

December 19, 2023

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Subject: **LETTER OF DECISION**
File Number: PLN 2023-00028
Location: Magellan Avenue Miramar
APN: 048-013-920

On December 13, 2023, the San Mateo County Planning Commission considered an Addendum to an Initial Study/Mitigated Negative Declaration and approval of a Coastal Development Permit and Design Review permit to allow construction of a new 2,999 sq. ft., two-story single-family residence and an attached 510 sq. ft. two-car garage and detached 652 sq. ft. accessory dwelling unit (ADU), on an existing 12,424 sq. ft. undeveloped parcel (Certificate of Compliance, PLN 2010-00154). The project involves removal of one 45-in diameter at breast height (dbh) Cypress tree and only minor grading. The ADU is subject to ministerial approval and does not require review by the Planning Commission. The project is appealable to the California Coastal Commission.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission adopted the addendum to an Initial Study/Mitigated Negative Declaration and approved the Coastal Development Permit and Design Review Permit, County File Number PLN 2023-00028, 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 December 28, 2023.

Please direct any questions regarding this matter to Project Planner, Glen Jia at bjia@smcgov.org.

Sincerely,



Angela Montes
Planning Commission Secretary

cc: Ruth & Paul Huard
City of Half Moon Bay Planning Director
California Coastal Commission Coastside Fire
Protection District Coastside County Water
Granada Community Services District

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Project File Number: PLN 2023-00028

Hearing Date: December 13, 2023

Prepared By: Glen Jia, Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That only minor modifications to the adopted Initial Study/Mitigated Negative Declaration (IS/MND) are necessary and are provided in the Addendum included in Section B of the Planning Commission staff report dated December 13, 2023, and that the minor modifications do not constitute substantial changes requiring major revisions to the previously adopted IS/MND, and no new mitigation measures are required. The previously adopted mitigation measures are included as conditions of approval below.
2. That the Planning Commission has considered the Addendum to the IS/MND (Section B of the Planning Commission staff report dated December 13, 2023), along with the previously adopted IS/MND, and determined no new significant environmental effects or substantial increase in the severity of environmental effects will occur and therefore further environmental review is not required, pursuant to Section 15162 of the CEQA Guidelines.

Regarding the Design Review, Find:

3. That the project, as proposed and conditioned, has been reviewed and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:
 - a. Section 6565.20(C) SITE PLANNING & STRUCTURE PLACEMENT; 2. Complement Other Structures in the Neighborhood; b. Views; Standard: The project is designed to minimize the effect on views from neighboring houses.
 - b. Section 6565.20(D) ELEMENT OF DESIGN; 1. Building Mass, Shape and Scale; b. Neighborhood Scale; Standards (1): The proposed residence would respect the scale of the neighborhood as the building dimensions, shape, form, and architectural details would be proportional and complementary to the style of other homes in the neighborhood.

- c. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; a. Architectural Style; Standards (2): The proposed residence of Contemporary architectural style would complement the coastal, semi-rural, diverse, small-town character of the area.
- d. Section 6565.20(F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING, AND NOISE; 4. Lighting: All exterior lighting would be "Dark-Sky" compliant as indicated on the exterior elevations and the exterior lighting specification(s).
- e. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles & Features; b. (1) Openings Windows: Windows and doors have been selected that are compatible with the dominant types on the house and in the neighborhood.
- f. Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING, AND NOISE; 2. Paved Areas; Standards a.: The hardscape or impervious areas would be minimized on the site to reduce the volume and improve the quality of stormwater runoff into creeks and storm drains.
- g. Section 6565.20(D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; Standards a. (2): The proposed Compatible with the exterior materials and colors used on neighboring houses. The applicant has avoided the use of colors that are too similar, repetitive, or clashing.

Regarding the Coastal Development Permit, Find:

- 4. 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. Specifically, the project complies with policies regarding locating and planning new development, preservation of visual resources, and establishment of buffer zone.
- 5. That where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, that the project is in conformity 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). The project is located between the nearest public road and the sea; shoreline access exists via Magellan Avenue and adjacent Mirada Surf Park and Beach.
- 6. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program as discussed in Section A.2 of the staff report.

7. That the number of building permits for construction of new dwelling units other than for affordable housing issued in the calendar year does not exceed the limitations of Policies 1.22 and 1.23 as stated in Section 6328.19. As of the printing of this report, building permits for 25 new dwelling units have been issued in 2023. This requested permit shall be valid for 5 years; therefore, the project is likely to be, and is required to be, within the annual building permit limit.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on December 13, 2023, and in compliance with the plans reviewed by the CDRC on October 12, 2023. Any changes or revisions to the approved plans are subject to review and approval by the Community Development Director. Minor adjustments to project design may be approved by the Community Development Director if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Community Development Director may refer consideration of the revisions to the Coastside Design Review Committee and the Planning Commission, with applicable fees to be paid.
2. The Coastal Development Permit and Design Review Permit shall be valid for five (5) years from the date of final approval, in which time a 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. The design review approval may be extended one time for a one (1) year increment with submittal of an application for permit extension and payment of applicable extension fees 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 would 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 Planning 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.
 - d. 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 shall be shown on the plan, elevations, and cross-section (if one is provided).
 - e. 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.
 - f. 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 Community Development Director.
4. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
- a. Replace the east-facing exterior wall of the 1st-floor inset deck at the northeast corner with wood panel wrapped support column at the northeast corner and the opening to the east.
 - b. Incorporate wood siding and cement board panels on the northwest and southwest sides, as well as at the entry walkway, to reduce the apparent mass caused by the extensive use of white metal sidings.
 - c. Optional: consider increasing the 16' single garage door to 18' double door.
5. 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 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. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
- n. 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.

- o. Failure to install or maintain these measures would result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
- 6. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
- 7. An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for grading, construction, and demolition purposes, as the project requires tree protection of significant trees and a grading permit. The Project Planner would send you an approved job copy of the Erosion Control and/or Tree Protection Plan. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, please email photos to the Project Planner. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Project Planner.
- 8. 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.
- 9. No site disturbance shall occur, including any vegetation/tree removal or grading, until a building permit has been issued.
- 10. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Magellan Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Magellan Avenue. There shall be no storage of construction vehicles in the public right-of-way.

11. Color and materials verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
12. 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).
13. Installation of the approved landscape plan is required prior to final inspection.
14. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELo) and provide required forms. WELo applies to new landscape projects equal to or greater than 500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELo also applies to rehabilitated landscape projects equal to or greater than 2,500 square feet. The following restrictions apply to projects using the prescriptive checklist:
 - a. Compost: Project shall incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).
 - b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
 - c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
 - d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.
 - e. Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.

15. 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.
16. The property owner(s) shall coordinate with the project planner to record the Notice of Determination and pay an environmental filing fee of \$2,406.75 (or current fee), as required under Fish and Game Code Section 711.4(d), plus a \$50 recording fee to the San Mateo County within four (4) working days of the final approval date of this project.

The following conditions of approval impose the mitigation measures identified in the adopted IS/MND, with minor revisions made for clarity (changes shown in tracked changes format):

17. **Mitigation Measure 1:** Establish a minimum 30-foot buffer zone from the centerline of the stream to the nearest point of the development in compliance with San Mateo County Local Coastal Program (LCP) Policy 7.11, which requires a 30-foot buffer zone from the midpoint of an intermittent stream absent riparian vegetation.
18. **Mitigation Measure 2:** Other than the 45 inches dbh Cypress tree in the front yard, no additional trees shall be removed.
19. **Mitigation Measure 3:** Implement best management practices (BMPs) for erosion and sediment control during all phases of building to include pre- and post-construction activities.
20. **Mitigation Measure 4:** A qualified biologist shall conduct a pre-construction migratory bird and raptor survey of all onsite trees within 250 feet of the proposed development footprint within 14 days of the onset of ground disturbance. If such species were detected, a suitable activity-free buffer shall be established around all active nests. The precise dimension of the buffer (up to 250 feet) would be determined at that time and may vary depending on such factors as nest location, species, and line of sight to the construction area. Buffers shall remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents.
21. **Mitigation Measure 5:** The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES (National Pollutant Discharge Elimination System) requirements for review and approval by the Building Inspection Division's Drainage Section.

22. **Mitigation Measure 6:** 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.

County Geotechnical Section

23. Geotechnical report shall be required at the time of building permit application. The geotechnical consultant of record shall review and approve the grading plans, drainage plan(s) related to the geotechnical aspects, and the foundation plans at the minimum. Plans review letter shall be submitted to County for review and approval.
24. The geotechnical consultant of record shall propose site geotechnical inspections specifications in the geotechnical report. The specifications shall be in compliance with the California Building Code as a minimum.

Department of Public Works

25. Prior to the issuance of a building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
26. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
27. Prior to the issuance of a building permit, the applicant shall be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No.3277.

Building Inspection Section

28. A building permit shall be obtained for the proposed construction.
29. The applicant shall complete and submit a Request for Address Assignment form to the Building Inspection Section at buildingcounter@smcgov.org a minimum of 30 days prior to submittal of a building permit application.

County Drainage Section

30. At the time of building permit application, the project shall demonstrate compliance with the County Drainage Manual, including preventing stormwater from development from flowing across property lines. For projects that trigger size and/or slope thresholds, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project, subject to the Drainage Section's 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.

The following shall 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 current Drainage Manual
- c. Final C.3 and C.6 Development Review Checklist

Coastside Fire Protection District

31. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface. 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 4-inch reflective numbers and letters similar to Hy-Ko 911 or equivalent. Temporary address numbers shall be posted prior to combustible materials being placed on site. The ADU address shall be 121B Magellan Avenue.
32. Any 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 mm) 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. Fire apparatus access roads shall be designed and maintained to support the imposed

loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Exceptions may apply.

33. When required by the Coastside Fire Protection District, a Knox Box of the size and type designated shall be mounted on the building near the main entrance and shall be located a minimum of 60 inches and not higher than 72 inches above the finished floor, in a location approved by the fire code official. Additional Knox Boxes may be required at rear entrances to buildings. Knox padlocks or Knox Gate Switches may be required at any access as specified by the fire code official.
34. Gates shall be a minimum of 2-feet wider than the roadway they serve. Overhead gate structures shall have a minimum of 15½-feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock for fire department access. Electric gates shall be provided with a Knox Gate Switch and automatically open during power failures, unless equipped with manual override capability that is approved by Coastside Fire Protection District. Gates providing Fire access to a driveway or other roadway shall be located at least 35-feet from the primary road or street and shall open to allow a vehicle to stop without obstructing traffic on the adjoining roadway.
35. Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.7 and NFPA 72. Exceptions may apply.
36. Single or multiple-station smoke alarms shall be installed in accordance with CFC 2022 Section 907.2.11.2 and 907.2.11.5.
37. Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m²). Exception may apply.
38. The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.
39. Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.
40. All roof installations regulated by California Building Code Chapter 15 and Appendix Chapter 15 shall comply with CBC Section 1505, but in no case shall be listed as less than a minimum of a Class B roofing assembly.
41. Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in wildland-urban interface areas shall be in accordance with Chapter 49. Defensible space shall be managed

around all buildings and structures in State Responsibility Areas (SRA) as required in Public Resources Code 4291.

42. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
43. The minimum fire-flow and flow duration requirements for one-family residence shall be as specified in Tables B105.1(1) and B105.1(2). Required Fire Flow: 500 GPM.
45. For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of: a. The automatic sprinkler system demand, including hose stream allowance. b. The required fire flow.
46. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Coastside County Water District (CCWD)

47. The project shall comply with CCWD regulations on water service and metering. CCWD would perform inspections to verify compliance with all the applicable regulations during construction. A final inspection would be conducted when construction is complete.
48. The applicant shall complete an online application for water service with CCWD and complete an application for fire service and another application for residential water service.
49. A full set of the most recent plans and drawings for the project, including a full set (fire sprinkler, architectural, plumbing, mechanical, green building, structural, civil, utility, and landscape/irrigation) must be submitted to CCWD for review and approval. Existing and new utilities shall be clearly marked on the drawings.
50. Fire sprinklers are served from an independent and dedicated water service connection with a separate fire meter. Please note that CCWD does not allow passive purge systems to be installed on fire protection services. Fire protection services are authorized for the sole purpose of fire protection, so there shall be no cross connections.
51. The location of the new fire and domestic water services and meters shall be in a safe location and clear of driveways and parking areas.

52. CCWD has been informed that factory-built housing is not required to conform to water use efficiency standards. Therefore, water efficiency credits shall not be provided for the new construction. At a minimum, this development shall require 1.5 water connections for a 3/4" x 3/4" domestic water service. Our records show that 1.0 water connection is assigned to this project.

Granada Community Services District

53. A sewer connection shall be obtained from the Granada Community Services District.

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