

January 25, 2024

Sean Lopes
718 Oak Grove Avenue
Menlo Park, CA 94025

Subject: **LETTER OF DECISION**
File Number: PLN 2019-00299
APN: 036-046-420

On January 24, 2024, the San Mateo County Planning Commission considered a Coastal Development Permit, Design Review Permit, and Grading Permit, to allow the construction of 5,535 sq. ft., two-story single-family residence with an attached 644 sq. ft. two-car garage on a legal 26,571 sq. ft. blufftop lot located at 8322 Cabrillo Highway. The project involves 705 cubic yards of grading and the removal of six significant trees. In conjunction with the requested permits, the Planning Commission determined that the project is categorically exempt from California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15303 Class 3(e). The property is located in the Cabrillo Highway County Scenic Corridor and this project is appealable to the California Coastal Commission.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the Coastal Development Permit and Design Review Permit, County File Number PLN 2019-00299 by making the required findings and adopting the conditions of approval in Attachment A.

Any interested party aggrieved by the determination of the Planning Commission has the right to appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter will end at 5:00 p.m. on February 7, 2024.

Please direct any questions regarding this matter to the Project Planner, Kanoa Kelley at kkelley@smcgov.org.

Sincerely,



Angela Montes
Planning Commission Secretary

cc: Kehoe Properties LLC
California Coastal Commission
Midcoast Community Council
Coastside County Fire Protection District
Montara Water and Sanitary District
Department of Public Works, San Mateo County
Planning Director, City of Half Moon Bay
Lennie Roberts, Green Foothills

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Project File Number: PLN 2019-00299

Hearing Date: January 24, 2023

Prepared By: Kanoa Kelley, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding Environmental Review, Find:

1. That the project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3(a), which exempts construction of structures including new single-family residences in residential zones. The development is located in an urbanized residential zoning district and will be served by all public services.

Regarding 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 with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program as described in Section A.2 of the staff report related to Locating and Planning New Development, Sensitive Habitats, Visual Resources, Shoreline Access, and Hazards Components.
3. That the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, and conforms 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 the project will not obstruct existing public bluff top access to Sea Cliff Court, or any existing beaches, bluffs, or trails in the area; and physical limitations of the area, specifically the sheer cliffs of this stretch of coastline, prevent additional safe access improvements.
4. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program with regard to Locating and Planning New Development, Sensitive Habitats, Visual Resources, Shoreline Access, and Hazards Components as the project incorporates conditions to comply with erosion control requirements and the design is consistent with Coastside Design Review standards for single-family residential buildings. The project is not in or near a sensitive habitat area and conforms with the

land use and density designations of the General Plan and Local Coastal Program. Furthermore, the project has been reviewed and conditionally approved by the geotechnical review section.

5. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of LCP Policy 1.23. San Mateo County is not projected to exceed the 40 unit maximum for the 2024 calendar year, based on the previous calendar year's total.

Regarding the Design Review Permit, Find:

6. Section 6565.20(C) SITE PLANNING AND STRUCTURE PLACEMENT; 1. Integrate Structures with the Natural Setting; a. Trees and Vegetation; Standards (1): Tree and vegetation removal has been minimized to the extent necessary for the construction of the structure. The proposed structure is located and designed to retain and blend with the natural vegetation and landforms of the site, and is complementary to adjacent neighborhood structures.
7. Section 6565.20(C) SITE PLANNING AND STRUCTURE PLACEMENT; 2. Complement Other Structures in the Neighborhood; a. Privacy; Standards (1): Windows, entrances, and decks have been located, oriented, and designed to minimize and mitigate direct views into neighboring houses.
8. Section 6565.20(C) SITE PLANNING AND STRUCTURE PLACEMENT; 2. Complement Other Structures in the Neighborhood; b. Views; Standards: The home design minimizes the effect on views from neighboring houses.
9. Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale; a. Relationship to Existing Topography; Standards (1): The structures conform to the existing topography by stepping down the hillside in the same direction as the grade.
10. Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale; a. Relationship to Existing Topography; Standards (2): The structures minimize unused, enclosed space between the lowest floor and the grade below.
11. Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape & Scale.; b. Neighborhood Scale; Standards (1): The home respects the general scale of the neighborhood.

12. Section 6565.20(D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; Standards (c. Quantity): (1) A number of exterior materials and colors have been used that are consistent with the neighborhood and architectural style of the house. Standards (2)(3): The project uses three or more colors and materials that serve to reduce the appearance of bulk, emphasize architectural features, and break up large surfaces.
13. Section 6565.20(D) ELEMENTS OF DESIGN; 3. Roof Design; a. Massing and Roof Forms; Standards (3): Non-reflective roof materials and colors have been specified.
14. Section 6565.20(F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 1. Landscaping; Standards (a): A landscape plan has been prepared according to the County's Minimum Standards for Landscape Plans.

Regarding the Grading Permit, Find:

15. That the granting of the permit will not have a significant adverse effect on the environment as the project conforms with the applicable General Plan, LCP, and Zoning District policies and standards that seek to minimize impacts to soils, sensitive habitats, hazards, and visual quality. Further, this project has been reviewed and recommended for conditional approval by the County's Department of Public Works, Drainage Section, Geotechnical Section, and by the Coastside Fire Protection District. Implementation of the proposed grading plans prepared by a licensed civil engineer, including the erosion and sediment control plan, and associated conditions of approval will ensure the project will not have a significant adverse effect on the environment.
16. That the project conforms to the criteria of Chapter 5, Division VII, of the San Mateo County Ordinance Code, including the standards referenced in Section 9296 as it will conform to standards in the Grading Ordinance, including those related to an erosion and sediment control plan, dust control plan, fire safety, and the timing of grading activity.
17. That the project is consistent with the goals and objectives of the General Plan as discussed in Section A.1 of the staff report dated January 24, 2024.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans reviewed by the Coastside Design Review Committee and approved by the Planning Commission on January 24, 2023. Any changes or revisions to the approved plans shall be submitted to the Director of Planning and Building for review and approval prior to implementation. Minor adjustments to the project design may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The final approval of the subject permits shall be valid for five (5) years from the date of final approval, in which time a valid building permit shall be issued for the work and a completed inspection (to the satisfaction of the Building Official) shall have occurred within one (1) year of the associated building permit's issuance. This approval may be extended by a 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. 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 the County Planning Department approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof,

and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).

- d. 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.
 - e. 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.
4. The applicant shall demonstrate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
- a. Facade articulation shall be provided on all building sides, and is subject to approval by the Design Review Committee. Facade articulation is intended to break up the appearance of shear walls through the placement of projecting and recessing architectural details.
 - b. Modify the south elevation by inseting or outseting the courtyard(s) louvered panels a min. 6-inch to max. 24-inch (maintaining zoning regulation compliance) to add articulation to the south elevation of the structure.
 - c. All exterior lighting shall be “night sky” compliant.
 - d. All windows shall include bird-sensitive glazing.
5. The applicant shall consider incorporating erosion/stabilizing plantings in the landscape, particularly in the bluff top areas of the property as suggested by the Coastside Design Review Committee:
6. Per Section 9296.5 of Division VII (Building Regulations) of the San Mateo County Ordinance Code, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.

7. The property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.
8. No grading shall be allowed during the winter season (October 1 to April 30) or during any rain event to avoid potential soil erosion unless prior written request by the applicant is submitted to the Director of Planning and Building at least two (2) weeks prior to the projected commencement of grading activities and that request is approved. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).
9. 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 by the Building Inspection Section, as well as prior authorization from the Director of Planning and Building to conduct grading during the wet weather season.
10. An Erosion Control and/or 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/or tree protection measures are installed adequately prior to the start of ground disturbing activities.
11. No grading activities shall commence until the applicant has been issued a grading permit "Hard Card", which will only be issued concurrently with the associated building permit.
12. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance.

13. Erosion and sediment control during the course of grading work shall be installed and maintained according to a 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 must be reviewed and approved by the Department of Public Works and the Current Planning Section.
14. 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.
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. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELo) and provide the required information and forms if applicable.
17. The applicant shall plant on-site a total of two (2) Monterey cypress trees using at least 15-gallon size stock for the trees removed. Replacement planting shall be confirmed prior to building inspection final.
18. 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 the 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 the site shall be clear and running slowly at all times.
 - n. 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.
19. The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below, and include these measures on permit plans submitted to the Building Department for permit:

- 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 non-toxic soil stabilizers to inactive construction areas.
 - c. Sweep 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.
20. 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.
 21. The exterior colors and materials as approved by the Planning Commission shall be implemented. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
 22. Installation of the approved landscape plan is required prior to final building inspection.
 23. A building permit shall be applied for and obtained from the Building Inspection Section prior to demolishing any existing on-site structures.
 24. Prior to building permit issuance, the applicant shall pay to San Mateo County Planning and Building Department affordable housing impact fees. The fees will be calculated based on the adopted Affordable Housing Impact Fee Program Ordinance (No. 04758).

Coastal Commission

25. By acceptance of this CDP, the Permittee acknowledges and agrees, on behalf of itself and all successors and assigns, that:
- a. This site is subject to coastal hazards including but not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunamis, tidal scour, wave overtopping, coastal flooding, and their interaction, all of which may be exacerbated by sea level rise.
 - b. The intent of this CDP is to allow for the approved project to be constructed and used consistently with the terms and conditions of this CDP for only as long as the development remains safe for occupancy, use, and access, without additional substantive measures beyond ordinary repair or maintenance to protect the development from coastal hazards.
 - c. No shoreline armoring, including but not limited to piers or retaining walls, shall be constructed to protect the development approved pursuant to this CDP, including, but not limited to, residential buildings or other development improvements in the event that the approved development is threatened with damage or destruction from coastal hazards in the future. Any rights to construct such armoring that may exist under Coastal Act Section 30235 or under any other applicable law are waived, and no portion of the approved development may be considered an “existing” structure for purposes of Section 30235.
 - d. The applicant shall remove or relocate, in part or in whole, the development authorized by this CDP, including, but not limited to, the residential buildings and other development authorized under this CDP, when any government agency with legal jurisdiction has issued a final order, not overturned through any appeal or writ proceedings, determining that the structures are currently and permanently unsafe for occupancy or use due to coastal hazards and that there are no measures that could make the structures suitable for habitation or use without the use of a shoreline protective device; or in the event that coastal hazards eliminate access for emergency vehicles, residents, and/or guests to the site due to the degradation and eventual failure of the coastal bluff. The County of San Mateo shall not be required to maintain access and/or utility infrastructure to serve the approved development in such circumstances. Development associated with removal or relocation of the residential buildings or other development authorized by this CDP shall be subject to issuance of all necessary permits required under applicable regulations, and may require review by the County of San Mateo and/or the California Coastal Commission prior to any such activities. In the event that portions of the

development fall into the ocean or the beach, or to the ground, before they are removed or relocated, the Permittee shall remove all recoverable debris associated with the development from such areas, and lawfully dispose of the material in an approved disposal site, all subject to Director of Planning and Building approval.

- e. The Permittee assumes the risks to the Permittee and the properties that are the subject of this CDP of injury and damage from such hazards in connection with this permitted development; unconditionally waives any claim of damage or liability against the County of San Mateo, its officers, agents, and employees for injury or damage from such hazards; indemnifies and holds harmless the County, its officers, agents, and employees with respect to the County's approval of the CDP against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards; accepts full responsibility for any adverse effects to property caused by the permitted project; acknowledges and agrees that the boundary between public land (tidelands) and private land may shift with rising seas, the structure may eventually be located on public trust lands, and the development approval does not permit encroachment onto public trust land; and that any future encroachment must be removed unless the County determines that the encroachment is legally permissible pursuant to the Coastal Act and authorizes it to remain, and any future encroachment would also be subject to the State Lands Commission's (or other trustee agency's) leasing approval.
26. Disclosure documents related to any future marketing and/or sale of the property, including but not limited to marketing materials, sales contracts, and similar documents, shall notify potential buyers of the terms and conditions of this CDP, including explicitly the coastal hazard requirements of **Condition of Approval 25**. A copy of this CDP shall be provided in all real estate disclosures.

Department of Public Works

27. Prior to the issuance of the building 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.

Montara Water and Sanitary District (MWSD)

28. The project will be considered a significant remodel and the applicant is required to file for an existing service application for a greater than 50% remodel with Montara Water and Sanitary District. The applicant is required to obtain permits prior to issuance of a building permit. All fees must be paid prior to issuance of a connection permit.
29. Encroachment into existing recorded or prescriptive sewer easements is prohibited. A sewer mainline extension and abandonment of the old mainline may be required. A sewer grinder pump and pressurized lateral may be required. In advance of any construction work, the existing sewer lateral is to be cut and capped in accordance with District standards. A sewer lateral TV review and possible upgrade may be required. Fixture unit upgrades may be required to be paid in accordance with MWSD significant remodel fees.
30. The applicant shall be responsible for the design and construction of new water mainline extensions (relocation of existing water main) and abandonment of the old water main. New water and PFP service lines are required for all affected properties.
31. A domestic water meter upgrade will be required.
32. Well abandonment may be required by the San Mateo County Environmental Health Services.
33. Connection to the District's fire protection system is required. A Certified Fire Protection Contractor must certify adequate fire flow calculations.

Geotechnical Section

34. A Final Geotechnical Report shall be submitted at the building permit review stage. The report shall be updated to the current adopted code (CBC 2022) and shall be updated and coordinated with all drainage recommendations. If any hazards are found, mitigation shall be provided in the foundation design and grading proposal.

Drainage Section

35. The following will be required at the time of building permit submittal:
 - a. Final Drainage Report stamped and signed by a registered Civil Engineer.
 - b. Final Grading and Drainage Plan stamped and signed by a registered Civil Engineer consistent with the requirements in the County's Drainage Manual.
 - c. Final C.3 and C.6 Development Review Checklist.
 - d. Updated plans and documents that have been coordinated with the Geotechnical report's recommendations.

Coastside Fire Protection District

36. Smoke Alarms which are hard wired: As per the California Building Code, and State Fire Marshal regulations, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and recondition sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final. The date of installation must be added to the exterior of the smoke alarm and will be checked at final inspection.
37. Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor. (CFC 2022 section 1030.2).
38. As per Coastside Fire Protection District Standard CI-013, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. 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 shall be placed at the entrance from the nearest public roadway.

39. Per Coastside Fire Protection District Ordinance 2019-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class “B” or higher as defined in the current edition of the California Building Code.
 - a. 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 ½-inch. If the fireplace is not wood burning disregard this note.
 - b. Vegetation Management (LRA) – The Coastside Fire Protection District Ordinance 2019-03, the 2019 California Fire Code 304.1.2:
 - (1) A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.
 - (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 10 feet to adjacent trees when fully grown or at maturity.
 - (c) 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.
40. Fire Access Roads – The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance 2019-03, and the California Fire Code shall set road standards. As per the 2019 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District specifications. As per the 2019 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on

the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.

41. Fire apparatus roads shall be a minimum of 20 feet wide with a minimum of 35 feet centerline radius and a vertical clearance of 15 feet CFC 503, D103, T-14 1273
42. A plan and profile of the driveway/roadway is required and shall be included on plans for building permit submittal.
43. Fire apparatus access roads to be an approved all-weather surface. Grades 15% or greater to be surfaced with asphalt, or brushed concrete. Grades 15% or greater shall be limited to 150 feet in length with a minimum of 500 feet between the next section. For roads approved less than 20 feet, 20 feet wide turnouts shall be on each side of a 15% or greater section. No grades shall exceed 20 percent. (Plan and profile required) CFC 503.
44. "No Parking - Fire Lane" signs shall be provided on both sides of roads 20 to 26 feet wide and on one side of roads 26 to 32 feet wide. CFC D103.611.
45. 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 millimeters) 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. CFC 503.1.1 15. All bridges used for fire department access shall meet Cal-Trans HS-20-44 loading standards and have a minimum rated capacity of 25 tons, (live load). A registered civil or structural engineer shall certify rated capacities. All bridges shall have the rated capacity posted on both entries. Turnouts are required at each end of one-lane bridges. A Knox padlock or key switch will be required if there is limited access to property. CFC 506.1. For application and instructions please email cfpdfiremarshal@fire.ca.gov or if you need further assistance, please contact Coastside Fire Protection District at 650/726-5213. Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock. Electric gates shall have a Knox Key Switch. Electric gates shall automatically open during power failures. CFC 503.6, 506.
46. As per 2019 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) shall be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2019 CFC, Appendix B the hydrant must produce a minimum fire flow of 875 gallons per minute at 20 pounds-per-square-inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.

47. Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2019-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations shall be provided with a pilot head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set to the Coastside Fire Protection District for review.
48. Installation of underground sprinkler pipe 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 trench open. Please call Coastside Fire Protection District to schedule an inspection. Fees shall be paid prior to plan review.
49. 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.
50. Add a note to the title page of the building plans that the building will be protected by an automatic fire sprinkler system.
51. Solar Photovoltaic Systems: These systems shall meet the requirements of the 2019 CFC Section 1204.2.1.
52. Traffic calming devices shall be prohibited unless approved by the fire official. CFC 2019 section 503.4.1.