



## Planning & Building Department Planning Commission

Laurie Simonson, 1<sup>st</sup> District  
Frederick Hansson, 2<sup>nd</sup> District  
Zoe Kersteen-Tucker, 3<sup>rd</sup> District  
Manuel Ramirez, Jr., 4<sup>th</sup> District  
Steve Dworetzky, 5<sup>th</sup> District

County Office Building  
455 County Center  
Redwood City, California 94063  
(650) 363-1859

### Action Minutes

# DRAFT

MEETING NO. 1609  
Wednesday, February 10, 2016

In the Board of Supervisors Chambers, Hall of Justice and Records, located at 400 County Center, Redwood City.

Chair Simonson called the meeting to order at 9:02 a.m.

**Pledge of Allegiance:** The Pledge of Allegiance was led by Chair Simonson.

**Roll Call:** Commissioners Present: Simonson, Hansson, Kersteen-Tucker, Ramirez,  
Commissioners Absent: Dworetzky  
Staff Present: Aozasa, Fox, Shu

Legal notice published in the San Mateo County Times January 30, 2016.

**Oral Communications** to allow the public to address the Commission on any matter not on the agenda.

None.

**Consideration of the Minutes** of the Planning Commission meeting of January 13, 2016.

Commissioner Kersteen-Tucker moved, and Commissioner Ramirez seconded, that the minutes be approved as submitted. Motion carried 4-0-1-0.

### CONSENT AGENDA 9:00 a.m.

Commissioner Hansson moved for approval of the Consent Agenda, and Commissioner Ramirez seconded the motion. Motion carried 4-0-1-0, approving one item as follows:

- Owner:** Judith Wilson Trust et al  
**Applicant:** Midpeninsula Regional Open Space District  
**File No.:** PLN2015-00569  
**Location:** 4150 Sears Ranch Rd, La Honda  
**Assessor's Parcel No.:** 083-361-080, 083-361-110 and 078-290-050

Consideration of a General Plan Conformity determination request from Midpeninsula Regional Open Space District for MROSD's prospective purchase from the Cunha Trust of APNs 083-361-080, 083-361-110 and 078-290-050, approximately 30 acres located near unincorporated La Honda.

Based on information provided by staff, the Planning Commission determined that the proposed acquisition conforms to the County General, Plan by adopting the findings identified as follows:

**FINDING:**

Find and report that Midpeninsula Regional Open Space District's proposed acquisition of APNs 083-361-080, 083-361-110, and 078-290-050 for use as conservation grazing and future integration into the adjacent La Honda Open Space Preserve for natural resource preservation and low intensity recreation conforms to the General Plan Vegetative, Water, Fish and Wildlife Resources Policies, Soil Resources Policies, Visual Quality Policies, and Park and Recreation Resource Policies, and is consistent with the County's General Plan.

**REGULAR AGENDA**

9:00 a.m.

- 2. **Owner:** Henry Stern Family, LLP  
**Applicant:** Chris Parlette  
**File No.:** PLN 2015-00236  
**Location:** 13040 Skyline Boulevard, unincorporated Woodside  
**Assessor's Parcel No.:** 067-230-030

Consideration of the Certification of an Initial Study and a Mitigated Negative Declaration, subject to the California Environmental Quality Act, a Resource Management District Permit, an Architectural Review, and a Grading Permit, to construct a new 3,568 sq. ft. single-family residence with a new septic system and leach field, a new underground 10,000 gallon propane tank, on-site guest parking, a new fire truck turnout, new retaining walls ranging from 4 - 8 feet in height, 4,500 sq. ft. of outdoor patio, and a total of 3,023 cubic yards of grading. Eight trees are proposed for removal. The project site is located midway between Cypress Ridge Road and Phleger Road on Skyline Boulevard, in the unincorporated Woodside area of San Mateo County.

**SPEAKERS:**

- 1. David Wilson, Architect

**COMMISSION ACTION:**

Commissioner Kersteen-Tucker moved and Commissioner Hansson seconded to close the public hearing. **Motion carried 4-0-1-0.**

Commissioner Kersteen-Tucker moved and Commissioner Hansson seconded the motion. **Motion carried 4-0-1-0.**

Based on information provided by staff and evidence presented at the hearing, the Planning Commission certified the Initial Study and Mitigated Negative Declaration, and approved the Resource Management Permit and Grading Permit, County File Number PLN 2015-00236, by making the required findings, as modified, and adopting the conditions of approval as listed as follows:

**FINDINGS:**

Regarding the Mitigated Negative Declaration, Found:

1. That the Planning Commission does hereby find that this Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
2. That the 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, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment.
4. That the mitigation measures in the Mitigated Negative Declaration and agreed to by the owner and placed as conditions on the project have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6.

Regarding the Resource Management District Permit, Found:General Criteria

5. That the project conforms to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Zoning Regulations. The project complies with Section 6324.1, respectively, to address the potential for environmental impacts and water resources, as the project will not introduce noxious odors, chemical agents, or long-term noise levels. The project also complies with Sections 6324.2 through 6325.1, which address site design criteria, utilities, cultural resources, hazards, and primary scenic resource areas, as the project is not located near any sensitive habitats or waterways and has been conditioned (Nos. 6 - 8) to protect any cultural resources that may be encountered during construction activities. Further, the geotechnical investigation concluded that the site is suitable for the proposed development. The project, as designed and conditioned, preserves the majority of mature trees and dominant vegetation. While the project is located within the scenic corridor, its design, existing topography, and vegetation ensure that there is no impact from scenic public viewpoints.

Regarding the Grading Permit, Found:

6. That this project, as conditioned, will not have a significant adverse effect on the environment. The project has been reviewed by Planning staff, the Geotechnical Section, and the Department of Public Works, which found that the project can be completed without significant harm to the environment provided all conditions are met.
7. That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan. Planning staff, the Geotechnical Section, and the Department of Public Works have reviewed the project and have determined its conformance to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 8605 and the San Mateo County General Plan.

**CONDITIONS OF APPROVAL**Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on June 4, 2015. The Community Development

Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.

2. This permit shall be valid for two (2) years from the date of approval in which time a building permit shall be issued. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The Department of Fish and Game has determined that this project is not exempt from 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 \$2,260 .25 plus the applicable recording fee at the time of filing of the Notice of Determination by the County Planning and Building Department staff within ten (10) business days of the approval.

The following conditions are mitigation measures from the Negative Declaration:

4. **Mitigation Measure 1:** Prior to any grading activities, the following minimum dust control measures shall be implemented and maintained throughout the duration of the project:
  - a. Water all active construction and grading areas at least twice daily.
  - b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
  - c. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at the project site.
  - d. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
5. **Mitigation Measure 2:** Vegetation removal shall be scheduled to occur between August 1 and March 1 of any given year, which is outside the bird nesting season. If this is not possible, the applicant shall hire a qualified biologist to conduct preconstruction nesting bird surveys no more than 2 weeks prior to vegetation disturbance or removal. If nesting birds are present and may be impacted by the vegetation removal, the biologist shall designate a buffer zone around the nest (e.g., 50 feet for passerines and 200 feet for raptors) where no vegetation removal will take place until the biologist has confirmed that all young have fledged the nest.
6. **Mitigation Measure 3:** If during the construction phase any archaeological or historical evidence is uncovered or encountered during construction, the project has been conditioned to halt all excavations of the site within 30 feet and to retain an historian/archaeologist to investigate the findings. In addition, the Current Planning Section shall be notified of such findings, and no additional work shall be done on-site, until the historian/archaeologist has recommended appropriate mitigation measures, and those measures have been approved by the Current Planning Section.
7. **Mitigation Measure 4:** If during any site activities associated with the project any paleontological resource is discovered, all work within 30 feet shall be halted long enough to call in a qualified paleontologist to assess the find and propose appropriate mitigation measures. In addition, the Current Planning Section shall be notified of such findings, and no additional work shall be done until the paleontologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

8. **Mitigation Measure 5:** The property owner, applicant, and contractors must be prepared to carry out the requirements of California State Law with regard to the discovery of human remains during construction, whether historic or prehistoric. 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.
  
9. **Mitigation Measure 6:** Prior to any land disturbance and throughout the grading operation, the approved erosion control plan, as prepared and signed by the engineer of record, shall be implemented. Prior to issuance of the grading permit "hard card," the applicant shall submit revised erosion control plan sheets that include the following additional measures for review and approval:
  - a. Show the location(s) for storage of construction material, construction equipment, and parking of construction vehicles on the erosion control plan (Sheet C304), as described in Section III (Management Practices Employed to Minimize Contact of Construction Materials, Equipment, and Vehicles with Stormwater) of the Erosion Control Notes and Details plan sheet.
  - b. Provide a detail for the proposed silt fencing and protection for stockpiled materials (such as anchored down plastic sheeting in dry weather), as described in Section IV (Construction Material Loading, Unloading, and Access Areas) of the Erosion Control Notes and Details plan (sheet C305).
  - c. Show the location(s) of construction staging area(s) on the erosion control plan (Sheet C304), as described in Section IV (Construction Material Loading, Unloading, and Access Areas) of the Erosion Control Notes and Details plan sheet.
  - d. Note on the tree protection detail of the Erosion Control Notes and Details plan (Sheet C305) that tree protection shall consist of orange plastic fencing at the driplines where feasible.
  - e. Provide a detail for the proposed "Limit of Construction" barrier/fencing (such as orange plastic fencing, chain link fencing, or other barrier measure) on the Erosion Control Notes and Details plan (Sheet C305).
  - f. Show the location(s) of any office trailer(s), storage sheds, and/or other temporary installations on the erosion control plan (as applicable). As necessary, show how these temporary structures will be accessed and protection for any access routes.
  
10. **Mitigation Measure 7:** No grading shall be allowed during the winter season (October 1 - April 30) or during any rain event to avoid potential increased soil erosion unless prior written request by the applicant is made to the Community Development Director and approval is granted by the Community Development Director. A grading permit "hard card" is required prior to the start of any land disturbance/grading operation. The applicant shall submit a letter to the Current Planning Section, at least two (2) weeks prior to the commencement of grading, stating the date when grading operation will begin, anticipated end date of grading operation, including dates of revegetation, and estimated date of establishment of newly planted vegetation.

11. **Mitigation Measure 8:** The property owner, or designee, 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 by 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 earthmoving 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 application 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.
12. **Mitigation Measure 9:** For final approval of the grading permit, the property owner, or designee, shall ensure performance of the following activities within thirty (30) days of grading completion at the project site:

- a. The project engineer shall submit written certification, that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the County Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Section.
- b. The geotechnical consultant shall observe and approve all applicable work during construction, sign Section II of the Geotechnical Consultant Approval form, and submit the signed form to the Planning and Building Department's Geotechnical Section and the Current Planning Section.

13. **Mitigation Measure 10:** The applicant shall implement the following basic construction measures at all times:

- a. 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 Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- b. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, 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.

The applicant shall submit an on-site drainage plan, as prepared by a civil engineer, showing all permanent, post-construction stormwater controls and drainage mechanisms at the time of each respectively submitted project application. The required drainage plan shall show, in all respective cases, the mechanisms necessary to contain all water runoff generated by on-site impervious surfaces, and to reduce the amount of off-site runoff through the use of on-site percolation facilities. The drainage plan shall also include facilities to minimize the amount of pollutants in stormwater runoff through on-site retention and filtering facilities.

The on-site drainage plan shall be submitted to the Current Planning Section for review and approval by the Community Development Director prior to the issuance of building permits. The plan shall be included as part of the project's final building permit application and construction plans. The County Building Inspection Section shall ensure that the approved plan is implemented prior to the project's final building and/or grading inspection approval.

- 14. The proposed project qualifies as a stormwater regulated site and will require monthly erosion and sediment control inspections during the rainy season, as required by the Regional Water Quality Control Board, and weekly construction inspections during the rainy season for sites within the ASBS Watershed, as required by the Special Protections.
- 15. As the project involves over one acre of land disturbance, the property owner shall file a Notice of Intent (NOI) with the State Water Resources Board to obtain coverage under the State General Construction Activity NPDES Permit. A copy of the project's NOI, WDID Number, and Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to the Current Planning Section and the Building Inspection Section, prior to the issuance of the grading permit "hard card."

16. No grading activities shall commence until the property owner has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section.
17. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion. An applicant-completed and County-issued grading permit "hard card" is required prior to the start of any land disturbance/grading operations. Along with the "hard card" application, the applicant shall submit a letter to the Current Planning Section, at least two (2) weeks prior to commencement of grading, stating the date when grading operations will begin, anticipated end date of grading operations, including dates of revegetation, and the estimated date of establishment of newly planted vegetation.
18. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the erosion control plan, as prepared and signed by the engineer of record and approved by the decision maker. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.
19. Prior to issuance of the grading permit "hard card," 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.
20. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
21. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site:
  - a. The engineer shall submit written certification, that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer.
  - b. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and the Current Planning Section.
22. Only the trees identified in the approved plans are approved for removal as part of this permit approval. A separate permit shall be required for the removal of any additional trees. An application and processing, including applicable fees, shall be required prior to any additional tree removal.
23. The applicant shall plant on-site one tree using at least 15 gallon size stock, for the removal of the 22" cypress tree. The replanted tree shall be drought tolerant and indigenous. Replacement planting shall occur prior to final Building Inspection.



Building Inspection Section

24. The applicant shall comply with all requirements of the Building Inspection Section at the building permit stage of the application.
25. The applicant shall show the propane tank installed per CPC and NFPA requirements.
26. Building permit plans shall include an alternative to wood burning fireplaces which are not allowed.
27. Building permit plans shall ensure a 30" width water closet space in the proposed 1/2 bath.

Environmental Health Division

28. At the building application stage, the applicant shall submit an application for a septic system along with three sets of septic design plans to the Environmental Health Division for approval.
29. At the building application stage, the applicant shall submit documentation verifying that the existing water source meets the quality and quantity standards of the Environmental Health Division.

Geotechnical Section

30. Prior to issuance of building permit issuance, Geotechnical consultant must respond to review sheet and review and approve the plans.

Department of Public Works

31. 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.
32. 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 #3277.
33. Prior to the issuance of the building permit or planning permit (if applicable), 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.

Cal-Fire

34. Fire Department access shall be within 150 feet of all exterior portions of the buildings or 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 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 the weight it will support.
35. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection shall meet CRC R327 or CBC Chapter 7A requirements. This condition is to be met at the building permit phase of the project.
36. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. 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 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch by 18-inch green reflective metal sign.
37. An Alternate Methods or Materials Request has been approved by the Fire Marshal for this project. All items on the approved request are to be met prior to Fire final inspection for the project.
38.
  - a. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrester of a mesh with an opening no larger than 1/2 inch in size, or an approved spark arresting device.
  - b. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures or to the property line, if the property line is less than 30 feet from any structure. This is neither a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures.
  - c. Remove that dead or dying portion of any tree which extends over the roofline of any structure.
39. Smoke alarms and carbon monoxide detectors are required to be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
40. An approved automatic fire sprinkler system meeting the requirements of NFPA-13D is required to be installed in your project. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval by the San Mateo County Fire Department.

- 41. An interior and exterior audible alarm, activated by automatic fire sprinkler system water flow, shall be required to be installed in all residential systems. All hardware must be included on the submitted sprinkler plans.
- 42. A site plan showing all required components of the water system is required to be submitted with the building plans to the San Mateo County Building Inspection Section for review and approval by the San Mateo County Fire Department. Plans shall show the location, elevation and size of required water storage tanks, the associated piping layout from the tank(s) to the building/structures, the size of and type of pipe, the depth of cover for the pipe, technical data sheets for all pipes, joints, valves, valve indicators, thrust block calculations, joint restraint, the location of the standpipe/hydrant, and the location of any required pumps and their size and specifications.
- 43. Because of the fire flow and automatic sprinkler requirements for your project, an on-site water storage tank is required. Based upon building plans submitted to the San Mateo County Planning and Building Department, the San Mateo County Fire Department has determined that a minimum of 7,500 gallons of fire protection water will be required, in addition to the required domestic water storage. Plans showing the tank(s) type, size, location and elevation are to be submitted to the San Mateo County Fire Department for review and approval.
- 44. The water storage tank(s) shall be so located as to provide gravity flow to a standpipe/hydrant. Plans and specifications shall be submitted to the San Mateo County Building Inspection Section for review and approval by the San Mateo County Fire Department.
- 45. A Wet Draft Hydrant, with a 4 1/2" National Hose Thread outlet with a valve, shall be mounted 30 to 36 inches above ground level and within 5 feet of the main access road or driveway, and not less than 50 feet from any portion of any building, nor more than 150 feet from the main residence or building.
- 46. The standpipe/hydrant shall be capable of a minimum fire flow of 1,000 GPM.

California Department of Transportation

- 47. Work that encroaches onto the State right-of-way (ROW) requires an encroachment permit that is issued by CalTrans. To apply, a completed encroachment permit application, environmental documentation, and five (5) sets of plans clearly indicating the State ROW must be submitted to: Mr. David Salladay, Office of Permits, California Department of Transportation, District 4, P.O. Box 23660, Oakland, CA 94623-0660. Traffic-related mitigation measures should be incorporated into the construction plans during the encroachment permit process. See the website link for more information: <http://www.dot.ca.gov/hq/traffops/developserv/permits/>.

3. **Correspondence and Other Matters**

None

4. **Consideration of Study Session for Next Meeting**

Cancellation of the next meeting on 2/24/16 due to lack of agenda items.

5. **Director's Report**

Deputy Director Lisa Aozasa informed the Planning Commission that on 2/9/16 the Board of Supervisors approved the Ascension Heights Subdivision Project by a vote of 4-1. The Board would like the Planning Commission to review the final landscape plan at a public hearing at a later date.

Mrs. Aozasa also shared that Director Steve Monowitz was not present because he was attending a Coastal Commission meeting to testify on behalf of Executive Director, Chares Lester.

6. **Adjournment**

The meeting adjourned at 9:32 a.m.

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(2/29/16)