

COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit File Number: PLN 2018-00458

Board Meeting Date: August 4, 2020

Prepared By: Laura Richstone  
Project Planner

For Adoption By: Board of Supervisors

**RECOMMENDED FINDINGS:**

For the Environmental Review, Find:

1. That the Initial Study and Mitigated Negative Declaration (IS/MND) are complete, correct, adequate, and prepared in accordance with the California Environmental Quality Act (CEQA) and the applicable State and County Guidelines. An Initial Study and a Mitigated Negative Declaration were prepared and issued with a public review period from January 15, 2020 to February 10, 2020. The revised design proposal is a reduced project alternative that does not require a 2-foot rear yard setback encroachment, and is functionally equivalent in location, size, scale and, impact to the original proposed project for CEQA purposes. Therefore, no additional environmental review is required.
2. That on the basis of the Initial Study and comments received hereto, there is no substantial evidence that the project, if subject to the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment.
3. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, have been incorporated as conditions of project approval.
4. That the Initial Study and Mitigated Negative Declaration reflect the independent judgment of the County.

For the Coastal Development Permit, Find:

5. That the revised design proposal, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.4, and as conditioned in accordance with Section 6328.14, conforms with the applicable policies and required findings of the San Mateo County Local Coastal Program

(LCP). Specifically, the project complies with policies encouraging infill development, and those requiring protection of visual resources and sensitive habitats. Staff has reviewed the plans and materials and determined that the project, as proposed and conditioned, will not pose significant adverse impacts to coastal resources, sensitive habitats, or visual resources in the area.

6. That the revised design proposal 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) since the project is not located between the nearest public road and the sea, or the shoreline of Pescadero Marsh.
7. That the revised design proposal conforms to specific findings required by policies of the San Mateo County LCP with regard to Locating, Timing, and Planning New Development, Sensitive Habitats, and Visual Resources Components, as the residence is located within the urban area of the Midcoast, does not exceed the cap for the maximum number of new dwelling units built on the coast per year, and is located outside the 30-foot riparian buffer zone, outside the 30-foot intermittent creek setback, and will replant and restore native riparian species on-site as discussed in detail in the staff report.

For the Design Review, Find:

8. That the original project has been reviewed under and found to be in compliance with the applicable Design Review standards as stipulated in Chapter 28, Section 6565.19, of the San Mateo County Zoning Regulations. The original proposal was reviewed by the Coastsides Design Review Committee (CDRC) on July 11, 2019 and after consideration of public testimony, the CDRC recommended approval and found that as proposed, the project is in compliance with the Design Review standards because the project: (a) incorporates exterior materials and colors that complement the neighborhood, surroundings, and architecture of the house and (b) employs landscaping that is native, non-invasive, and drought-tolerant that complies with the Design Review standards. As the revised design proposal is 120 sq. ft. smaller than the original project and functionally equivalent to the original proposal in location, scale, landscaping, and building materials, the findings and recommendation for approval made by the Coastsides Design Review Committee continue to apply to the revised alternative design.

For the Variance, Find:

9. That 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 as the project parcel is uniquely encumbered by a creek that bisects the upper portion of the parcel and a riparian corridor buffer zone that extends onto the right third of the project parcel.

10. That without the Variance, the land owner would be denied the rights and privileges that are enjoyed by other landowners in the same zoning district or vicinity as the project parcel's unique location between a creek and riparian corridor with their associated 30-foot buffer zones limits the potential allowable building area when compared to other parcels in the same zoning district that make it infeasible to develop a residence of comparable size.
11. That the Variance does not grant the landowner a special privilege which is inconsistent with the restrictions placed on other parcels in the same zoning district or vicinity as the other parcels in the R-1/S-17 Zoning District are subject to the same development standards and may seek variances if similar physical site constraints are demonstrated.
12. That the Variance authorizes only uses or activities which are permitted by the zoning district as the project is located within a single-family residentially zoned area.
13. That the Variance is consistent with the objectives of the General Plan, the Local Coastal Program (LCP) and the Zoning Regulations as discussed in detail in Sections A.1 through A.6 of the staff report.

### **RECOMMENDED CONDITIONS OF APPROVAL:**

#### Current Planning Section

1. This approval applies only to the proposal, documents, and plans described in this report and submitted and approved by the Board of Supervisors on August 4, 2020. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with, this approval.
2. If after five (5) years from the date of approval, the applicant has not obtained all other necessary permits and made substantial progress toward completing the proposed development, the Variance and Design Review permit shall expire. The Design Review Permit and Variance may be extended with a one (1) year extension if the applicant requests such an extension in writing and pays the applicable extension fees at least sixty (60) calendar days before the expiration date.
3. The applicant shall submit all approved exterior color and material specifications as part of the building permit submittal. Color and materials verification by the Current Planning Section shall occur prior to final building inspection.
4. Manufacturer cut sheets for all proposed exterior lighting shall be reviewed and approved by the Planning Department during the building permit process to verify

compliance with this condition. Installed exterior lighting shall be subject to inspection and approval by the Current Planning Section prior to final building inspection.

5. A total of ten trees are approved for removal as shown on the Landscape Plan, dated May 14, 2019, of which eight are regulated under the County's Significant Tree Ordinance. Eight (8) trees shall be replanted on-site; two 15-gallon white alder (*Alnus rhombifolia*), two 15-gallon western sycamore (*Platanus reaceBOSE*), and four 15-gallon trees from the pre-approved list of trees identified in the San Mateo County Wide Pollution Prevention Program, Table A-1 Plant List for Stormwater Measures shall be replanted on site. Verification of replanting shall occur prior to final building inspection.
6. The project shall comply with the County's Water Efficient Landscape Ordinance (WELO). A landscape documentation package in compliance with WELO submittal requirements shall be submitted as part of the building permit for review and approval.
7. The applicant shall coordinate with the project biologist and a licensed land surveyor to identify in the field (i.e., visual markers) and on the plans submitted for building permit, the limits of the applicable 30-foot buffer zone of the riparian corridor located east of the project site. Field identification shall be conducted and temporary exclusion fencing installed to the satisfaction of the Community Development Director and verified prior to building permit issuance to ensure that no construction activities or disturbance occurs within the buffer area.
8. An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.
9. No grading activities, site preparation (excluding installation of erosion control measures and wildlife exclusionary fencing), or storage of materials shall commence until a building permit has been issued.
10. The site is considered a Construction Stormwater Regulated Site (SWRS). Any grading activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections in compliance with the National Pollutant Discharge Elimination System Municipal Regional Permit Section C.6 (Construction Site Control) and Planning and Building Department's Enforcement Response Plan.
11. Erosion and sediment control during the course of grading work shall be according to the plan prepared and signed by the engineer of record, and approved by the Department of Public Works and the Current Planning Section. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the

engineer and reviewed and approved by the Department of Public Works and the Current Planning Section.

12. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading 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.
13. The Department of Fish and Game has determined that this project is not exempt from the Department of Fish and Game California Environmental Quality Act filing fees per Fish and Game Section 711.4. The applicant shall pay to the San Mateo County Recorder's Office an amount of \$2,406.75 plus a \$50.00 recording fee at the time of filing for the Notice of Determination by the County Planning and Building Department staff within ten (10) business days of this approval. Please be aware that the Department of Fish and Game environmental filing fee increases starting the 1st day of each new calendar year (i.e., January 1, 2020).

*Mitigation Measures from the Initial Study/Mitigated Negative Declaration:*

14. All exterior lights shall be certified dark sky compliant. Prior to the final approval of the building permit, exterior lighting shall be inspected to verify installed lighting is dark sky compliant.
15. The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:
  - a. Water all active construction areas at least twice daily.
  - b. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply nontoxic soil stabilizers to inactive construction areas.
  - c. Sweep daily all paved adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
  - d. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
  - e. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

- 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 the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
  - g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand etc.) that can be blown by the wind.
  - h. Replant vegetation in disturbed areas as quickly as possible.
  - i. Install erosion control measures to prevent silt runoff to public roadway and/or into Dean Creek.
  - j. All haul trucks transporting soil, sand, or other loose material on and off site shall be covered.
  - k. Roadways and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
  - l. A publicly visible sign with the telephone number and person to contact at the project site regarding dust complaints shall be posted. 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.
16. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
17. Water Quality – The applicant shall not apply insecticides or herbicides at the project site during project implementation or long-term operational maintenance where there is the potential for these chemical agents to enter Dean Creek or other waterbodies and/or lands that contain potential habitat for the identified special-status species.
18. Water Quality – Construction of the 23-foot long bridge across Dean Creek shall occur only during the dry season when there is no water present within the creek to reduce the transport of sedimentation. A biologist shall be on-site during the construction of the bridge to ensure the creek is not impacted. A letter from the biologist verifying compliance with this mitigation measure shall be submitted to the Planning and Building Department prior to final approval of the building permit.

19. Water Quality – To prevent impacts associated with hazardous materials, fugitive dust, sediment, or other construction-related materials, prior to the Current Planning Section’s approval of a building permit, the applicant shall submit an Erosion and Sediment Control Plan, subject to review and approval by the project planner. The plan shall have been reviewed by a qualified biologist prior to submittal to the County. The plan shall include measures to prevent runoff into Dean Creek along the northerly edge of the project area and demonstrate compliance with other erosion control requirements and mitigation measures. This shall include the installation of silt fences or straw wattles between work areas and any water sources such as the drainage swale, and around any spoil piles (e.g., loose asphalt, dirt, debris, construction-related materials) that could potentially discharge sediment into habitat areas. If straw wattles are used, they shall be made of biodegradable fabric (i.e. burlap) and free of monofilament netting.
20. Wildlife Encounters – If any wildlife is encountered during Project activities, said encounter shall be reported to a qualified biologist and wildlife shall be allowed to leave the work area unharmed. Animals shall be allowed to leave the work area of their own accord and without harassment. Animals shall not be picked up or moved in any way.
21. California Red-Legged Frog and San Francisco Garter Snake –
  - a. An exclusion fence shall be installed along the easterly and southerly property lines. The fence shall be at least 3 feet in height and trenched 6 inches deep. Furthermore, the fence shall be installed so that there are no openings or gaps through which a frogs or snakes could move into the project area. The exclusionary fencing shall have escape funnels in the fence every 100 feet or less for trapped snakes or frogs to exit the project area.
  - b. A pre-construction survey for CRLFs and SFGs shall be conducted no less than 48 hours prior to the start of project activities (including equipment and materials staging) by a CDFW certified biologist
  - c. All crewmembers shall attend an Environmental Awareness Training presented by a qualified biologist. The training shall include a description of the special-status species that may occur in the region, the project Avoidance and Minimization Measures, Mitigation Measures, the limits of the project work areas, applicable laws and regulations, and penalties for non-compliance. Colored photocards of CRLFs and SFGSs shall remain on the project site during construction. Upon completion of training, crewmembers shall sign a training form indicating they attended the program and understood the measures. Completed training form(s) shall be provided to the Project Planner before the start of project activities.

- d. Following the start of construction activities, a qualified biologist or trained biological monitor shall inspect the site weekly to monitor the integrity of the exclusionary fencing, confirm the limit of work and equipment is within the project boundaries, and assess the overall project adherence to the mitigation measures.
22. San Francisco Dusky-Footed Woodrat – The construction contractor shall install woodrat exclusion fencing along the southern and easterly property lines in accordance with Drawing No. A112 on the site plan.
- a. Woodrat exclusion fencing shall be installed prior to the start of construction including equipment and materials staging.
  - b. Woodrat exclusion fencing shall be the same exclusion fencing that will be installed for the California red-legged frog and San Francisco garter snake. The escape funnel provided for the snakes and frogs shall have a small enough escape funnel (i.e., less than 3 inches by 3 inches exit) to prevent woodrats from passing through.
  - c. If woodrat nests are observed within the project area outside of the breeding season (February to July) the project biologist may dismantle the nest (outside of the breeding season), allowing individuals to relocate to suitable habitat within the adjacent open space areas.
  - d. If woodrat nests with young are observed within the project site, an exclusion fence shall be erected around the nest site. The fencing shall provide adequate enough area to provide foraging habitat for the woodrats at the discretion of the project biologist. Site preparation (i.e., grubbing and grading) within the fenced area shall be postponed or halted until young have left the nest. A biological monitor shall be on-site during periods when disturbance activities occur near the active nest to ensure no inadvertent impacts will occur to the nests.
23. Saltmarsh Common Yellowthroat – If construction activities are proposed during the nesting season (February 15 – August 31), a qualified biologist shall inspect the property, including large trees within 250 feet of the property for nesting raptors, and any vegetation within 50 feet of the property for other nesting birds. If any nests or nesting activity is observed, the contractor shall consult with a CDFW biologist to determine appropriate protection measures.
24. To prevent potential erosion concerns within the bed and banks of Dean Creek, removal of invasive and non-native species will be limited to the areas outside the banks of Dean Creek. No vegetation removal shall occur within the bed or banks of the creek. Vegetation and debris resulting from vegetation removal shall be placed outside the creek channel and in a located where they cannot roll, wash, or move back into the creek channel.



25. Vegetation removal shall occur during the dry season to minimize the potential for soil erosion and reduce the risk of bank destabilization.
26. Native vegetation shall be planted in disturbed soil areas to further reduce potential erosion.
27. Per the project plans, native species that shall be planted within the 30-foot riparian buffer include but are not limited to *Eschampsia cepitosa* ssp. *Holciformis*, *Festuca rubra*, *Sisyrinchium bellum*, *Achillea millefolium*, *Allium* sp., *Epilobium densiflorum*, *Limonium californicum*, and *Monardella* sp.
28. New vegetation within the 30-foot buffer area shall be planted to achieve approximately 70% cover. Mulch shall be spread over exposed soil areas between plantings to prevent soil erosion within the buffer area.
29. A qualified biologist shall be on-site to oversee the removal of invasive and non-native species and the replanting of native vegetation. A letter from the biologist verifying vegetation removal and replanting activities has occurred per these mitigation measures and shall be submitted to the Planning and Building Department within 10 business days of said activities.
30. No construction parking or storage of construction materials shall be allowed within the 30-foot riparian corridor buffer area.
31. In the event that cultural, paleontological, or archaeological 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 archaeologist who meets the Secretary of the Interiors' Professional Qualification Standards for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist 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. In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within 50 feet of the area of discovery shall be allowed until the preceding has occurred.
32. If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.

33. In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains and State of California Health and Safety Code Section 7050.5 shall be followed. The applicant shall then immediately notify the County Coroner's Office, the County Planning and Building Department, and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Deposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).
34. The project shall be designed and constructed to follow the recommendations outlined in the Sigma Prime Geosciences, Inc., Geotechnical Study, geotechnical report dated August 2018 and the Wayne Ting & Associates, Inc., Geotechnical Study Update, dated May 2019.
35. At building permit submittal, the foundation system shall be able to address both the lateral spreading and liquefaction potential of the site to the satisfaction of the County's Geotechnical Section and Building Inspection Section.
36. If any constraints are encountered that would confine traffic to one lane along Sunshine Valley Road, the applicant shall be required to submit a traffic control plan, consult with, and obtain an encroachment permit from the Department of Public Works (if required) prior to any such road closures. If any such road closure is required, the Department of Public Works shall notify the Coastside Fire Protection District and Sheriff's Department to ensure that any such road closure does not impede emergency access.
37. All bridges used for fire department access shall meet Cal-Trans HS-20-44 loading standards and have a minimum rated capacity of 25 tones (live load). Upon building permit submittal, a registered civil or structural engineer shall certify rated capacity of the bridge. Upon construction and prior to a building final, the bridge shall have the rated capacity posted on both entries.
38. 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.
39. In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place, or minimize adverse impacts to the resource. Those

measures shall be approved by the County Planning Department prior to implementation and prior to continuing any work associated with the project.

40. 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.

#### Building Inspection Section

41. This project requires a building permit.
42. The project shall be designed and constructed in accordance with the currently adopted and locally amended California Building Standards Code, which at the time of this review is the 2016 version.
43. The property is located in a SRA High Fire Hazard Severity Zone and as such structures shall be designed and constructed for requirements of R337 of the CRC.

#### Drainage Inspection Section

44. The following items will be required at the time of building permit submittal:
  - a. A Drainage Report prepared and stamped by a registered civil engineer demonstrating that the project complies with the County's current drainage policy restricting additional stormwater flows from development projects.
  - b. A final Grading and Drainage Plan prepared and stamped by a registered civil engineer showing any features required to retain additional stormwater resulting from the new impervious areas onsite and any appropriate outlet structure erosion control/channel protection measures.
  - c. A completed C3 C6 Checklist.

#### Department of Public Works

45. Prior to the issuance of the building permit or planning permit (for Provision C3 Regulated Projects), 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.

46. 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.
47. 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.
48. 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.

#### Montara Water and Sewer District

49. The applicant shall obtain sewer permits prior to the issuance of building permit.
50. Grinder pump installation may be required and sewer connection fees must be paid prior to the issuance of any connection permits.
51. The applicant is required to obtain a Domestic Water Connection Permit prior to issuance of a building permit. Connection fees for domestic water must be paid prior to issuance of the connection permit.
52. Connection to the District's fire protection system is required. A Certified Fire Protection Contractor must certify adequate fire flow calculations. A connection fee for the fire protection system is required. The connection charge must be paid prior to the issuance of a Private Fire Protection Permit.
53. The applicant must first apply directly with the District for permits and not their contractor.

#### Coastside Fire Protection District

54. Add a note to plans: Smoke Detectors which are hard wired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire Protection District Ordinance 2016-01, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room 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 tested and approved prior to the building final.
55. 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.
56. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
57. Add the following note to the plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent.
58. Roof Covering: As per Coastside Fire Protection District Ordinance 2016-01, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
59. Chimney present: The installation of an approved spark arrester is required on all (wood burning) chimneys. Spark arresters shall be made of 12-gage woven or welded wire screening having openings not exceeding 1/2-inch. If not wood burning disregard this note.
60. Vegetation Management (SRA): The 2016 California Fire Code Chapter 49 and Public Resources Code 4291 requires the following: (1) a fuel break of defensible space is required around the perimeter of all structures 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; (2) 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

ten feet to adjacent trees when fully grown or at maturity; and (3) 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.

61. Fire Access Road: the applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The City of Half Moon Bay Department of Public Works, San Mateo County Department of Public Works, and Coastside Fire Protection District Ordinance 2016-01, and the California Fire Code shall set road standards. As per the 2016 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District specifications. As per the 2016 CFC, Section Appendix D, road width shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.
62. Fire Hydrant: As per 2016 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2016 CFC, Appendix B the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details. If no hydrant is within 500-feet, then the applicant will need to have one installed at their expense.
63. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2016-01, the applicant is required to install an automatic fire sprinkler system, throughout the proposed or improved dwelling unit and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception 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 Coastside Fire Protection District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.
64. The installation of any underground sprinkler pipes shall be flushed and visually inspected by the Fire District prior to hook-up to the riser. Any soldered fittings must be pressure tested with trenches open.

65. Exterior bell and interior horn/strobe: are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.
66. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
67. CRC 2016 Section R337: This project is located in a State Responsibility Area for wildfire protection. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection shall comply with CRC 2016 Section R337 requirements. You can visit the Office of the State Fire Marshal's website at [http://www.fire.ca.gov/fire\\_prevention/fire\\_prevention\\_Wildland.php](http://www.fire.ca.gov/fire_prevention/fire_prevention_Wildland.php) and click the new products link to view the "WUI Products Handbook."
68. Copy R-337 Worksheet to a plan sized sheet and check appropriate boxes.
69. Provide window and door schedule showing it meets R-337 and add it to worksheet. All exterior doors including garage door must meet R-337.
70. All bridges must be rated and designed to support an imposed load supporting fire apparatus of 75,000 lbs. The maximum rated bridge weight must be posted at each end of the bridge, the lettering must be a minimum of 4 inches in height with a minimum stroke of 1/2 inch. Letters should be white in color with a dark background for good contrast at night addresses must be posted at the bridge entrance.
71. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 feet wide, all weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.
72. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and final Inspection by a building inspector. Allow for a minimum 72-hours' notice to the Fire Department at 650/573-3846.

73. All roof assemblies in Very high Fire Hazard Severity Zones shall have a minimum Class-A fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.