 topers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five business days from site inspection following root cutting;
 - e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees;
 - f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence and 2x4 boards in concentric layers to a height of eight feet; and

- g. Prior to the 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.

Mitigation Measures of the Initial Study/Mitigated Negative Declaration

- 19. Mitigation Measure 1: 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 mph.
 - 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 the 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).

20. Mitigation Measure 2: The applicant shall implement the following mitigation measures to avoid direct impacts to California Red-legged Frog (CRLF), San Francisco dusky-footed woodrat (SFDFW), and San Francisco Garter Snake (SFGS) if present during the course of activities on the site:
- a. Pre-construction surveys for SFDFW houses shall be performed no less than 30 days prior construction (including ground disturbance work and/or demolition of existing structures). If stick houses are found and avoidance is not feasible, the houses shall be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material shall be placed back on the house and a buffer of 25 to 50 feet shall be established by the biologist for a minimum of three weeks to allow young time to mature and leave the nest. Nest material shall be moved to a suitable adjacent area for reuse. Pre-construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.
 - b. A pre-construction survey for CRLF and SFGS shall be performed within 48 hours of ground disturbing activities. Non-listed species if found, may be relocated to suitable habitat outside the Project Site. If CRLF and/or SFGS is found, work should be halted, and the USFWS will be contacted. If possible, CRLF and SFGS should be allowed to leave the area on its own. If the animal does not leave on its own, all work shall remain halted until the USFWS provide authorization for work to resume. Pre-construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.
 - c. A biological monitor shall be present during initial vegetation removal and ground disturbing activities to ensure no CRLF and SFGS are present.
 - d. No ground-disturbing work (including demolition or vegetation removal) shall be performed during or within 48 hours of any rain event (greater than 0.5 inches) between November 1 and April 31 when CRLF are most likely to disperse into upland habitats. Furthermore, no work shall occur within 30 minutes of sunrise or sunset during this period.
 - e. 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) rolled erosion control products, or similar materials shall not be used. Acceptable substitutes include coconut coir matting or tackifier hydroseeding compounds. Compliance shall be demonstrated in an erosion and sediment control plan provided with the building permit application.

- f. An environmental training shall be provided to all workers prior to the start of any activities regarding any sensitive biological resources. The training shall include steps to identify and respond to a sighting, the laws and regulations protecting those resources, and consequences of non-compliance. Date and time of each training shall be reported to the County within one week of completion.
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- 21. Mitigation Measure 3: Although no archaeological resources were found on the Project Area, 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.
 - 22. Mitigation Measure 4: 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 Director of Planning and Building 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 Director of Planning and Building 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).
 - 23. Mitigation Measure 5: The applicants and contractors shall 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.

24. Mitigation Measure 6: Prior to the issuance of the building permit for the residence, the applicant shall revise the Erosion Control Plan to include the driveway area and proposed measures and additional measures as follows, subject to the review and approval of the Director of Planning and Building:
- a. Protect Surface Water Locations: The Montecito Riparian Corridor is location within close proximity of proposed disturbed areas on the subject property. Please provide primary control measures (e.g., 2 rows of staked fiber rolls) along the edge of the riparian corridor.
 - b. Show location of utility trenches, indicate utility types, and identify timing of installation.
 - c. Construction Access Routes: Over access points at the end of the paved portion of San Carlos Avenue, construct a stabilized designated entrance(s), using 3–4-inch fractured aggregate over geo-textile fabric.
25. Mitigation Measure 7: 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 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.
 - l. 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.
26. Mitigation Measure 8: 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.
27. Mitigation Measure 9: At the time of building permit application, the applicant shall demonstrate compliance with the following measures as indicated on the applicant-completed Development Checklist (Attachment H) or equivalent measures, to the extent feasible. Such measures shall be shown on building plans.
- a. BAAQMD BMP: Comply with the Green Building Ordinance and achieve CALGreen Tier 1 energy efficiency standards;
 - b. BAAQMD BMP: Install a solar photovoltaic system;
 - c. BAAQMD BMP: Incorporate a minimum of 15% recycled materials into construction.

Building Inspection Section

28. A building permit is required for this project. The issuance of building permits for the Cypress Point project and the subject project will be timed to comply with Policy 1.23 (*Timing of New Housing Development in the Midcoast*), which limits the construction of new residential units in the Midcoast to no more than 40 per year.
29. Addressing Form: The applicant shall complete an Addressing Form and meet with a Building Technician prior to building permit application submittal.

Geotechnical Section

30. A geotechnical report is required at the time of building permit application. The specifications shall be in compliance with the applicable year of the California Building Code. Significant grading profiles, grading proposals, foundation design recommendations, retaining wall design recommendations, and basement design recommendations, if any, shall be provided in the geotechnical report to be submitted with the building permit application. For a vacant site, the Geotechnical Report shall provide sufficient soil investigation data to evaluate the potential hazards, for example, expansive soils, soil corrosivity, weak soil strength, and liquefaction. If any hazards are found, mitigation shall be provided in foundation design and grading proposal.

Drainage Section

31. The following will be required at the time of building permit submittal:
 - a. An updated Drainage Report prepared and stamped by a Registered Civil Engineer.
 - b. A final Grading and Drainage Plan prepared and stamped by a Registered Civil Engineer.
 - c. An updated C3 C6 Checklist (if changes to the amount of impervious area were made during the design phase).

Coastside County Water District (District)

32. Before issuance of a building permit, the District will still need to evaluate a complete set of building plans (fire sprinkler, architectural, plumbing, mechanical, green building, structural, civil, utility, and landscape/irrigation) to determine if the water service capacity available is adequate for this development and complies with all District regulations. Existing and new utilities must be clearly marked on the drawings.

33. The project is required to comply with Coastside County Water District regulations on water service and metering. The District performs inspections to verify compliance with all District regulations during construction and a final inspection when construction is complete. Fire sprinklers are served from an independent and dedicated water service connection with a separate fire meter. Please note that Coastside County Water District does not allow passive purge systems to be installed on fire protection services. Fire protection services are authorized for the sole purpose of fire protection, there shall be no cross connections.
34. If hydronic radiant climate control is used in the structure, approved backflow protection shall be required for the domestic service.
35. The District's mapping system shows the water main extends to the APN mentioned above. But if our mapping is not accurate, a pipeline extension would be required to serve this property with domestic and fire service.

Granada Community Services District (GCSD)

36. All new construction projects require a Sewer Connection Permit from GCSD. If the subject parcel conforms in size with the County's zoning requirements, the applicant may submit a sewer permit application after receiving County Planning approval. Please have the applicant contact our office at (650) 726-7093 to obtain instructions and an application form.
37. There is a sewer mainline facility available to serve the proposed project. The applicant will be required to submit the construction plans with their sewer permit application form and other items. The construction plans must show all sewer lines necessary for the development, including sewer pipes (lateral and sewer mainline), appurtenances, manholes, cleanouts and sewer backflow devices, and must conform to GCSD standards.
38. After submission of a complete application, a sewer connection permit will be issued for this project over the counter, upon receipt of the Building Department Pick-up Notice and payment of the permit fees.

Coastside Fire Protection District

39. 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 six ft. above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This

remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent. Temporary address numbers shall be posted prior to combustibles being placed on site.

40. CFC 2022 Section 503.1.1 [Amended] - Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45,720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exceptions: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:
 - a. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
 - b. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
 - c. There are not more than two Group R-3 or Group U occupancies.
 - d. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities and unmanned cellular sites.
41. CFC 2022 Section 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
42. CFC 2022 Section 503.2.5 - Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn-around areas for fire apparatus within Coastside Fire Protection District jurisdiction must comply with CFC 2022 Appendix D.
43. CFC 2022 Section 503.3.1 [added] - The designation shall be indicated (1) by a sign posted immediately adjacent to, and visible from, the designated place clearly stating in letters not less than one inch in height that the place is a fire lane, (2) by outlining or painting the place in red and, in contrasting color, marking the place with the words "FIRE LANE", which are clearly visible from a vehicle, or (3) by a red curb or red paint on the edge of the roadway upon which is clearly marked the words "FIRE LANE". A plan for installing these features shall be submitted for the review and approval by planning staff, the Department of Public Works, and

Coastside Fire Protection District at the time of building permit submittal, and the permittee shall be responsible for implementing the approved plan before the building permit is finalized.

44. CFC 2022 Section 503.2.6 [Amended] - Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HS-20 (25 ton). Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits, certified by an engineer, shall be posted at both entrances to bridges. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained. The Fire Marshal may allow the width to be reduced for a bridge providing access to R-3 and/or U occupancies and lands used primarily for agricultural purposes or recreation.
45. CFC 2022 Section 503.2.7 - The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus. Grading must comply with Coastside Fire Protection District Standard Detail R-001.
46. CFC 2022 Section 506.1.3 [Added] - When required by the Coastside Fire Protection District, a Knox Box of the size and type designated shall be mounted on the building near the main entrance and shall be located a minimum of 60 inches and not higher than 72 inches above the finished floor, in a location approved by the fire code official. Additional Knox Boxes may be required at rear entrances to buildings. Knox padlocks or Knox Gate Switches may be required at any access as specified by the fire code official.
47. CFPD Standard R-001 - Gates shall be a minimum of 2-feet wider than the roadway they serve. Overhead gate structures shall have a minimum of 15½-feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock for fire department access. Electric gates shall be provided with a Knox Gate Switch and automatically open during power failures, unless equipped with manual override capability that is approved by Coastside Fire Protection District. Gates providing Fire access to a driveway or other roadway shall be located at least 35-feet from the primary road or street and shall open to allow a vehicle to stop without obstructing traffic on the adjoining roadway.
48. CFC 2022 Section 907.2.11.2 - Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-2.2, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations:
 - a. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.

- b. In each room used for sleeping purposes.
 - c. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
 - d. In a Group R-3.1 occupancies, in addition to the above, smoke alarms shall be provided throughout the habitable areas of the dwelling unit except kitchens.
49. CFC 2022 Section 907.2.11.5 - Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
50. CFC 2022 Section 907.2.11.6 - In new construction, and in newly classified Group R-3.1 occupancies, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery back-up shall be connected to an emergency electrical system in accordance with Section 1203. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection. Exception: Smoke alarms are not required to be equipped with battery backup where they are connected to an emergency electrical system that complies with Section 603.
51. CFC 2022 Section 1031.3.1 - Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m²). Exception: The minimum net clear opening for grade-floor emergency escape and rescue openings shall be 5 square feet (0.46 m²).
52. CFC 2022 Section 1031.3.2 - The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.
53. CFC 2022 Section 1031.3.3 - Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.

54. CFC 2022 Section 1031.4 - Where a door is provided as the required emergency escape and rescue opening, it shall be a swinging door or a sliding door.
55. CRC 2022 Section R311.2 - Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.
56. CFPD Ordinance 2023-03 Section IX - All roof installations regulated by California Building Code Chapter 15 and Appendix Chapter 15 shall comply with CBC Section 1505, but in no case shall be listed as less than a minimum of a Class B roofing assembly.
57. CFC 2022 Section 304.1.2 - Weeds, grass, vines, or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in wildland-urban interface areas shall be in accordance with Chapter 49.
58. CFC 2022 Section 4907.1 - Hazardous vegetation and fuels shall be managed to reduce the severity of potential exterior wildfire exposure to buildings and to reduce the risk of fire spreading to buildings as required by applicable laws and regulations. Defensible space will be managed around all buildings and structures in State Responsibility Areas (SRA) as required in Public Resources Code 4291.
59. CFC 2022 Section 4907.2 - Buildings and structures located in the following areas shall maintain the required hazardous vegetation and fuel management:
 - a. All unincorporated lands designated by the State Board of Forestry and Fire Protection as a State Responsibility Area (SRA).
 - b. Land designated as a Very High Fire Hazard Severity Zone.
 - c. Land designated in ordinance by local agencies as a Very High Fire Hazard Severity Zone pursuant to Government Code Section 51179.
60. CRC 2022 Section R302.1 - Construction, projections, openings, and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings and accessory buildings equipped throughout with an automatic sprinkler system installed in accordance with Section R313 shall comply with Table R302.1(2). Exceptions:

- a. Walls, projections, openings, or penetrations in walls perpendicular to the line used to determine the fire separation distance.
 - b. Walls of individual dwelling units and their accessory structures located on the same lot.
 - c. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.
 - d. Detached garages accessory to a dwelling located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).
 - e. Foundation vents installed in compliance with this code are permitted.
61. CFC 2022 Section 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
62. CFC 2022 Section 507.2.1 - Private fire service mains and appurtenances shall be installed in accordance with NFPA 24 as amended in Chapter 80.
63. CFC 2022 Section 507.2.2 - Water tanks for private fire protection shall be installed in accordance with NFPA 22.
64. CFC 2022 Section B105.1 - The minimum fire-flow and flow duration requirements for one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1(1) and B105.1(2). Required Fire Flow: 500 GPM for 1 hour
65. CFC 2022 Section B105.3 - For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of:
- a. The automatic sprinkler system demand, including hose stream allowance.
 - b. The required fire flow.
66. CFC 2022 Section C102.1 - The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1.

67. CFPD Standard FPE-005 – Water Storage for One- and Two-Family Dwellings up to 3,600 sq. ft. shall be 7,500 gallons reserved for Fire, in addition to any domestic use. If larger than 3600 sq. ft. single family dwelling, use NFPA 1142.
68. CFPD Standard FPE-005 - Fire flow requirements for multiple structures shall be calculated based on the structure requiring the largest Fire Flow per NFPA 1142.
69. CFPD Standard FPE-005 - Water tanks shall be interconnected by using a minimum 4-inch pipe diameter. Interconnection piping and valves must be protected, or of a material not damaged by UV exposure. The cross connection shall also have an appropriately sized control valve located at each tank.
70. NFPA 22 Section 4.2.1.2 - Where the water supply from a public service main is not adequate in quality, quantity, or pressure, an alternative water source shall be provided.
71. NFPA 22 Section 4.2.1.4 - The water supply shall be capable of filling the minimum required fire protection volume within the tank in a maximum of 8 hours.
72. NFPA 22 Section 4.15.2 - A vent pipe shall have a cross-sectional area equal to a minimum of one-half the area of the discharge pipe(s) or fill pipe, whichever is the larger.
73. NFPA 24 Section 4.2.1 - Installation work shall be done by fully experienced and responsible contractors. Contractors shall be appropriately licensed in the State of California to install private fire service mains and their appurtenances.
74. NFPA 24 Section 10.9.1 - Backfill shall be well tamped in layers or puddle under and around pipes to prevent settlement or lateral movement. Backfill shall consist of clean fill sand or pea gravel to a minimum 6 inches below and to a minimum of 12 inches above the pipe and shall contain no ashes, cinders, refuse, organic matter or other corrosive materials. Other backfill materials and methods are permitted where designed by a registered professional engineer and approved by the enforcing agency.
75. CFPD Standard FPE-005 - Water tanks located closer than 30 feet of structures or flammable vegetation shall be constructed of non-combustible materials.
76. CFC 2022 Section 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exception: For Group R-3 and Group U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet (183 m).

77. CFPD Standard FPE-005 - Hydrants shall be located no closer than 50 feet to any building, no further away than 150 feet of the protected structure and be located on the fire department access side of the building.
78. CFPD Standard FPE-005 - Hydrants shall be placed in a concrete pad 4 inches deep, and 2 ft. by 2 ft. minimum at base.
79. CFPD Standard FPE-005 - Hydrants shall be positioned so the center of the discharge is 30 inches to 36 inches above grade and be within 5 feet of the fire department access roadway.
80. CFC 2022 Section 507.5.5 - A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or approved.
81. CFC 2022 Section 507.5.6 - Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312.
82. CFPD Standard FPE-005 - Hydrant supply pipe shall be listed and approved for fire protection service for underground pipe, such as AWWA C900. Pipe shall be buried a minimum of 30 inch below grade (36 inch if the pipe passes under a road or is subject to heavy loads).
83. CFPD Standard FPE-005 - Concrete thrust blocks shall be sized in accordance with national standards and shall be provided at all changes in pipe direction.
84. CFPD Standard FPE-005 - The hydrant riser and elbow shall be steel. All above ground piping used for fire hydrant water supply shall be metallic.
85. CFPD Standard FPE-005 - Rural hydrants used for drafting shall have at least one 4½-inch outlet with National Hose thread and shall have a removable metallic cap. Wharf hydrants that are gravity or pump fed may use a single discharge that has a 2½-inch outlet with National Hose thread.
86. CFPD Standard FPE-005 - Hydrants shall have a permanent sign affixed, red in color with white 1-inch letters stating, "Wet Draft Hydrant, No. gallons", with the gallons of water available for the hydrant provided.

Department of Public Works

87. 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.

88. 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.
89. 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.
90. 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.

Deed Restriction

91. Prior to issuance of a building permit for the project, the applicant shall record a deed restriction prohibiting current and future owners from constructing further encroachments into the 30-foot riparian buffer area, requiring maintenance of approved encroaching decks and walkways in pervious condition, and requiring compliance with performance standards of riparian area and associated buffer zones per the LCP. The deed restriction shall be subject to the approval of the Director of Planning and Building prior to recordation.