

COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit File Number: PLN 2018-00057

Board Meeting Date: September 13, 2022

Prepared By: Summer Burlison  
Project Planner

For Adoption By: Board of Supervisors

**RECOMMENDED FINDINGS:**

For the Environmental Review, Find:

1. That the project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act (CEQA) Guidelines for new small structures and equipment on an urban lot and Section 15311, Class 11, for placement of minor structures accessory to existing industrial uses including but not limited to signs and small parking lots.

For the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County LCP, specifically with regard to the Locating and Planning New Development and Visual Resources, and Shoreline Access Components of the Local Coastal Program.
3. That the project is located between the nearest public road and the sea and complies with 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) as nearby accessible trails from Airport Road provide access to vertical public shoreline access points along the Bluff; vertical public access to the Princeton shoreline is available from the street- ends within the Princeton community; and the project does not impact or impede existing shoreline access.
4. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to the Locating and Planning New Development, Visual Resources, and Shoreline Access Components. Specifically, as proposed and conditioned, the subject approval will satisfy the requirement for a CDP to legalize site improvements to the property and the project location ensures that the improvements are not significantly distinguishable from any points along the

designated Cabrillo Highway scenic road due to its distance from the scenic roadway and intervening development and vegetation, and that all activity and structures authorized under the approval are contained within the fenced area which help to minimize visual impacts. Furthermore, the project has been conditionally approved by the Coastside Fire Protection District and Environmental Health Services and does not impact or impede existing shoreline access in the area.

## **RECOMMENDED CONDITIONS OF APPROVAL:**

### **Current Planning Section**

1. This approval applies only to the proposal, documents and plans described in this report and approved by the Board of Supervisors on September 13, 2022. The Community Development Director may approve minor revisions or modifications to the project if they are consistent with the intent of, and in substantial conformance with, this approval.
2. The Coastal Development Permit shall expire one (1) year from the date of final approval if the project has not fulfilled all conditions of approval within that time. Any extension to the permit shall require submittal of a request for permit extension and payment of applicable extension fees, no less than sixty (60) days prior to expiration.
3. Any change in intensity of use of a structure may require an amendment to the Coastal Development Permit. An amendment requires an application for amendment, payment of applicable fees, and consideration at a public hearing.
4. Within 60 days of final approval, the property owner shall remove the barbed wire and minimally the outward extending arm of the "V" brackets located atop the existing chain link fence. Notification shall be provided to the Current Planning Section to verify removal in accordance with this condition has been satisfied.
5. The perimeter fencing shall not exceed 6 feet in maximum height, with the option for several strands of barbed wire located vertically above. No portion of the fence, including barbed wire shall project outward from the property.
6. The perimeter fencing slats shall be dark brown or green in color to blend in with the surrounding natural area. The selected color shall be submitted to the Current Planning Section for approval prior to implementation.
7. The property owner shall maintain the perimeter chain link fencing and slats in good condition and perform repairs as necessary. Any repairs and/or maintenance to the fence shall be of like approved color and materials, unless reviewed and approved by the Current Planning Section.

8. The perimeter fence along the north and west sides of the property shall be set back from the existing Pillar Ridge fence to leave a minimum 4-foot space between fences to enable maintenance.
9. The perimeter fence along Airport Street shall be relocated out of the right-of-way and shall be connected directly to the Pillar Ridge fence at the northeast corner of the property to prevent trespass between fences.
10. Prior to relocation and/or replacement of perimeter fencing, the owner shall submit plans to the Current Planning Section for review and approval by the Planning and Building Department and Department of Public Works. Reviewing considerations include but are not limited to location, appearance, design, and height changes to ensure compliance with all permit conditions of approval.
11. The property owner is responsible for ongoing maintenance of the property for weed management to minimize fire hazard. Monthly weed management maintenance visits shall be conducted by the owner, or designee, to ensure continuous management is being maintained.
12. A current site operator contact shall be maintained with the Planning and Building Department's Code Compliance Section, Current Planning Section, the Coastside Fire Protection District, and the site manager at the Pillar Ridge Manufactured Home Park.
13. All conditions of approval shall be satisfied within 60 days of final approval, and compliance with all conditions shall be maintained thereafter. Should inspection determine additional measures or action is necessary in order to satisfy any conditions, the owner shall be provided a designated length of time commensurate to the action needed to comply.
14. Failure to maintain compliance with any conditions of approval will result in escalation to the Code Compliance Section for enforcement action and may result in reconsideration of the CDP by the Planning Commission.
15. No parking of vehicles shall occur alongside, or within 20 feet, of the north and west property lines nearest the adjacent manufactured home park. No overnight parking of vehicles containing propane or related fuels for storage or delivery is permitted.
16. Onsite parking of vehicles shall be limited to graveled areas of the site.

#### Coastside Fire Protection District

17. The Liquefied Petroleum Gas (LPG) Distribution Facility shall follow all applicable requirements in the 2019 California Fire Code, Section 6109, Section 2307 and National Fire Protection Association (NFPA) 58.

18. Address Numbers: The Facility's address number identification shall be conspicuously posted and visible from the street. The letters/numerals for permanent address numbers shall be of 6-inch height with a minimum 1/2-inch stroke and of a color which is contrasting with the background. Such letters/numerals shall be illuminated and facing the direction of access.
19. A fuel break or defensible space around the perimeter of the tank to a distance of not less than 10 feet shall be provided and maintained at all times.
20. Emergency access roads shall be designed and maintained to support the imposed load of a fire apparatus weighing at least 75,000 lbs. and shall have a surface providing all weather driving capabilities. Certification by a civil engineer may be required. Grades of less than 15 percent shall be surfaced with a minimum Class 2 aggregate base or equivalent with 95 percent compaction.
21. The tank shall be permanently labeled as to contents and capacity; and placarded, per NFPA 704.
22. Provide a permanent emergency procedures sign, posted in a conspicuous place, that reads:

IN CASE OF FIRE, SPILL OR RELEASE  
USE EMERGENCY PUMP SHUT OFF  
REPORT THE ACCIDENT  
FIRE DEPARTMENT TELEPHONE NO. 911

23. Provide a portable fire extinguisher with a minimum rating of 2-A:20B-C located such that it is no more than 75 feet from the tank and dispenser.
24. Provide a permanent warning sign consciously posted within sight of the fuel dispensing area stating the following:
  - a. No Smoking
  - b. Shut off motor
  - c. Discharge your static electricity before fueling by touching a metal surface away from the nozzle.
  - d. To prevent static charge, do not reenter your vehicle while gasoline is pumping.
  - e. If a fire starts, do not remove the nozzle, back away immediately.
  - f. It is unlawful and dangerous to dispense gasoline into unapproved containers.

- g. No filling of portable containers in or on motor vehicles. Place container on ground before filling.
- 25. Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock. Electric gates shall have a Knox Key Switch. Electric gates shall automatically open during power failures. FCF 503.6, 506. For application and instructions please email [cfpdfiremarshal@fire.ca.gov](mailto:cfpdfiremarshal@fire.ca.gov).

#### Environmental Health Services

- 26. No onsite propane storage shall occur without a valid Certified Unified Permit Agencies (CUPA) permit.
- 27. No onsite propane storage above 200 cubic feet shall occur without a Hazardous Materials Business Plan filed with Environmental Health Services.