



County of San Mateo

Planning & Building Department

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June 13, 2014

Mr. Thomas Soper
2200 Kirkham Street
San Francisco, CA 94122

Dear Mr. Soper:

Subject: **REVISED LETTER OF DECISION**
File Number: PLN1999-00105
Location: 1400 Canyon Rd., Pescadero
APNs: 089-120-110 and 089-120-120

On May 28, 2014, the San Mateo County Planning Commission considered a Coastal Development Permit and Planned Agricultural Permit, pursuant to Sections 6328.4 and 6353, respectively, of the County Zoning Regulations, a Grading Permit, pursuant to Section 8600 of the County Ordinance Code, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, for additions to an existing organized camp facility that includes one (1) ADA bathroom (300 sq. ft.); five (5) tent platforms (364 sq. ft. each); one (1) open cooking shelter (385 sq. ft.); one (1) camping dormitory (2,031 sq. ft.); and demolition of one (1) camping dormitory (2,536 sq. ft.), along with the construction of a 280-linear ft. debris flow wall ranging in height from 6-8 ft.; 1,290 cubic yards of grading; removal of 19 significant sized trees; expansion of the septic system and fire access improvements located at 1400 Canyon Road in the unincorporated Pescadero area of San Mateo County.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the project by adopting the required findings and conditions of approval as identified in Attachment A.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter ended at **5:00 p.m.** on June 11, 2014.

An approval of this project is appealable to the California Coastal Commission. Any aggrieved person may appeal this decision to the California Coastal Commission within 10 working days following the Coastal Commission's receipt of the notice of Final Local Decision. Please contact the Coastal Commission's North Central Coast District Office at (415)904-5260 for further information concerning the Commission's appeal process. The County and Coastal Commission appeal periods are sequential, not concurrent, and together total approximately one month. A project is considered approved when these appeal periods have expired and no appeals have been filed.

Please direct any questions regarding this matter to Summer Burlison, Project Planner, at (650)363-1815 or sburlison@smcgov.org.

Sincerely,

Heather Hardy
Planning Commission Secretary

cc: Department of Public Works
Building Inspection Section
California Coastal Commission
David Poock
Lennie Roberts, Committee for Green Foothills
Ron Snow

County of San Mateo
Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

Permit File Number: PLN 1999-00105

Hearing Date: May 28, 2014

Prepared By: Summer Burlison

Adopted By: Planning Commission

FINDINGS**Regarding the Mitigated Negative Declaration, Found:**

1. 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. An Initial Study and a Mitigated Negative Declaration were prepared and issued in conformance with CEQA Guidelines. The public review period for this document is April 23, 2014 to May 22, 2014, per CEQA.

The Initial Study and Mitigated Negative Declaration circulated for public review identify a total of 709 cubic yards (cy) of grading, including 645 cy of cut and 64 cy of fill. However, the applicant intends on using all cut material (709 cy) on-site for berming along the west side of the debris wall and evenly spreading throughout the graded area east of the debris wall (in the area of the proposed swale). Therefore, a total of 1,290 cy of grading is proposed (including 645 cy of cut which will be used on-site as fill). This change in grading quantity is not considered significant and does not generate a change to any recommended mitigation measure; therefore, recirculation of the Mitigated Negative Declaration is not required.

2. That, on the basis of the Initial Study and comments received hereto, and testimony presented and considered at the public hearing, 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. The mitigation measures contained in the Mitigated Negative Declaration and the conditions of approval in this document adequately mitigate any potential 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 into a Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6. A Mitigation Monitoring and Reporting Plan are not necessary as proposed mitigation measures are included as Conditions of Approval Nos. 13 through 26 in the project conditions of approval.
4. That the Mitigated Negative Declaration reflects the independent judgment of San Mateo County.

Regarding the Coastal Development Permit, Found:

5. 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 Local Coastal Program (LCP), specifically in regard to Locating and Planning New Development, Agriculture, Sensitive Habitats, Visual Resources, and Hazards, and Recreation/Visitor-Serving Facilities Components of the LCP. Staff has reviewed the plans and materials and determined that the project will not pose any adverse significant impacts on coastal resources, agricultural production, sensitive habitats, or the visual quality of the area. Furthermore, the project is proposed and conditioned to ensure there will be minimal impacts from natural hazards, including fire and debris flow.
6. That the project 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 project conforms to specific findings required by policies of the San Mateo County LCP with regard to Locating and Planning New Development, Agriculture, Sensitive Habitats, Visual Resources, Hazards, and Recreation/Visitor-Serving Facilities Components, as discussed in detail in the Staff Report dated May 28, 2014.

Regarding the Planned Agricultural Permit, Found:

8. That the proposed project, as described in the application and accompanying materials, complies with all applicable criteria for issuance of a Planned Agricultural Permit contained in Section 6355 of the County Zoning Regulations, including:

General Criteria

- a. That the encroachment of all development upon land, which is suitable for agricultural use, is minimized as the project will not be located on Class I, Class II, or Class III soils rated good or very good for artichokes or Brussels sprouts, is located outside of the County's mapped areas of land containing soils with agricultural capability and outside of the State's mapped farmland areas. Furthermore, no agricultural activities are conducted on the project land due to its topography and dense tree coverage.
- b. That all proposed development will be clustered next to existing development in the North Commons area of the 142-acre property.
- c. That the project conforms to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code, including:

Section 6324.1 (*Environmental Quality Criteria*), Section 6324.4 (*Water Resources Criteria*), Section 6325.2 (*Primary Fish and Wildlife Habitat Areas Criteria*), and Section 6324.5 (*Cultural Resources*) as the project involves grading and tree removal necessary to install a debris flow wall to mitigate debris flow hazard to the area; will not involve the creation of noxious odors, chemical agents, or long-term noise levels outside of standard construction activity; will not generate any impact to sensitive habitats or species; and includes erosion, sediment, and drainage measures in compliance with County regulations to minimize potential hydrological impacts to the area. Furthermore, conditions have been included to minimize the potential unearthing and impact to any unknown archaeological resource within the project area during proposed earthwork activities.

Section 6324.2 (*Site Design Criteria*) as the proposed buildings and structures are designed to complement the natural rural character of the surrounding environment and existing development in the North Commons area, including through design, materials, and colors.

Section 6324.3 (*Utilities*) as the project includes expansion of the existing septic system by installing an additional septic tank and leach lines to serve the proposed camping dormitory and ADA bathroom. Additionally, potable water will continue to be provided from Girl Scout Creek, a tributary of Butano Creek.

Section 6324.6 (*Hazards to Public Safety*) as the project's geotechnical engineer, Butano Geotechnical Engineer, Inc., has determined that geotechnical hazards, except for debris flow, will have minimal impacts to the project. The project includes a debris flow wall to mitigate debris flow hazard to existing and proposed development. Additionally, the San Mateo County Fire Department has reviewed and conditionally approved the project with regard to fire safety and protection standards.

Section 6325.3 (*Primary Agricultural Resources Area Criteria*) as the project includes a Planned Agricultural Permit to allow for additions to the existing permitted organized camp located on Other Lands pursuant to the County General Plan, where the project area does not contain prime soils and is not used or intended to be used for agriculture.

Water Supply Criteria

- d. That potable water for the project will continue to be provided from Girl Scout Creek, a tributary of Butano Creek under State Water Rights Board license with on-site treatment located southeast and uphill from the North Commons area.

Criteria for the Conversion of Lands Suitable for Agriculture and Other Lands

- e. That all agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable (see Finding No. 8.a).
- f. That continued or renewed agricultural use of the soils is not capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors (Section 30108 of the Coastal Act). Given the topography of the property and poor soils, the 142-acre property is not used for, or intended to be used for, agriculture.
- g. That clearly defined buffer areas are developed between agricultural and non-agricultural uses as the property is not used for agriculture and the nearest neighboring property boundary line is over 100 feet away from the proposed improvements, across Canyon Road and Butano Creek.
- h. That the productivity of any adjacent agricultural lands is not diminished, including the ability of the land to sustain dry farming or animal grazing, as the 142-acre property is not used for agriculture and the proposed improvements are not located near any property lines adjacent to neighboring properties with agriculture.
- i. That public service and facility expansions and permitted uses do not impair agricultural viability, either through increased assessment costs or degraded air and water quality as the project includes use of existing services and underground utilities to the extent possible. The property is not used for, or intended to be used for, agriculture due to its topography and poor soils. Nonetheless, the project will not introduce any utility service or facility expansions that will degrade air or water quality, or that will impact any future potential agricultural viability of the property.

Maximum Density of Development

- j. The existing camp facility is considered nonconforming relative to density credits pursuant to Local Coastal Program Table 1.5 (Camps). The proposed project will not result in a substantial increase in density credits otherwise needed for camp operations since the project includes demolition of the Laurel Cabin; the removal of the camper capacity accommodated by the Laurel Cabin will offset the increase in density credits generated from the proposed project.

Agricultural Land Management Plan

- k. The project site is composed of poor soils according to the United States Department of Agriculture Soils Survey. No agricultural activities are conducted on the property due to its poor soils, topography, and dense tree coverage. The property is used for low-intensity recreation and environmental education programs associated with the Girl Scouts. County records show that the existing low-intensity recreation camp use was established around 1956. Recreational uses are considered compatible with the PAD zoning district, provided a PAD permit, as requested in this application, is obtained.

Furthermore, the Girl Scouts entered into a conservation easement with Sempervirens Fund in 2012 to preserve and protect the natural, scenic, and open space values of the underdeveloped areas (including forest stands) on the project parcel, while enabling the use of the conservation area for passive recreational uses. The easement does not preclude use of the camp area for future agricultural uses ancillary to the Girl Scouts camp.

Regarding the Grading Permit, Found:

- 9. That the granting of the permit will not have a significant adverse effect on the environment. After reviewing the Initial Study/Mitigated Negative Declaration as required by CEQA, staff found that, with the implementation of all mitigation measures, there would not be a significant adverse effect on the environment. All recommended mitigation measures in the Mitigated Negative Declaration have been incorporated as conditions of approval below.
- 10. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 8605. The project, as proposed and conditioned, conforms to the standards in the Grading Regulations, including timing of grading activity, erosion and sediment control, and dust control. The project has been reviewed and approved by the County's Department of Public Works and the Planning and Building Department's Geotechnical Engineer.
- 11. That the project is consistent with the General Plan. The project, as proposed and conditioned, conforms to all applicable General Plan policies, including applicable Vegetative, Water, Fish and Wildlife Resources Policies; Soil Resources Policies; Visual Quality Policies; Historical and Archaeological Resources Policies; Park and Recreation Resources

Policies; Rural Land Use Policies; Water Supply Policies; Wastewater Policies; and Natural Hazards Policies as discussed in detail in the staff report dated May 28, 2014.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents, and plans as described in this report and approved by the Planning Commission on May 28, 2014. 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. The Coastal Development Permit, Planned Agricultural Permit, and Grading Permit shall be valid for one (1) year from the date of final approval, in which time a valid building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. Any extension of these permits 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 applicant shall submit the following to the Current Planning Section: Within four (4) working days of the final approval date for this project, the applicant shall pay an environmental filing fee of \$2,181.25, as required under Fish and Game Code Section 711.4, plus a \$50.00 recording fee. Thus, the applicant shall submit a check in the total amount of \$2,231.25, made payable to San Mateo County, to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee increases starting the first day of each new calendar year (i.e., January 1, 2015). The fee amount due is based on the date of payment of the fees.
4. Prior to the issuance of a building permit, the applicant shall submit color and material samples for all proposed structures, including the water tanks, as shown on the approved plans associated with this planning case. Color and materials verification by the Current Planning Section shall occur in the field prior to a final building inspection on the building permit.
5. All new utilities shall be installed underground from the nearest existing pole with no new poles installed. Alternatively, the applicant may provide written explanation as to why utilities cannot reasonably be installed underground for consideration by the Community Development Director.
6. Installation of landscaping per the approved landscape plan shall be verified by the Current Planning Section prior to a final building inspection on the building permit.
7. This approval authorizes the removal of 19 regulated redwood trees (i.e., 55 inches in circumference or greater at 4.5 feet above ground). Replacement trees shall be planted as approved under the landscape plan, which includes a minimum of 19 redwood trees, minimum 15-gallon size, to be planted throughout the North Commons area between the debris flow wall and Canyon Road.
8. The applicant shall obtain a building permit prior to the start of any demolition and/or construction.
9. The site is considered a Construction Stormwater Regulated Site. 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 Community Development Director to conduct grading during the wet weather season.
10. Noise levels produced by proposed construction activities shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.
11. The provisions of the San Mateo County Grading Ordinance shall govern all grading activities on the project site.
12. All grading activities shall be completed in accordance to approved plans prepared by the project engineer of record, Bestor Engineers, Inc.
13. Pursuant to San Mateo County Ordinance Section 8605.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.

Mitigation Measures from the Mitigated Negative Declaration

14. **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 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. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
15. **Mitigation Measure 2:** If tree removal is scheduled during the migratory bird nesting season, preconstruction surveys should be completed by a qualified biologist within 30 days prior to tree removal to confirm absence of nesting birds. If no nesting activity is observed, the trees may be removed. If active nests are found, tree removal should be postponed until the young of the year have fledged as determined through monitoring of the nest(s). Once the young have fledged, tree removal may proceed.
16. **Mitigation Measure 3:** Avoid noise disturbances during the daily periods of peak murrelet flight activity. Any tree removal or construction work done during the marbled murrelet breeding season (March 24 - September 15) should not commence until two hours after sunrise and should end no later than one hour before sunset. Sunrise times change by one or two minutes each day throughout the breeding period. For example, on March 24, sunrise/sunset times will be 7:07 a.m./7:25 p.m.; on June 26 (summer solstice), they will be 5:51 a.m./8:33 p.m., and on September 15, they will be 6:51 a.m./7:17 p.m.
17. **Mitigation Measure 4:** Tree removal and construction crews should deposit all litter and food scraps into animal-proof trash cans or pack them off of the site.
18. **Mitigation Measure 5:** Tree removal and construction crews should consume all food (lunches, snacks, etc.) inside buildings or vehicles whenever possible.
19. **Mitigation Measure 6:** If during any site activities associated with the project any archaeological evidence is uncovered or encountered, all excavation within 30 feet shall be halted long enough to call in a qualified archaeologist to assess the situation 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 archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.
20. **Mitigation Measure 7:** 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.
21. **Mitigation Measure 8:** 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 corner shall be notified immediately. If the corner 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.
22. **Mitigation Measure 9:** Prior to the Planning and Building Department's Geotechnical Section approval of the building permit(s) for the project, the owner shall demonstrate project compliance with the recommendations presented in the geotechnical study prepared by Butano Geotechnical Engineering, Inc., dated March 4, 2013, and any other subsequent geotechnical reports relating to this project.
23. **Mitigation Measure 10:** Approval of the development plans and applicable structural design criteria must be obtained from the geotechnical consultant of record. A signed Section I Geotechnical Consultant Approval form shall be submitted

to, and approved by, the County's Geotechnical Section prior to the issuance of a grading permit "hard card" and/or building permit for construction.

All applicable work during construction shall be subject to observation and approval by the geotechnical consultant. A signed Section II of the Geotechnical Consultant Approval form must be submitted to the County's Geotechnical Section and the Current Planning Section within thirty (30) days of project completion. Note: Please include the Geotechnical File Number, 23E-3, in all correspondence with the Geotechnical Section of the Planning and Building Department.

24. **Mitigation Measure 11:** 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 Storm Water) 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 measures) 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.
25. **Mitigation Measure 12:** 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.
26. **Mitigation Measure 13:** 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 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 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.
27. **Mitigation Measure 14:** 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.

Building Inspection Section

28. Compliance with the following shall be illustrated on the building permit plans submitted for a building permit:
- a. ADA access to the new camping dormitory.
 - b. The ADA turnaround in the new bathroom shall be in the water closet area.
 - c. The new tent platforms shall be fire-rated.
 - d. All ADA standards applicable to the proposed scope of work in accordance with the 2013 California Building Code.

Department of Public Works

29. 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.
30. 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. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

31. At the completion of work, the engineer who prepared the approved grading plan shall submit to the Department of Public Works a signed "as-graded" grading plan conforming to the requirements of Section 8606.6 of the Grading Ordinance.
32. The project shall comply with the San Mateo County Drainage Policy and the San Mateo Countywide National Pollution Discharge Elimination System (NPDES) permit. Prior to the issuance of the building permit (for Provision C3 Regulated Projects), the applicant shall submit a plan with construction details conforming with County standards, and a drainage analysis including a narrative and calculations, showing pre-development and post-development runoff onto and off of the parcel(s) demonstrating compliance with the policy, for review and approval by the Department of Public Works.
33. 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.

Environmental Health Division

34. The final location of the septic drainfields cannot be located under pavement without an exception to the septic ordinance. An exception must be approved prior to the issuance of a building permit.
35. Prior to the issuance of a building permit, the applicant shall submit a septic design showing a minimum separation of 16 feet between drainfields.
36. Prior to the issuance of a building permit, the applicant shall submit a profile of the proposed septic drainfields along with calculations to support the design of the septic drainfields.

San Mateo County Fire Department

37. A fire flow of 1,000 gallons per minute (gpm) for 1 hour with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and a fire flow report at the building permit application stage. An inspection is required prior to Fire's final approval of the building permit or before combustibles are brought on-site.
38. An approved Automatic Fire System meeting the requirements of NFPA-13 shall be required to be installed for the project. Plans shall be submitted to the San Mateo County Building Department for review and approval by the San Mateo County Fire Department.
39. Compliance with the following is required:
 - 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 cleaning away flammable vegetation (i.e. brush, grass, and lower tree limbs 6 to 15 feet from the ground to meet fire safety standards) 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. Remove that dead or dying portion of any tree which extends over the roof line of any structure.
40. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hard-wired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the buildings.
41. Certain areas as designated by the San Mateo County Fire Department will be required to be designated and maintained as Fire Lanes.

42. Because of the fire flow and automatic sprinkler requirements for the project, an on-site water storage tank is required. Based upon the building plans submitted to the San Mateo County Building Department, the San Mateo County Fire Department has determined that a minimum of 60,000 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 must be submitted to the San Mateo County Fire Department for review and approval. Tanks must meet NFPA 22 and piping must meet NFPA 13 and NFPA 24. Please note that polyethylene tanks do not meet NFPA 22 and that above ground piping must be metallic and fire-service rated.
43. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection must meet CRC R327 or CBC Chapter 7A requirements.
44. The required fire flow shall be available from a County Standard 6" Wet Barrel Fire Hydrant. The configuration of the hydrant shall have a minimum of one each 4 1/2" outlet and one each 2 1/2" outlet located not more than 250 feet from the building measured by way of approved drivable access to the project site. Tanks must meet NFPA 22 and piping must meet NFPA 13 and NFPA 24.
45. Fire Department access shall be to within 150 ft. 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 buildings or facilities. Access shall be 20 ft. 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 ft. is required for a minimum of 20 ft. 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.
46. Febco double detector check valves, as shown on the project plans, require a minimum of 10 psi for working pressure and may affect the amount that the system will be able to supply. Contact a fire protection engineer or other qualified designer to determine how this may affect the system.

Cal-Fire

47. The applicant shall submit for and obtain a Less Than 3-Acre Timberland Conversion Exemption Permit from Cal-Fire prior to the removal of any trees. The Exemption Permit requires a Licensed Forester to prepare the permit document(s) and a Licensed Timber Operator to perform the tree removal upon issuance of an Exemption Permit from Cal-Fire. Contact Rich Sampson with the Cal-Fire San Mateo-Santa Cruz Unit at 830/335-6742 or at Richard.Sampson@fire.ca.gov for further direction on obtaining this permit.

The applicant shall submit a copy of the issued Cal-Fire Exemption Permit to the Current Planning Section prior to issuance of a grading permit "hard card" and/or any building permit for this project.