

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: November 28, 2018

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit (CDP) Amendment to amend Attachment J of CDP 87-35 (condition of approval no. 10) to remove breweries as a prohibited land use and to permit the establishment of a Kombucha brewery at 850 Airport Street in the unincorporated Moss Beach area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN 2018-00106 (MOSYC, LLC/Nelson)

PROPOSAL

The applicant is seeking a Coastal Development Permit (CDP) Amendment to amend Attachment J of CDP 87-35 to remove breweries as a prohibited land use at 850 Airport Street in Moss Beach. Therefore, the CDP Amendment would allow breweries at 850 Airport Street in conformance with the parcel's underlying M-1 (Light Industrial) Zoning District. Consistent with the M-1 Zoning District as a zone supporting manufacturing and processing activities, brewery uses are permitted in the underlying M-1 Zoning District.

If the requested Amendment is approved, the applicant proposes to establish a (kombucha) brewery within a 2,400 sq. ft. lease unit within the existing 34,000 sq. ft. multi-tenant industrial building.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit Amendment, PLN 2018-00106, by making the findings and adopting the conditions of approval listed in Attachment A of the Staff Report.

SUMMARY

The proposed CDP Amendment to allow breweries at 850 Airport Street would be consistent with the parcel's industrial land use designation as this type of use involves activities such as processing, production, packaging, and distribution of beverage products. Additionally, breweries are normally a permitted use in the underlying M-1 (Light Industrial) Zoning District.

CDP 87-35 was approved on April 13, 1988 by the San Mateo County Planning Commission to allow the construction of a 34,000 sq. ft. industrial building on the project parcel. Due to a water connection ban by the California Public Utilities Commission for inadequate water supplies at the time, numerous uses normally allowed in the applicable M-1 zoning district were prohibited as a condition of approval of the 1987 CDP, including breweries, in an effort to manage the limited sewer and water capacity for the building. The Montara Water and Sanitary District (MWSD) repealed the moratorium in March 2011 as a result of conservation and infrastructure improvements to their water system. MWSD has reviewed and conditionally approved the proposed project as the utility constraints that previously prohibited breweries on the parcel no longer exist.

The CDP Amendment to allow breweries as a permitted land use, consistent with the underlying M-1 Zoning District, does not present any inconsistencies with the safety zone and noise compatibility criteria of the Half Moon Bay Airport Land Use Compatibility Plan. Additionally, the original CDP 87-35 calculated parking requirements for industrial uses (which includes brewery uses) in the building at the same rate (1 space / 2,000 sq. ft. of floor area) as the current parking regulations require. Therefore, a new brewery use in the building should not generate the need for additional parking beyond what has already been considered under the original development.

The Midcoast Community Council has reviewed the project and confirmed they have no comments on the proposed CDP Amendment to allow breweries as a permitted use at 850 Airport Street.

SSB:ann – SSBCC0523_WNU.DOCX

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: November 28, 2018

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit (CDP) Amendment, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations, to amend Attachment J of CDP 87-35 (condition of approval no. 10) to remove breweries as a prohibited land use and to permit the establishment of a Kombucha brewery at 850 Airport Street in the unincorporated Moss Beach area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN 2018-00106 (MOSYC, LLC/Nelson)

PROPOSAL

The applicant is seeking a Coastal Development Permit (CDP) Amendment to amend Attachment J of CDP 87-35 to remove breweries as a prohibited land use at 850 Airport Street in Moss Beach. Therefore, the CDP Amendment would allow breweries at 850 Airport Street in conformance with the parcel's underlying M-1 (Light Industrial) Zoning District. Consistent with the M-1 Zoning District as a zone supporting manufacturing and processing activities, brewery uses are permitted in the underlying M-1 Zoning District.

If the requested Amendment is approved, the applicant proposes to establish a (kombucha) brewery within a 2,400 sq. ft. lease unit within the existing 34,000 sq. ft. multi-tenant industrial building.

RECOMMENDATION

That the Planning Commission approved the Coastal Development Permit Amendment, PLN 2018-00106, by making the findings and adopting the conditions of approval listed in Attachment A of the Staff Report.

BACKGROUND

Report Prepared By: Summer Burlison, Project Planner; (650) 363-1815

Applicant: Douglas Nelson

Owner: MOSYC, LLC

Location: 850 Airport Street, Moss Beach

APN: 037-300-090

Size: 72,000 sq. ft.

Existing Zoning: M-1/DR/CD (Light Industrial/Design Review/Coastal Development)

General Plan Designation: General Industrial

Local Coastal Plan Designation: General Industrial

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Existing multi-tenant industrial building that includes auto shops, furniture repair, gymnastics facility, pottery wholesale, and metal fabrication uses.

Water Supply: The parcel is currently served water by Montara Water and Sanitary District; the service provider in 1987 was Citizens Utility Company of California.

Sewage Disposal: The parcel is currently served sewer by Montara Water and Sanitary District.

Flood Zone: Zone X (area of minimal flooding); Community Panel Number 06081C0119F, effective August 2, 2017.

Environmental Evaluation: Categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301, Class 1, for negligible or no expansion of an existing use or facility as the CDP Amendment would allow breweries on the project site consistent with the underlying industrial land use and zoning designations of the parcel, and use of the existing building for industrial purposes would continue.

Setting: The project parcel is a flat, developed parcel located on the west side of Airport Street in Moss Beach. The site consists of a 34,000 sq. ft., one-story multi-unit industrial building on a 72,000 sq. ft. parcel. Two driveways, one on each side of the building, provides access to the site from Airport Street. A total of 43 parking spaces are provided on-site. A water storage tank required for fire protection purposes is located at the back of the parcel. The parcel is adjacent to Pillar Point Bluff open space land to the north and the west, the Half Moon Bay Airport to the east (across Airport Street), and a multi-tenant industrial building and manufactured home park to the south.

Chronology:

<u>Date</u>	<u>Action</u>
April 13, 1988	- Coastal Development Permit, CDP 87-35, approved by the Planning Commission for a 34,000 sq. ft. industrial building, water storage tank, and parking lot. This approval included restrictions on certain water intensive uses that are normally permitted within the M-1 Zoning District.
March 15, 2018	- Application for a Coastal Development Permit Amendment to CDP 87-35 to remove breweries as a prohibited use on the project parcel; the amendment is being processed under PLN 2018-00106.
July 30, 2018	- Application deemed complete, PLN 2018-00106.
November 28, 2018	- Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. CDP 87-35

The M-1 (Light Industrial) Zoning District authorizes breweries as a permitted use; however, CDP 87-35 was approved on April 13, 1988 by the San Mateo County Planning Commission to allow the construction of a 34,000 sq. ft. industrial building on the project parcel with conditions of approval that prohibited certain industrial land uses otherwise allowed in the M-1 zoning district, including but not limited to breweries, due to sewer and water capacity limits of the public service providers (at the time). The sewer service provider in 1987 was Montara Sanitary District and the water service provider was Citizens Utility Company of California. Due to capacity constraints at the time, including a water connection ban by the California Public Utilities Commission due to inadequate water supplies, the service providers limited sewer and water connection capacity for the new 34,000 sq. ft. industrial building to the capacity used by the former Bluegate Candle Factory Warehouse that burned down in 1985. In an effort to manage the limited sewer and water capacity for the building, numerous uses normally allowed in the applicable M-1 zoning district were prohibited as a condition of approval of the 1987 CDP, including breweries.

In 2003, Montara Sanitary District acquired Citizens Utility Company of California and began operating the water system; however, the moratorium on new water connections continued due to substandard infrastructure

within the District's service area and unreliable water supply. The Montara Water and Sanitary District (MWSD) repealed the moratorium in March 2011 as a result of conservation and infrastructure improvements. MWSD has reviewed the proposed project and has provided conditions of approval, included in Attachment A.

2. Conformance with the General Plan

Staff has determined that the project conforms to the following applicable General Plan policies, including:

a. Urban Land Use

Policy 8.12 (*General Land Use Designations for Urban Areas*) and Policy 8.24 (*Land Use Compatibility*) seek to adopt the land use designations of the Local Coastal Program (LCP), and ensure that industrial development is compatible with adjacent land uses.

The LCP land use designation for the project parcel is General Industrial. The proposed CDP Amendment to allow breweries would be consistent with the parcel's industrial land use designation as this type of use involves activities such as processing, production, packaging, and distribution of beverage products. Additionally, breweries are a permitted use under the corresponding M-1 (Light Industrial) Zoning District.

CDP 87-35 excludes 88 uses otherwise permitted in the M-1 Zoning District due to consideration of the potential for significant impacts on the adjacent manufactured home park and open space from noise, water, intensity of use, and air quality. Particularly, water-dependent industries, including breweries, were prohibited at the site due to inadequate water supplies at the time.

The proposed (kombucha) brewery involves making sweet tea, allowing it to ferment for a few weeks, flavoring it, and bottling it for distribution. The proposed facility will be used for processing, production, and distribution purposes only. As expected for industrially designated properties, the facility will not be open to the public and no direct retail sales will be offered on-site.

Policy 8.32 (*Overcoming Constraints to Development*), Policy 8.35 (*Zoning Regulations*), Policy 8.36 (*Uses*), Policy 8.37 (*Density*), and Policy 8.40 (*Parking Requirements*) seek to encourage efficient and effective infrastructure necessary to serve the level of allowed development; use zoning districts to regulate development to ensure development is consistent with land use designations; and regulate

minimum on-site parking requirements and standards to accommodate the parking needs of allowed development, provide convenient and safe access, and prevent congestion on public streets.

The CDP Amendment would allow breweries in a zoning district, M-1, that otherwise considers this type of land use to be consistent with the type, intent, and intensity of permitted uses in an industrially designated area. The utility constraints that previously prohibited some industrial land uses on the parcel, including breweries, no longer exist. The project parcel is currently served by Montara Water and Sanitary District (MWSD), which does not have any sewer or water connection or capacity limitations for serving brewery uses. The MWSD has conditionally approved the project.

The CDP Amendment does not include any changes to on-site parking or access to the site from Airport Street. There are a total of 43 parking spaces on-site for the building. Parking requirements are calculated based on uses as they are proposed. Industrial land uses, such as breweries, require one (1) parking space for each two (2) employees on the largest shift, but in no case less than one (1) space for each 2,000 sq. ft. of floor area. For example, the proposed (kombucha) brewery would require one (1) parking space for the proposed 2,400 sq. ft. operation with two (2) staff members, where up to four (4) spaces will be dedicated to the establishment on-site.

b. Water Supply

Policy 10.10 (*Water Suppliers in Urban Areas*), Policy 10.12 (*Coordination of Water Suppliers*), and Policy 10.25 (*Efficient Water Use*) seek to consider water systems as the preferred method of water supply in urban areas, encourage water providers to coordinate the planned capacity of their facilities commensurate with the level of development permitted by adopted land use plans and wastewater management plans, and encourage the efficient use of water supplies through effective conservation methods.

The project parcel receives water from Montara Water and Sanitary District (MWSD). The District has reviewed and conditionally approved the project. Any new brewery use will be required to comply with all domestic water connection standards and permitting requirements of MWSD prior to the issuance of a building permit. Additionally, a new brewery use will be required to obtain a building permit prior to occupying space within the existing building, including compliance with all applicable State Building Code standards, with any local amendments, for water conservation fixtures.

c. Wastewater

Policy 11.4 (*Adequate Capacity for Unincorporated Areas*) and Policy 11.5 (*Wastewater Management in Urban Areas*) seek adequate sewerage collection and treatment capacity for unincorporated urban areas and consider sewerage systems as the appropriate method of wastewater management in urban areas.

Montara Water and Sanitary District provides sewer service to the project parcel. The District has reviewed and conditionally approved the project. Any new brewery use will be required to comply with all applicable sewer connection and service standards and permitting requirements of MWSD prior to the issuance of a building permit.

d. Man-Made Hazards

Airport Safety Policy 16.41 (*Regulate Land Uses to Assure Airport Safety*) seeks to regulate land uses surrounding airports, including measures that may restrict permitted land uses, to assure airport safety.

The project parcel is located in Half Moon Bay Airport Runway Safety Zone 5 (Sideline Safety Zone) of the Half Moon Bay Airport Land Use Compatibility Plan (ALUCP), which prohibits certain land uses including labor-intensive industrial uses. The project parcel supports an existing multi-tenant industrial building that is fully occupied. Most of the tenant spaces are approximately 2,400 – 3,600 sq. ft. in size where any new brewery use would be a small production operation. For example, the proposed (kombucha) brewery currently brews approximately 100 gallons per month with two (2) employees and hopes to grow to 2,000 gallons per month at the project site with no more than four (4) employees.

The project parcel is located in the 65 CNEL (Community Noise Equivalent Level) noise exposure contour of the Half Moon Bay ALUCP. According to Table 4A (Noise Compatibility Criteria) of the ALUCP, industrial uses, including but not limited to manufacturing, processing of food, and storage activities are compatible in the 65 – 70 CNEL without restrictions.

3. Conformance with the Local Coastal Program

a. Shoreline Access Component

Policy 10.1 (*Permit Conditions for Shoreline Access*) and Policy 10.2 (*Definition of Development*) requires some provision for shoreline access as a condition of granting development permits between the sea and the nearest road, except as exempted by Policy 10.2, which includes exemptions for improvements to structures which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10%, which do not block or impede public access, and which do not result in a seaward encroachment by the structure.

The CDP Amendment to permit breweries on the project parcel, pursuant to the underlying M-1 Zoning District regulations, would provide opportunity for brewery uses to occupy lease space within the existing multi-tenant industrial building. The underlying M-1 Zoning District is intended to support manufacturing and processing activities, which characterizes the operation of a brewery. The CDP Amendment to permit breweries on the project parcel does not change the intensity of use of the parcel for industrial purposes. Therefore, the CDP Amendment is exempt from shoreline access requirements.

4. Conformance with the Zoning Regulations

a. Uses Permitted

The underlying M-1 Zoning District allows breweries as a permitted use; however, CDP 87-35, approved on April 13, 1988 by the San Mateo County Planning Commission to allow the construction of the 34,000 sq. ft. industrial building located on the project parcel, included a condition of approval (no. 10) that prohibited water-intensive uses, including breweries, among other uses that are otherwise allowed in the M-1 Zoning District, due to sewer and water capacity constraints at the time. Utility capacity constraints are no longer an issue for the project site and therefore the applicant is seeking to remove breweries from the list of prohibited uses in Attachment J of CDP 87-35. See staff's discussion in Section A.1 for further details.

b. Parking

The County's Parking Regulations, Section 6118 (*General Requirements*), regulate situations where there are two or more uses on a property, such is the situation of the project parcel, in requiring the total off-street parking spaces required for a property with two or

more uses shall not be less than the sum of the requirements for the various uses computed separately. Additionally, when there is a change in use in a building that generates a need for an increase of less than five (5) off-street parking spaces, no additional parking facilities shall be required.

The CDP Amendment will permit an additional industrial use to be able to operate within the existing industrial building. The original CDP 87-35 calculated parking requirements for industrial use (which includes brewery use) in the building at the same rate (1 space / 2,000 sq. ft. of floor area) as the current parking regulations require. Therefore, a new brewery use in the building would not expect to generate the need for additional parking beyond what has already been considered under the original development.

c. Signage

Any signage related to a brewery use at the project parcel would be required to comply with the sign standards of the underlying M 1 zoning district.

B. MIDCOAST COMMUNITY COUNCIL

A project referral was sent to the Midcoast Community Council (MCC) on May 10, 2018. The MCC confirmed they had no comments on the CDP Amendment.

C. ENVIRONMENTAL REVIEW

The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301, Class 1, involving negligible or no expansion of an existing use. The project site supports an industrial use building consistent with the parcel's land use designation of general industrial and zoning designation of light industrial. The CDP Amendment to allow breweries on the project site is consistent with the underlying industrial land use and zoning designations of the parcel and will continue use of the existing building for industrial purposes.

D. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Environmental Health Services
Coastside Fire Protection District
Montara Water and Sanitary District
California Coastal Commission
Midcoast Community Council

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. CDP 87-35 Planning Commission Staff Report, dated April 13, 1988
- E. CDP 87-35 Planning Commission Decision Letter, dated May 2, 1988
- F. M-1 Zoning Regulations
- G. Letters of Support

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2018-00106 Hearing Date: November 28, 2018

Prepared By: Summer Burlison, Planner III For Adoption By: Planning Commission

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301, Class 1, involving negligible or no expansion of an existing use as the project site supports an industrial use building consistent with the parcel's land use designation of general industrial and zoning designation of light industrial. The Coastal Development Permit Amendment to allow breweries on the project site is consistent with the underlying industrial land use and zoning designations of the parcel and will continue use of the existing building for industrial purposes.

For the Coastal Development Permit (CDP) Amendment, Find:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 of the Zoning Regulations 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 the Shoreline Access Component of the LCP. Staff has determined that the project is exempt from shoreline access requirements as the CDP Amendment to permit breweries on the project parcel does not change the intensity of use of the parcel for industrial purposes given the underlying M-1 zoning district otherwise permits breweries.
3. That the project is exempt from public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) as discussed in Finding No. 2 above.
4. That the project conforms to the specific findings required by the policies of the San Mateo County LCP with regard to Shoreline Access, as discussed in the staff report dated November 14, 2018 and summarized in Finding No. 2 above.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This CDP Amendment approval applies only to the proposal, documents and plans described in this report and approved by the Planning Commission on November 28, 2018. The Community Development Director may approve minor revisions or modifications to the approval if they are consistent with the intent of, and in substantial conformance with, this approval.
2. Unless expressly indicated in this approval, this CDP Amendment does not supersede or nullify any previous authorization, requirements, or conditions of approval of CDP 87-35.
3. Any proposal to establish a brewery on the project parcel is subject to all land use policies and zoning standards applicable at the time of application for such use.
4. No brewery use shall be permitted which exceeds the noise standards of the County's Noise Ordinance, or any subsequent noise standards applicable to the underlying zoning district.
5. Any new signage is required to comply with the sign standards of the underlying M-1 zoning district.
6. No brewery establishment shall be open to the public, including for tastings or retail sales, unless an amendment to this permit allowing such use is approved.

Building Inspection Section

7. Any new tenant or change in tenants within the existing building shall obtain a building permit and comply with all applicable state building codes, with local amendments.

Environmental Health Division

8. Any proposed brewery use will require submittal to the Environmental Health Division for plan review and approval prior to issuance of a building permit.

Montara Water and Sanitary District (MSWD)

9. Any brewery use proposed on the project parcel shall obtain a sewer permit prior to the issuance of a building permit, and shall conform to all MWSD standards. Sewer connection fees shall be paid to MWSD prior to the issuance of a connection permit.

10. As necessary, a fixture unit count of 850 Airport Street shall be submitted to MWSD for review prior to the issuance of any sewer permit.
11. Any brewery use proposed on the project parcel shall obtain a domestic water connection permit prior to the issuance of a building permit, and shall conform to all MWSD standards. An application for service and construction plans shall be submitted to MWSD for review and approval. Any applicable connection fees shall be paid prior to the issuance of a water connection permit.
12. A separate domestic water meter connection may be required for a brewery use at the project site.

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County of San Mateo - Planning and Building Department

ATTACHMENT B

Vicinity Map



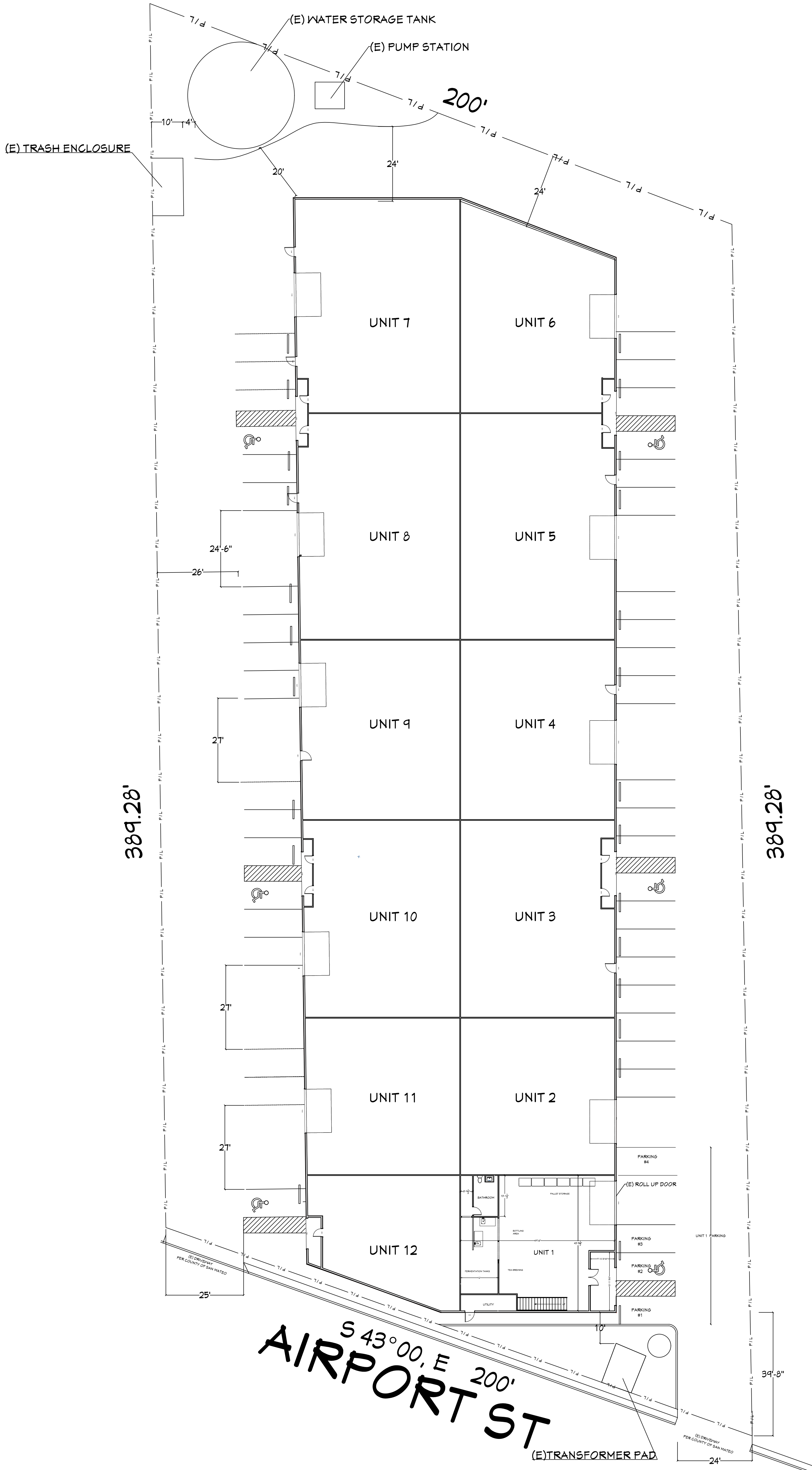
Airport Street

Half Moon Bay Airport

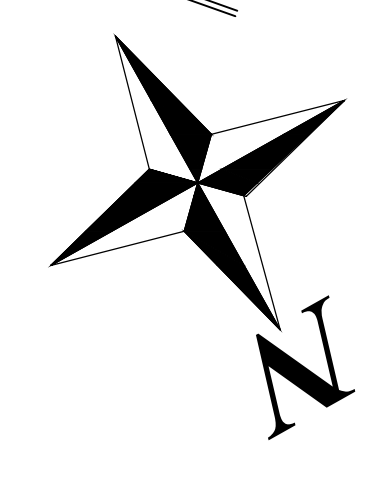


County of San Mateo - Planning and Building Department

ATTACHMENT C

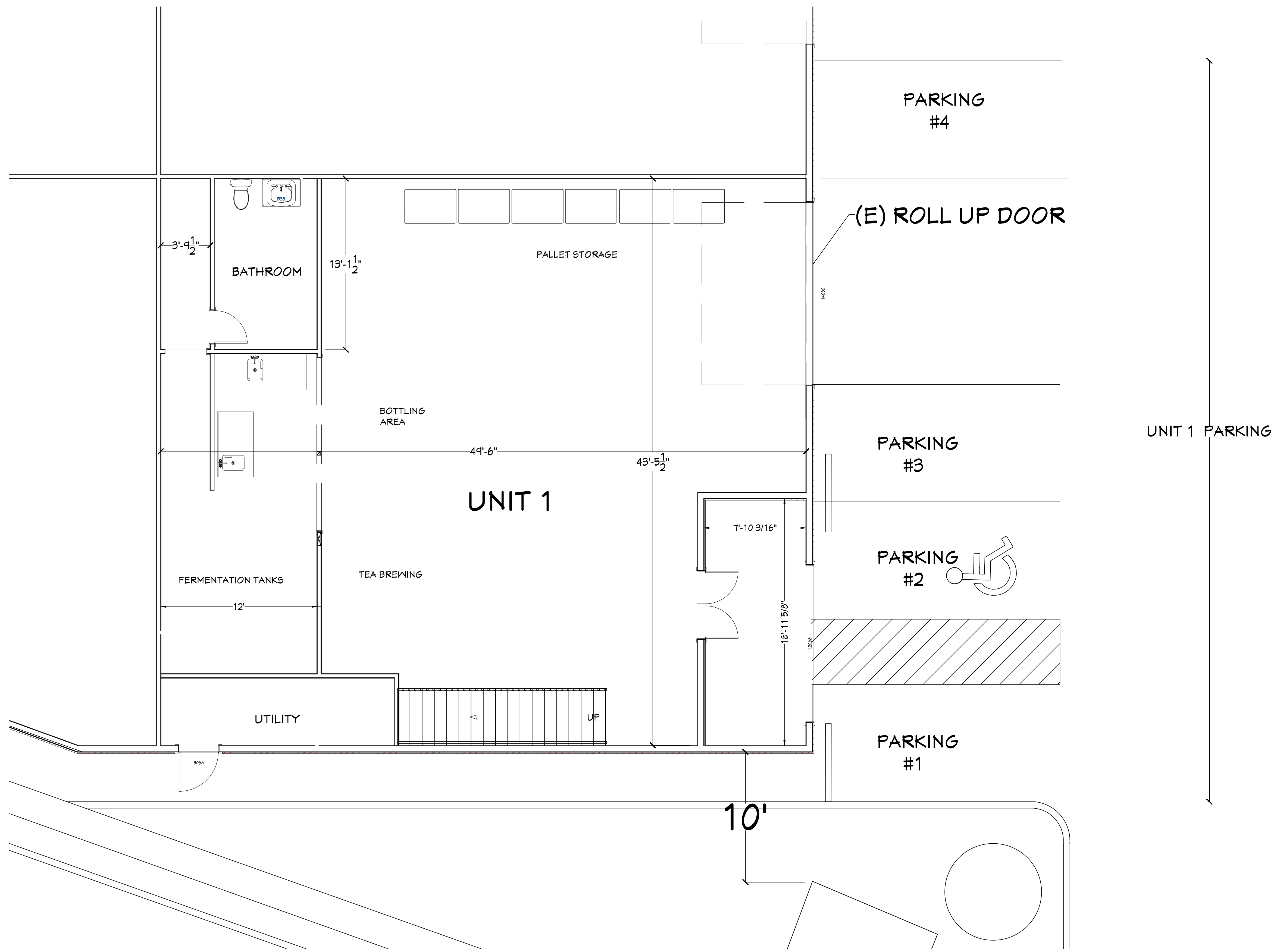


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PAGE A1	JOB NUMBER 105-18	DATE 5/4/2018	SITE PLAN	MOSS BEACH KOMBUCHA PROPOSAL FOR UNIT 1 850 AIRPORT ST MOSS BEACH, CA 94038 (APN): 037-300-090	DATE + REVISION	SPEEDY DRAFTING & DESIGN RAYMOND ROSALES 408-807-1816 SPEEDYDRAFTING@GMAIL.COM
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ENLARGED FLOOR PLAN
SCALE : 1/4"=1'-0"

SPEEDY DRAFTING & DESIGN

RAYMOND ROSALES
408-607-1816
SPEEDYDRAFTING@GMAIL.COM

DATE: _____
REVISION: _____

MOSS BEACH KOMBUCHA PROPOSAL
FOR UNIT 1
850 AIRPORT ST
MOSS BEACH, CA 94038 (APN): 037-300-090

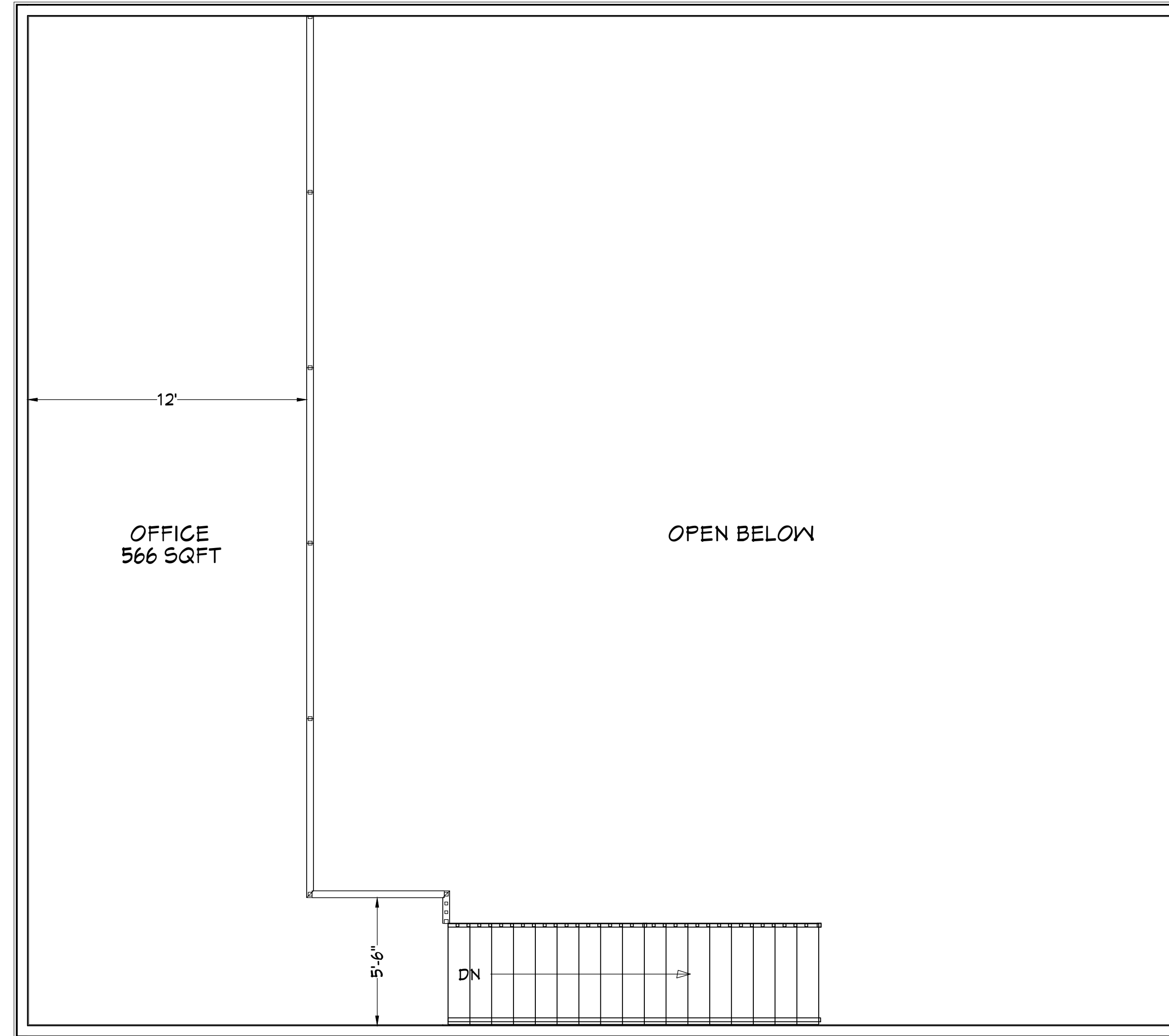
ENLARGED FLOOR PLAN

DATE: 5/4/2018

JOB NUMBER: 105-18

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MEZZANINE FLOOR PLAN
 SCALE : 1/4"=1'-0"

**SPEEDY DRAFTING
 &
 DESIGN**

RAYMOND ROSALES
 408-607-1816
 SPEEDYDRAFTING@GMAIL.COM

DATE
 REVISION

MOSS BEACH KOMBUCHA PROPOSAL

FOR UNIT 1
 850 AIRPORT ST
 MOSS BEACH, CA 94038 (APN): 037-300-090

**MEZZANINE
 FLOOR
 PLAN**

DATE
 5/3/2018

JOB NUMBER
 105-18

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County of San Mateo - Planning and Building Department

ATTACHMENT D

County of San Mateo
Planning and Development Division

Date: April 13, 1988

To: Planning Commission

From: Planning Staff

Subject: Consideration of: (1) an Environmental Impact Report, pursuant to CEQA and the County of San Mateo Implementing Procedures for Administering CEQA, and (2) a Coastal Development Permit, pursuant to Zoning Code Section 6328.4, to allow development of a 34,000 sq. ft. industrial building and water storage tank on property zoned M-1/DR.

File Number: CDP 87-35 (Johnston)

PROPOSAL

The applicant proposes to construct a 34,000 sq. ft. industrial building, a water storage tank, and a parking lot on a 72,000 sq. ft. site at 860 Airport Street, Moss Beach.

RECOMMENDATION

1. Adopt a Resolution certifying the final EIR as described in Attachment A.
2. Approve CDP 87-35 by making the findings and adopting the conditions listed in Attachment A.

BACKGROUND

Report Prepared by: K. A. Powleson

Applicant: J. L. Johnston Co.

Owner: Transnational Marketing, Inc. (Yu)

Location: 860 Airport Street, Moss Beach

APNs: 047-300-110, 037-300-050

Size: 72,000 sq. ft. (1.65 acres)

Existing Zoning: Light Industrial/Design Review (M-1/DR) District

General Plan Designation: General Industrial

Sphere of Influence: Half Moon Bay

Existing Land Use: Vacant; remains of former Bluegate Candle Factory Warehouse

Environmental Evaluation:

EIR, published March 3, 1988; Review Period March 3, 1988 - April 1, 1988

SETTING:

Proposal

The proposed project consists of a 33,540.5 sq. ft., one-story (28 feet tall) industrial building, with 38 parking spaces and a 131,000 gallon (32 feet tall) water storage tank required for fire protection purposes. Water and sewer service would be provided through existing utility connections. The building would have the potential to be divided into tenant lease space, combining office and industrial uses. The estimated breakdown of floor area is as follows:

Office	-	4,800 sq. ft.
Industrial	-	27,911.5 sq. ft.
Restrooms	-	829 sq. ft.
TOTAL	-	<u>33,540 sq. ft.</u>

The building and water tank are proposed to be of earthtone colored cement plaster and metal construction. The parking areas and driveway would be asphalt, and the parking spaces striped. Approximately 4,200 sq. ft. (or 11 percent of the parking area) is proposed to be landscaped.

In light of the fact that the proposed project involves non-priority uses and the Montara Sanitary District has capacity constraints, the project is limited to the sewer connection capacity used by the former Bluegate building. Similarly, Citizens Utility Company of California would permit the project to use only existing water connection capacity. The former building at this site was 19,000 sq. ft. in size.

Project Site

Two rectangular parcels would be combined to form a 72,000 sq. ft. building site fronting on Airport Street. The site lies southwest of the Half Moon Bay Airport across Airport Street and directly north of the Granada Mobilehome Park. The southern half of the site includes the asphalt and concrete remains of the Bluegate Candle Factory Warehouse which burned down in 1985. The remainder of the site is vacant and covered with grasses. The Bluegate sales office and factory building still stand on a parcel immediately south of the project site. This parcel, however, is not a part of the subject proposal.

The site is nearly level, but is separated from the ocean and the Fitzgerald Marine Reserve to the west by a hill running north/south at the rear of the site. The Seal Cove Fault, an active, major fault, runs adjacent to the site to the west. The site lies within the drainage area of Pillar Point Marsh.

The site lies within a County Scenic Corridor paralleling Highway 1; the site is visible from Highway 1, much of Airport Street, higher points in El Granada and Moss Beach, and the ridge west of the site.

Access to the site from the north is through a residential area of Moss Beach via Cypress Avenue and Airport Street. Access from the south is through the Princeton industrial and commercial areas via Capistrano Road, Harvard Avenue and Airport Street.

KEY ISSUES

A. CONFORMANCE WITH COUNTY GENERAL PLAN

1. Land Use

The proposed project is in conformance with the General Plan's land use designation for the site of "General Industrial" and Policies 8.20 through 8.25 regarding industrial land use. Policies 8.23 and 8.24 are concerned with the compatibility of industrial development with adjacent land uses. In consideration of the proximity of the project to the Granada Mobilehome Park, the Fitzgerald Marine Reserve, and Pillar Point Marsh and Harbor, it is recommended that allowable uses on the site be tailored to exclude those with the potential for significant noise, water and air quality impacts, as described in the Environmental Impact Report. The M-1 District permits 166 uses; Attachment J lists 88 uses which staff recommends should not be allowed at this site.

The proposed project is also in conformance with Policies 8.34 through 8.42 regarding General Development Standards. Policy 8.39 concerns the provision of adequate parking, and convenient and safe access. Parking facilities are discussed in Section B.2 of this report.

a. Access Routes

With respect to access, the site can be reached from Highway 1 via Cypress Avenue to the north or one of two intersections with Capistrano Road to the south. The intersection of Cypress and Highway 1 is not signalized; Cypress Avenue is narrow and poorly paved. The road serves the Seal Cove residential area and Fitzgerald Marine Reserve. The Department of Public Works plans to reconstruct Cypress between Highway 1 and Airport Street; although the roadway surface would be improved, only the bridge would be widened. Cypress Avenue should not be considered a primary access to the project site. Capistrano Road is signalized at its southern intersection with Highway 1, and is well maintained as it crosses through the harbor area. Connection to Airport Street, however, does require travel on Harvard or Prospect Avenue; the majority of intersections are uncontrolled and roads are not paved.

b. Traffic Studies

A traffic study conducted by Ergo Engineering in conjunction with the Environmental Impact Report estimated that the proposed project would generate 190 vehicle trips per day during weekdays; 41 of these trips would occur during the peak evening hours. It was concluded that this level of activity would not result in a perceivable change in road use nor a change in service at the major intersections. Section D.3 of this report includes further discussion of this issue.

2. Visual Quality

Policies 4.14, 4.20 and 4.21 concern the promotion of good design and site relationships for new development. Similarly, Policies 4.35 through 4.38 require regulation of design and signage in urban areas. As proposed and as conditioned, the project complies with these policies. More detailed discussion of visual issues can be found in Sections B.3 and C.3 of this report.

3. Historical/Archaeological Resources

Policies 5.20 and 5.21 of the General Plan require protection of archaeological resources. Pursuant to California Archaeological Inventory requirements, a site reconnaissance was conducted; the report of a qualified archaeologist concludes that no indications of cultural resources were noted during a surface survey of the site. However, because archival records indicate that prehistoric deposits exist near the project boundaries, it is recommended by the archaeologist that all subsurface excavations be observed by an archaeological monitor. Appropriate recommendations would be made in the event significant materials are encountered.

4. Water/Wastewater

The project conforms to General Plan policies regarding water supply and wastewater (Policies 10.10 through 10.14 and 11.4 through 11.9, respectively). The site is within the jurisdiction of the Citizens Utility Company Water District. This District is under a California Public Utilities Commission (PUC) connection ban due to inadequate water supplies. The project is, therefore, limited to using the water allocated under existing connections for the building formerly on this site. This limitation will be accomplished by a limit on the number of sink and toilet fixtures allowed. In light of this and Policy 10.25 regarding water conservation, it is recommended that water-dependent industries be prohibited at the site and that only native drought-tolerant landscaping be installed.

The project would also be limited to existing sewer connections to the site until such time as more capacity is available from the Montara Sanitary District. The District has stated that the development as proposed would not exceed current capacity limits. Since the existing treatment system does not treat all industrial chemicals, it is recommended that industries with the potential for toxic effluent not be permitted at this site.

The 72,000 sq. ft. site is not within a County drainage maintenance district. It is recommended that the applicant develop a runoff and stormwater plan for review and approval of the Department of Public Works.

5. Natural Hazards

Policies 15.19 through 15.24 of the General Plan concern regulation of new development in areas of geologic hazard. The Seal Cove/San

Gregorio Fault is located approximately 400 feet southwest of the southwestern property line of the project site; subsidiary fault traces are likely to be located to the southwest also. The eastern boundary of the Alquist-Priolo Special Studies Zone bisects the property.

The proposed construction would be required to meet Uniform Building Code seismic criteria, and would be subject to review and approval of the County Geologist. A preliminary review of the applicant's geotechnical report by the County Geologist indicates that proximity to the fault would not prohibit the proposal; further site and construction data would be required for review prior to issuance of a building permit.

B. CONFORMANCE WITH THE ZONING CODE

1. M-1 District

a. Uses

As currently written, the M-1 District allows for 166 uses and an additional 6 uses with an approved use permit. As noted earlier, not all of the uses are appropriate for the subject site; it is recommended that certain uses be prohibited (Attachment J) considering the project's relationship to sensitive habitats and residential uses, and reduced water and sewer capacity as discussed in the Environmental Impact Report. The 88 uses on this list were considered inappropriate based on potential noise, discharge, intensity of use, or water consumption.

Pursuant to Sections 6270 and 6401 of the Zoning Code, all permitted uses shall be conducted entirely within an enclosed structure unless a use permit is obtained; no use permit has been applied for in connection with the proposed development.

b. Development Standards

<u>Item</u>	<u>Regulation</u>	<u>Proposal</u>
Building height	75 feet maximum	28 feet
Tank height	75 feet maximum	32 feet
Building site	5,000 sq. ft. minimum	72,000 sq. ft.
Setbacks	0	0
Signage	500 sq. ft. maximum	0

2. Parking

Number of Spaces:

<u>Area (Sq. Ft.)</u>	<u>Rate</u>	<u>Spaces</u>
Office: 4,800	1/200	24
Industrial: 27,911.5	1/2000	14
Restrooms: 829	0	0
		<u>38</u>

Pursuant to local and State requirements, the applicant proposes 37 standard (9' x 19') parking spaces and one handicapped space. The arrangement of tenant space within the building would be flexible; however, in no case could the floor plan and associated uses be arranged such that an excess of 38 spaces would be required pursuant to Section 6119 of the Zoning Code.

Twenty-four (24) foot vehicle backup and driveway width is also proposed according to County standards. The driveway narrows to 15 feet at the rear of the property; this width complies with County standards for one-way traffic (12 ft. minimum), but not two-way traffic (24 ft.). As a result, the applicant must designate the driveway at the north end of the parcel for access only and the driveway at the south end for egress only.

Pursuant to Section 6121 of the Zoning Code, the parking area would be surfaced with asphalt or cement, the spaces striped and curbed, and landscaping installed and maintained.

3. Design Review

The project site lies within a Design Review District and a County Scenic Corridor. The proposed building would have a low profile but would be visually prominent in this location; the water tank would also be very prominent. Recommendations regarding visual impact include: undergrounding of all new utility lines, submission of a plan of exterior colors and materials, and blending of the tank with the hill to the west to the extent possible. The use of berming, landscaping and colors can reduce the prominence of the water tank. The Planning Division would review an exterior finishing plan for the building with the objectives of harmonizing the structure with the surroundings, and at the same time adding visual interest to the building and breaking up the visual mass.

Signage for the building has not been proposed at this time. At such time as signage would be desired by the owner, a comprehensive design plan is recommended in advance of obtaining building permits for the signage.

C. CONFORMANCE WITH LOCAL COASTAL PROGRAM

1. Locating and Planning New Development

Similar to the General Plan, Policy 1.24 of the LCP requires protection of archaeological resources; see Section A.3 of this report for complete discussion.

2. Sensitive Habitats

The project site does not include any sensitive habitats; however, it is in close proximity to Pillar Point Marsh and the Fitzgerald Marine Reserve. Drainage from the site could adversely effect the marsh; it is recommended that uses which might deposit toxics or contaminants into drainage be prohibited at this site (Appendix J).

3. Visual Resources

As proposed and as conditioned, the project conforms to Policies 8.12, 8.13 b, and 8.32 regarding the design of new structures. Regarding industrial development in the Princeton area, the LCP specifically states: "Employ architectural detailing, subdued colors, textured building materials and landscaping to add visual interest, and soften the harsh lines of standard or stock building forms normally used in industrial districts"(Policy 8.13(b)(2)). As described in Section B.3 of this report, an exterior finish color plan is recommended for this project.

4. Geologic Hazards

Similar to the General Plan, Policy 9.10 of the LCP requires investigation of a certified engineering geologist for projects located in areas of geologic hazard.

5. Shoreline Access

The LCP requires that some provision for shoreline access (Policy 10.1 et seq) be provided in conjunction with the granting of permits for development between the sea and the nearest road. Staff believes that, in this case, the project location is not appropriate for an offer or grant of vertical or lateral access. It does not appear that the project would place a burden on existing or potential public access or ocean viewing. As a result, it is recommended that no provision for shoreline access be required in this instance.

There are two established public shoreline destinations in the vicinity of the project: the beach north of the Radar Station and the beach south of Bernal Avenue. The two locations are connected by a lateral bluff trail over private property; only a portion of this recognized trail has been dedicated thus far. A major connection between Airport Boulevard and this trail is along the south side of the Granada Mobilehome Park; the western half of this access is a public easement obtained in 1983 through an approved subdivision. The eastern half of this access is likely to be obtained at such time as any development of the Fahey property is approved.

A parallel access on the north side of the park on the subject property would be unnecessary. The next logical location for a connecting trail between Airport Street and the bluff would be via Los Banos Avenue. Depending on the development pattern of agriculturally zoned land between Bernal Avenue and the subject property, an alternative connection south of Bernal could be considered in the future.

D. ENVIRONMENTAL IMPACT REPORT

1. General

In the Initial Study prepared on November 9, 1987, staff identified areas in which the project could have possible environmental effects which are individually limited but cumulatively considerable. These

areas are: (1) traffic and road capacity, and (2) off-site development and utilities. Other areas of potential significant impact were identified as follows: (1) geologic hazards, (2) visual impact, (3) pollutant generation, and (4) archaeological resources.

2. Key Issues

Summary of the significant impacts and related mitigation measures is found in Attachment H.

3. Other Considerations

a. Cumulative Impacts

The EIR identified two areas in which cumulative impacts could arise when considering the project in combination with existing, approved and proposed developments in the vicinity. These areas are hydrology/vegetation/wildlife, traffic and land use. The EIR notes that the cumulative effect of runoff and increased contamination risk could adversely affect Pillar Point Marsh; impacts could be avoided if each project in the area is controlled with respect to drainage.

The EIR states that cumulative development in the Princeton area could overload intersections of Capistrano Road and Cypress Avenue with Highway 1 as currently designed. The subject project, however, represents an insignificant portion of the potential traffic growth. Revised intersection design would be a key mitigation in the long-term development of the area.

With respect to land use, the EIR states that the cumulative effect of developing M-1 zoned land in the area is unknown because of: (1) relatively few constraints to allowed uses, and (2) unpredictable water and sewer availability. In view of this, mitigation would consist of careful planning and monitoring of specific uses permitted for the project.

b. Unavoidable Adverse Environmental Impacts

The EIR lists the following impacts as those which could not be fully avoided if the project is constructed:

- (1) Development and occupancy of the project site will expose people and property to seismic hazards from groundshaking.
- (2) Following development, surface runoff volumes entering Pillar Point Marsh will increase.
- (3) The industrial development of the site would attract an estimated 190 vehicle trips per day and will generate additional air pollutants associated with those vehicle trips.

- (4) The project would incrementally reduce water and sewer services available for new development in the mid-coast area, at least until additional capacities are obtained.

c. Irreversible Environmental Effects

The EIR lists the following impacts as those unlikely to be reversible:

- (1) Construction of the proposed project on the site will result in the conversion of .83 acres of vacant land that had not been previously developed and placement of a visible structure where there was previously open space.
- (2) The reuse of the project site for industrial purposes will reaffirm the appropriateness of that land use for the location and circumstances.

d. Short-Term Use Versus Long-Term Productivity

The EIR notes that in the short term the project would provide economic return to the property owner based on development; the long-term effect of the project would be to reduce the potential for agriculture and other open space uses by 1.6 acres.

The Final EIR is being prepared based on responses to comments. A Resolution of Findings will be prepared and presented to the Commission for its review prior to the public hearing.

OTHER REVIEWING AGENCIES

Environmental Health
Public Works
Half Moon Bay Fire Protection District
Montara Sanitary District
Citizens Utility Company
Building Inspection

ATTACHMENTS

- A. Findings and Conditions
- B. Location Map
- C. Vicinity/Zoning Map
- D. Site Plan
- E. Floor Plans
- F. Building Elevations
- G. Tank Plan
- H. Summary of Significant Impacts and Mitigation Measures
- I. Comments on DEIR
- J. Proposed Prohibited Uses

KAP:pb - P3010961

County of San Mateo
Planning and Development Division

RECOMMENDED FINDINGS, ACTIONS AND CONDITIONS OF APPROVAL

Permit or Project File Numbers: CDP 87-35 Hearing Date: April 13, 1988

Prepared By: K. A. Powleson For Adoption By: Planning Commission

RECOMMENDED FINDINGS AND ACTIONS

A. ENVIRONMENTAL IMPACT REPORT

1. Find that the project, if subject to the mitigation measures contained in the Preliminary Final EIR, and incorporated into the project design as conditions of approval, will not have a significant effect on the environment.
2. Adopt a Resolution certifying the Final EIR as complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and all applicable State and County Guidelines.

B. COASTAL DEVELOPMENT PERMIT

1. Find that the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6238.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program.
2. Find that the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program.

RECOMMENDED CONDITIONS OF APPROVAL

Planning Division

1. The applicant shall submit an exterior colors/materials plan for the building and tank subject to the approval of the Design Review Officer prior to obtaining a building permit.
2. The applicant shall submit a landscape plan for approval by the Planning Director prior to obtaining a building permit. The plan shall include use of native, drought-tolerant species, shall indicate the location and type of lighting fixtures, list costs and types of plant materials and installation, and shall demonstrate the method to be employed to reduce the prominence of the water tank.
3. A surety to guarantee performance of the landscaping shall be posted in an amount determined by the Planning Director based upon the landscape plan.
4. The applicant shall designate the driveway at the north end of the parcel for access only and the driveway at the south end for egress only.

5. The applicant shall surface, stripe and curb the parking area in accordance with Section 6121 of the Zoning Code.
6. All signage, including directional signs, shall be subject to Design Review and a Building Permit; the applicant and owner are encouraged to submit a comprehensive sign plan for review and approval.
7. Operation of mechanical equipment in connection with construction and grading on the project site shall be restricted to Monday through Saturday during the hours of 8:00 a.m. to 5:00 p.m., unless approval is obtained from the Planning Director for emergency work.
8. All lighting for the project site shall be installed so as to contain all illumination within the site boundaries, and cut-off shields used shall be specified on a lighting or landscape plan.
9. For a three-year period, or longer if necessary to reflect full occupancy of the building, the project owner shall be required to report on at least an annual basis to the Planning Director: (a) the number of persons employed on the site, and (b) the number of parking spaces (on and off the site) used by employees.
10. The uses listed in Attachment J hereto shall be prohibited at this site.
11. All uses at this site shall be conducted entirely within the structure unless otherwise permitted by an approved use permit.
12. An archaeologist shall be present during all subsurface excavations; in the event significant cultural materials are encountered, recommendations of the archaeologist shall be implemented by the applicant following review by the Planning Director.

Building Inspection Section

13. A building permit shall be obtained prior to any construction, excavation and/or demolition.
14. All structures on the site shall be designed in accordance with the seismic criteria in the most recently adopted Uniform Building Code.
15. Drainage gradients shall be constructed such that drainage, including roof downspout outflow, flows away from the building foundations in conformance with the recommendations contained in the drainage study. Exposed surface soil layers shall be landscaped with a type of ground cover that will maintain a uniform moisture in the soil. This will minimize potential volume change in the soils adjacent to the building perimeter and exterior improvements. Concrete curbs adjacent to the building perimeters shall be deepened, such that they extend below the baserock layers; shallow sub-drains shall be constructed beneath the curbs to minimize the amount of landscape water that infiltrates into the baserock.
16. Sewage outflow shall be reduced by the use of low-flow plumbing fixtures.

17. No more than ten toilet outlets and ten sink outlets shall be permitted in the new facility, unless approved by the Montara Sanitary District and the County Building Official.

Department of Public Works/Geology

18. All building and grading plans shall be reviewed by the County Geologist; based on the findings of the Geologist, additional conditions may be imposed at the time of building permit issuance.
19. All necessary grading and site preparation shall be performed in accordance with the recommendations of the soil investigation, including the "Specifications for Engineered Fill." These include removal and stripping of vegetation and existing paving material and stockpiling topsoil for later use.
20. At a minimum, foundations shall bottom at a depth of 24 inches and all building slabs shall have a minimum of 18 inches of non-expansive fill placed beneath them. Additional filling may be necessary if determined by the County Geologist at the time of building permit issuance.
21. Spread-footing foundations and slab-and-wall construction for the proposed building will be constructed in accordance with the recommendations in the soil investigation and the requirements of the County Geologist.
22. Site plans for the proposed development shall incorporate runoff reduction measures such as landscaping, porous pavement and catch basins to minimize increases in on-site drainage and sedimentation caused by a 100% increase in paved surfaces. Prior to issuance of building permits, the site plan shall be checked for the inclusion of these runoff reduction measures.
23. Site drainage facilities shall be required such that all runoff: (a) flows away from site structures, (b) flows at a reduced rate of energy close to the property line by installing energy dissipators, and (c) does not increase the flooding potential of any other property. Design plans and final construction plans shall be reviewed by the San Mateo County Public Works Department prior to the issuance of building permits to insure compliance with this measure.

Environmental Health Section

24. All proposed industrial users shall obtain a certificate of occupancy from the County Building Official prior to occupancy of the proposed building. The potential occupant shall receive the approval of the Environmental Health Section prior to occupancy of the building. The conditions, covenants and restrictions of the project shall specify that no manufacturing processes may occur on site which produce heavy metal or toxic materials.
25. The developer shall be required to install, and the owner shall be required to maintain, grease traps to capture the maximum amount of petroleum-based pollutants from site runoff. Conditions, covenants and restrictions shall be recorded which specify that on-site storage of any material containing soluble heavy metals, pesticides, herbicides, or any other potential water pollutant, is prohibited. The site shall be subject

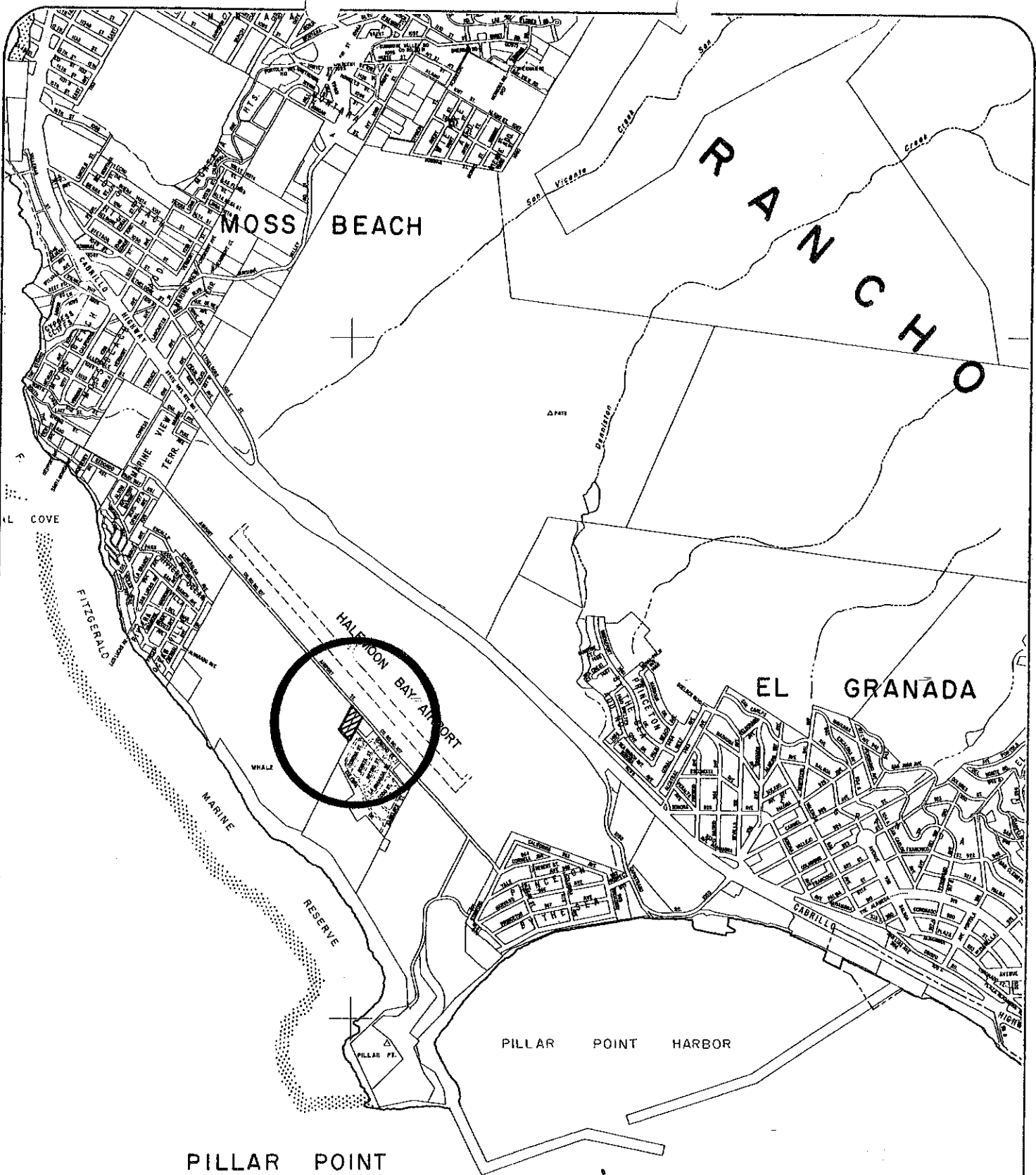
to periodic inspections by the Environmental Health Section of San Mateo County to ascertain compliance with these conditions.

26. Toxic or hazardous materials, or other contaminants, shall not be discharged into site drainage facilities.
27. Conditions, covenants and restrictions developed for the building shall indicate that all industrial activities occurring on site must not exceed the noise generation limits of the San Mateo County Noise Ordinance. In addition, noise-producing equipment shall be shielded from adjacent residences so that noise in excess of 60 CNEL for any 15-minute period does not leave the site.

Fire Marshal

28. A storage tank shall be constructed and filled, with capacity adequate to meet the fire protection flow need as determined by the Half Moon Bay Fire Protection District. Storage capacity shall be entirely reserved for fire protection.
29. The Half Moon Bay Fire Protection District shall establish nonflammability requirements for occupants of the proposed building which shall be incorporated in the County Building Permit. These shall include (as necessary) a schedule of periodic inspections, limits on materials that may be used and/or stored on the site, and placement and inspection of firefighting and prevention devices (extinguishers, sprinklers, hydrants, etc.).

KAP:pb - P3010961



APPLICANT: _____ REQUEST: _____ NO. _____
 LOCATION: _____ PRESENT ZONE: _____
 SAN MATEO COUNTY PLANNING COMMISSION MEETING OF - _____

HALF MOON BAY AIRPORT

CABRILLO HWY

AIRPORT

M-1/DR

PAD/DR

△ WHALE

H-1/DR

CO. RD. NO. 107

CORONA ST.

BONITA ST.

RETIRO ST.

LA GRANADA ST.

CODO ST.

BARRANCA ST.

DR.

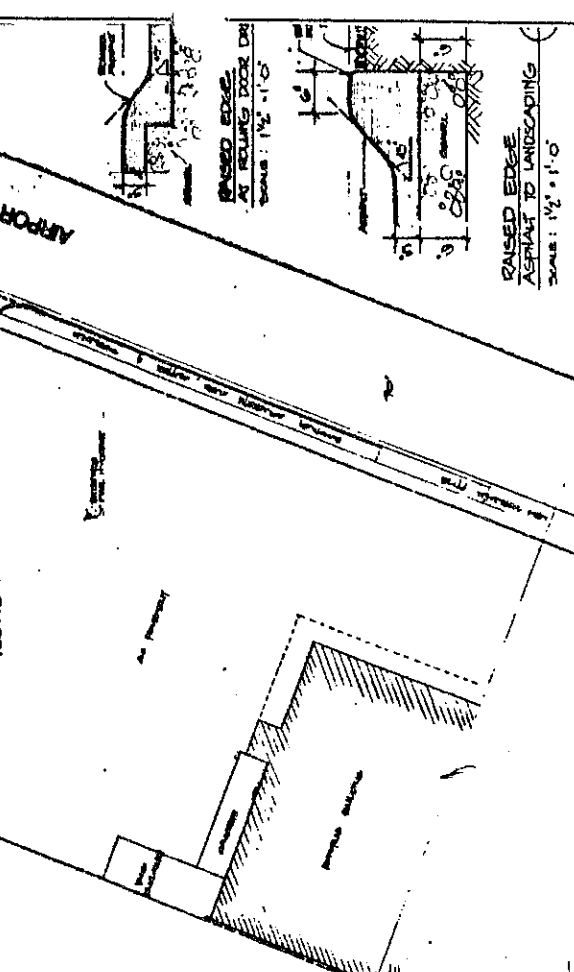
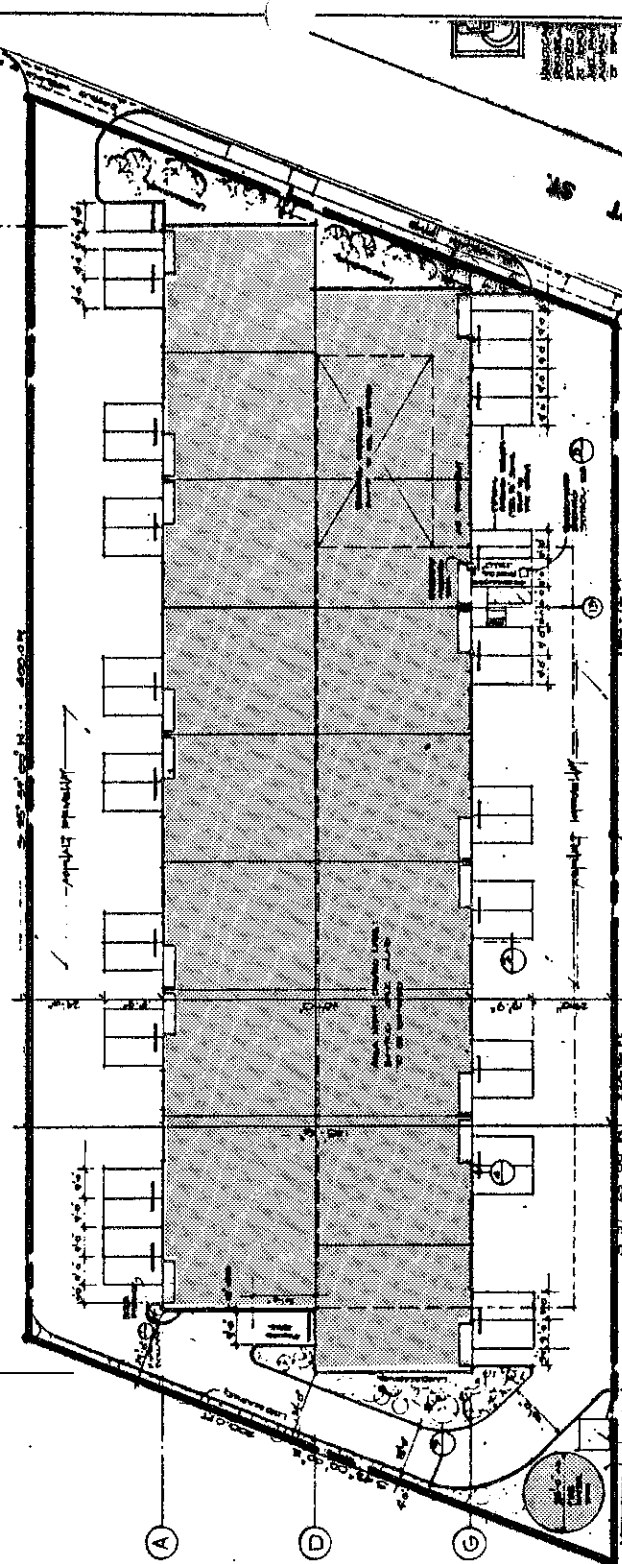
DERECHO ST.

15



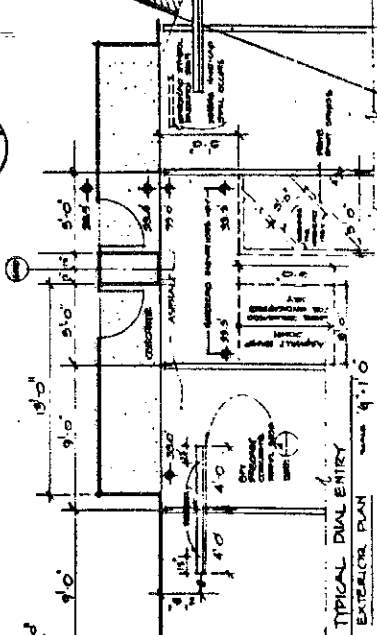
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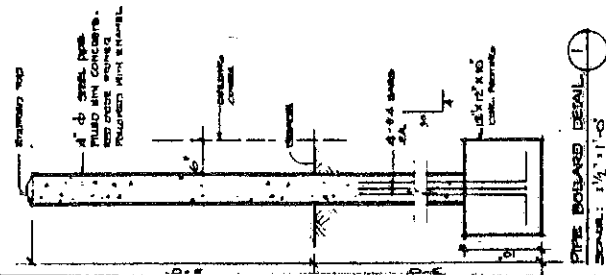


SCALE 1/8" = 1'-0"

SITE PLAN

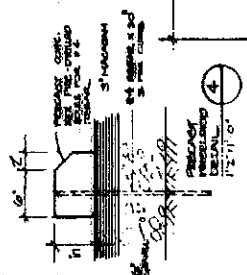


TYPICAL DUAL ENTRY EXTERIOR PLAN SCALE 1/2" = 1'-0"



FIVE BOLLARD DETAIL SCALE: 1/2" = 1'-0"

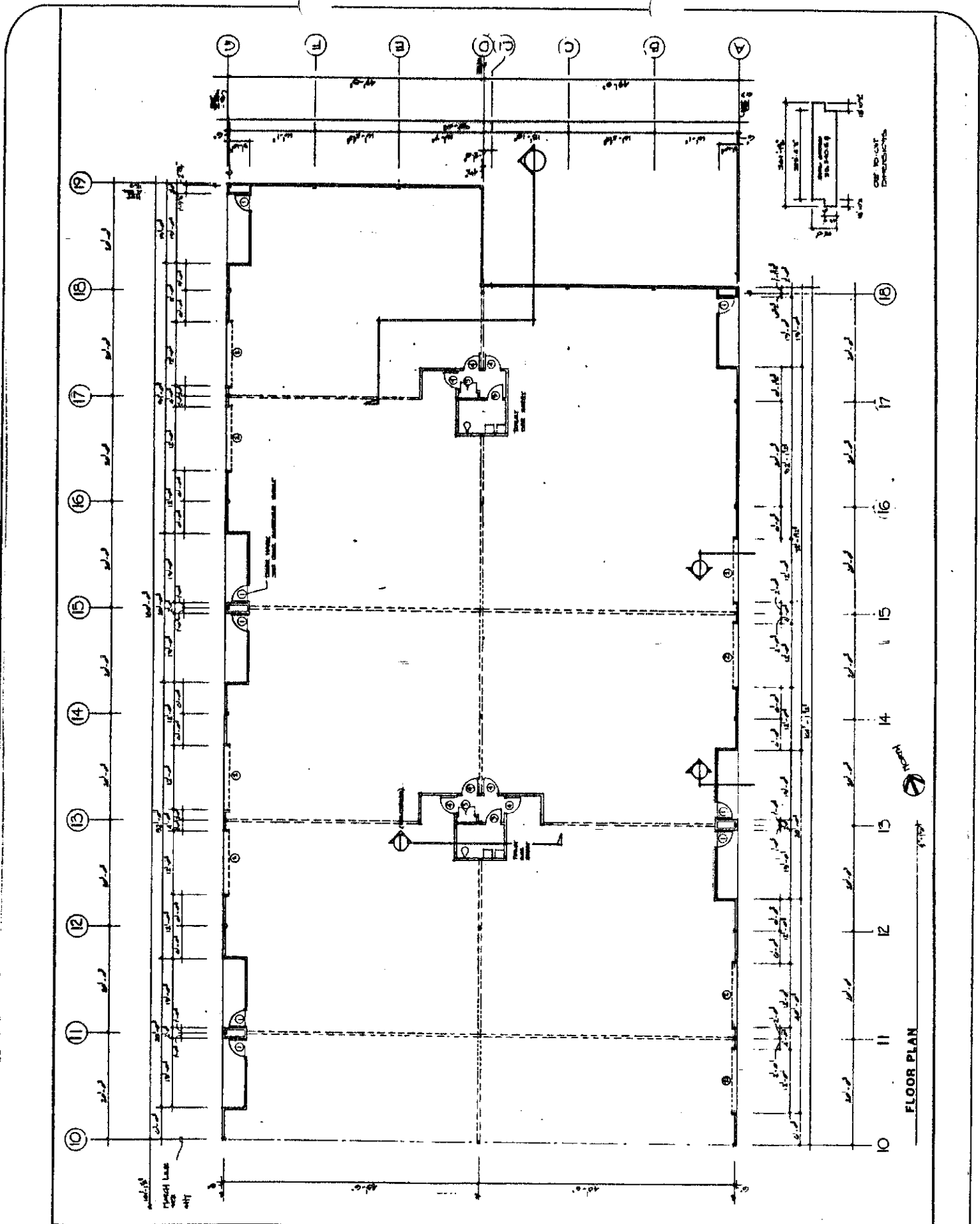
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 3.16 10.16.10
 4.16 10.16.10



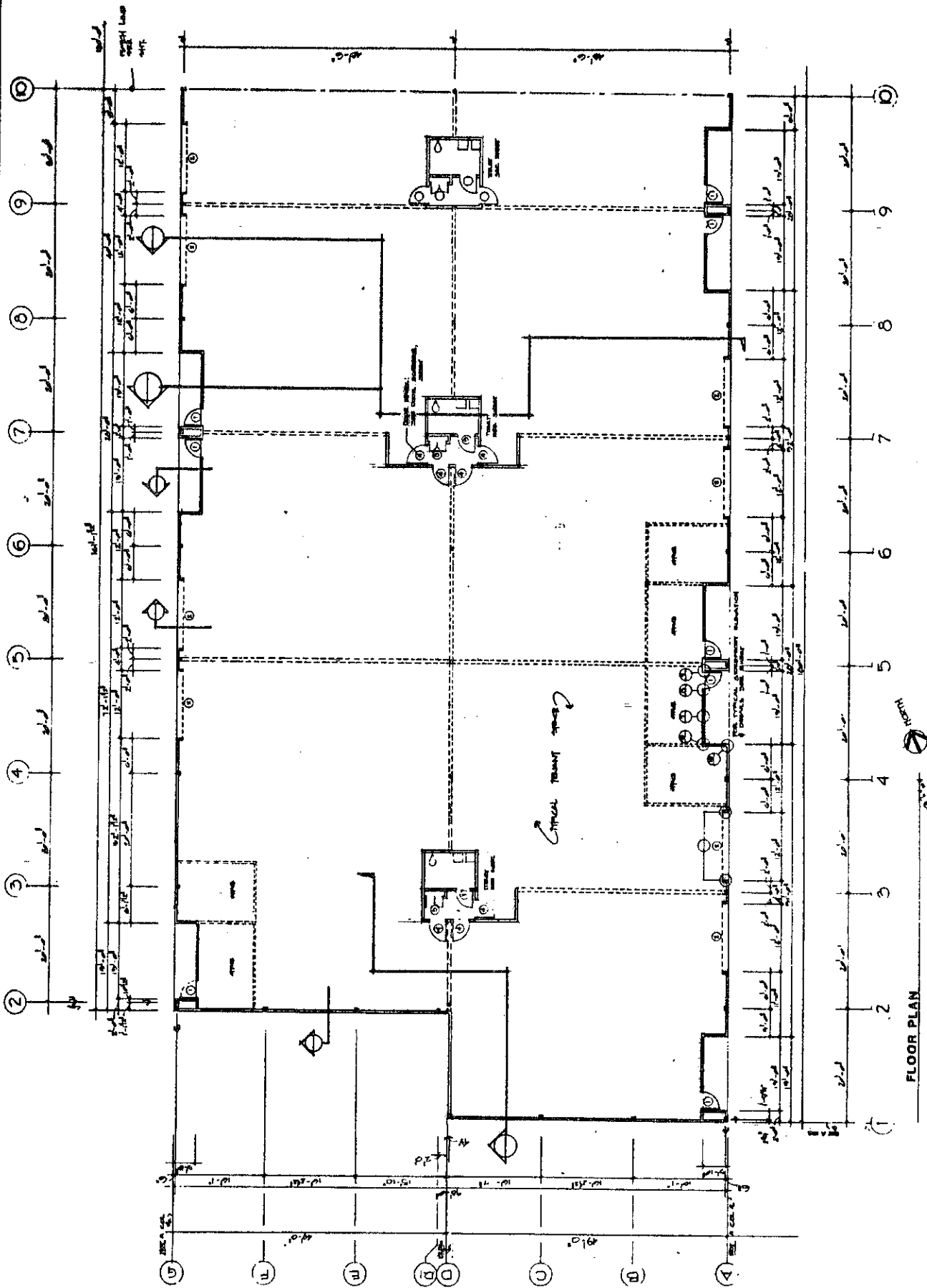
RAISING DOOR DETAIL SCALE: 1/2" = 1'-0"

RAISED EDGE ASPHALT TO LANDSCAPING SCALE: 1/2" = 1'-0"

APPLICANT: _____ REQUEST: _____ NO. _____
 LOCATION: _____ 16 PRESENT ZONE: _____
 SAN MATEO COUNTY PLANNING COMMISSION MEETING OF _____



APPLICANT: _____ REQUEST: 17 NO. _____
 LOCATION: _____ PRESENT ZONE: _____
 SAN MATEO COUNTY PLANNING COMMISSION MEETING OF - _____

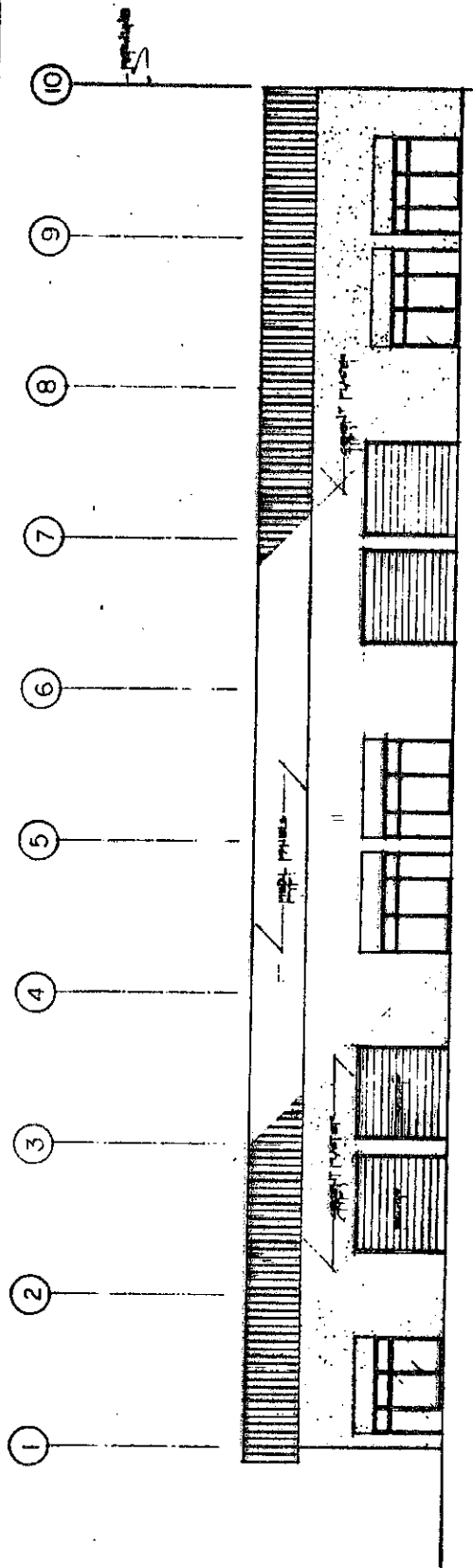


FLOOR PLAN

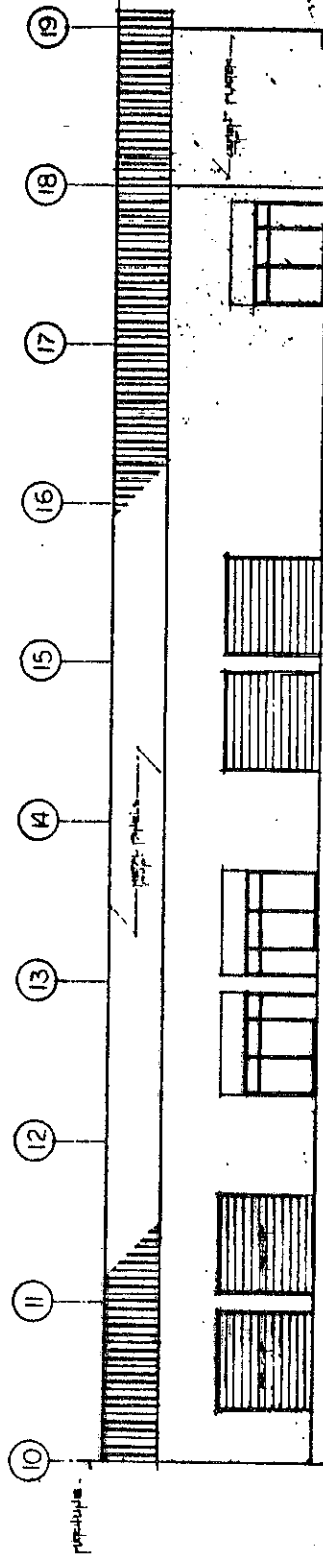


North

APPLICANT: _____ 18 REQUEST: _____ NO. _____
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 SAN MATEO COUNTY PLANNING COMMISSION MEETING OF - _____

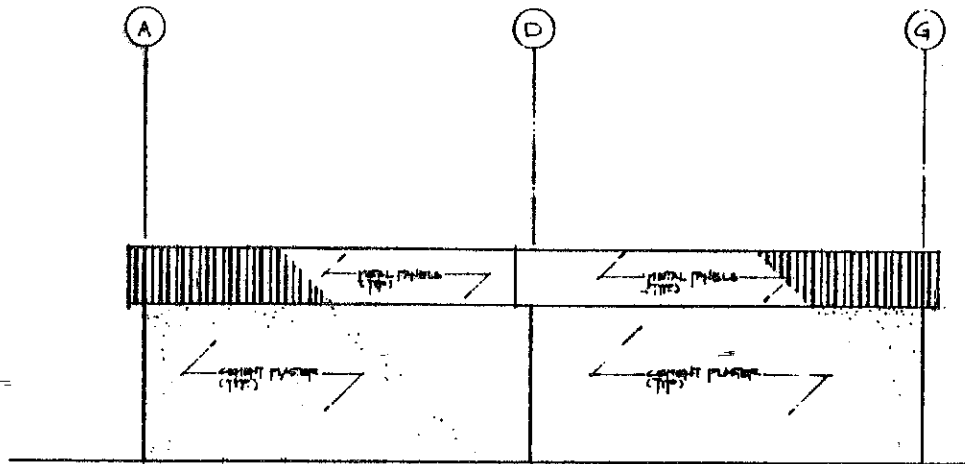


SOUTH EAST ELEVATION 0 0 0
 SCALE: 1/8" = 1'-0"



SOUTH EAST ELEVATION 0 0 0
 SCALE: 1/8" = 1'-0"

APPLICANT: _____ REQUEST: **19** _____ NO. _____
 LOCATION: _____ PRESENT ZONE: _____
 SAN MATEO COUNTY PLANNING COMMISSION MEETING OF - _____



ENDWALL ELEVATIONS
SEE SHEET 204.

APPLICANT: _____ REQUEST: _____ NO. _____
 LOCATION: _____ PRESENT ZONE: _____
 SAN MATEO COUNTY PLANNING COMMISSION MEETING OF - _____

ATTACHMENT H

SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

IMPACTS

MITIGATION MEASURES

A. Geology and Soils

The proposed project is located in an area of high seismic activity and will be subjected to significant ground shaking during its lifetime.

o All structures on the site shall be designed in accordance with the seismic criteria in the 1982, or most recently adopted, Uniform Building Code.

o As required in Local Coastal Program Policy 9.10, the County Geologist or an independent geologic subconsultant shall review all building and grading permits issued for the site and evaluate any potential geotechnical problems. Based on the findings of the County Geologist, additional mitigation measures may be proposed at the time of building permit issuance.

The project will be constructed on highly expansive soils, subjecting the proposed building to severe structural hazards.

o All necessary grading and site preparation shall be performed in accordance with the recommendations of the soil investigation, including the "Specifications for Engineered Fill." These include removal and stripping of vegetation and existing paving material and stockpiling suitable materials for later use as topsoil.

o At a minimum, foundations shall bottom at a depth of 24 inches and all building slabs shall have a minimum of 18 inches of non-expansive fill placed beneath them. Additional filling may be necessary if determined by the County Geologist at the time of building permit issuance.

o Spread-footing foundations and slab-and-wall construction for the proposed building will be constructed in accordance with the recommendations in the soil investigation and the requirements of the County Geologist.

- o Drainage gradients shall be constructed such that drainage, including roof downspout outflow, flows away from the building foundations in conformance with the recommendations contained in the drainage study. Exposed surface soil layers shall be landscaped with a type of ground cover that will maintain a uniform moisture in the soil. This will minimize potential volume change in the soils adjacent to the building perimeter and exterior improvements. Concrete curbs adjacent to the building perimeters shall be deepened such that they extend below the baserock layers (also consider constructing shallow subdrains beneath the curbs). This measure will minimize the amount of landscape water that infiltrates into the baserock section.

B. Hydrology and Biotic Resources

The proposed project will increase surface runoff from the site and will double the area of impervious coverage from 36,000 sq. ft. to 72,000 sq. ft., thus eliminating any potential on the site itself for reducing the impacts of increased runoff. Additional runoff could also increase the risks of flooding on the site and in the surrounding area.

- o Site plans for the proposed development shall incorporate runoff reduction measures such as landscaping, porous pavement, and runoff recycling to minimize increases in on-site drainage caused by a 100% increase in paved surfaces. Prior to issuance of building permits, the site plan shall be checked for the inclusion of these runoff reduction measures.
- o Site drainage facilities shall be required such that all runoff: (a) flows away from site structures; (b) flows at a reduced rate of energy close to the property line (e.g., by installing energy dissipators); and (c) does not increase the flooding potential of any other property. Design plans and final construction plans shall be reviewed by the San Mateo County Public Works Department prior to the issuance of building permits to insure compliance with this measure.
- o Catch basins, permeable paving, and other provisions as necessary shall be incorporated into project plans to maintain surface water runoff and sedimentation at or near existing levels.

Petroleum products and other toxics draining from the site could contaminate Pillar Point Marsh, a sensitive habitat.

o The developer shall be required to install and the owner shall be required to maintain grease traps to remove the maximum amount of petroleum-based pollutants from site runoff. Conditions, covenants, and restrictions shall be recorded which specify that on-site storage of any material containing soluble heavy metals, pesticides, herbicides, or any other potential water pollutant is prohibited. The site shall be subject to periodic inspections by the Environmental Health Division of San Mateo County to ascertain compliance with these conditions.

o Toxic or hazardous materials, or other contaminants, shall not be discharged into site drainage facilities.

o The use of native plants shall be considered in landscape plans for the site.

C. Visual Resources

The project would be visible from much of the surrounding area, which is classified as a Scenic Corridor.

o The proposed development shall employ architectural detailing, subdued colors, textured building materials, and landscaping to add visual interest and soften the harsh lines of standard or stock building forms.

o The proposed development shall reduce the visual prominence of the water storage tank by berming, installation of landscaping, earth-tone paint, and architectural integration with the main building.

D. Noise

Noise from industrial and construction operations at the site could disrupt adjacent residential uses.

o Operation of mechanical equipment in connection with construction and grading on the project site shall be restricted to Monday through Saturday during the hours of 8:00 a.m. to 5:00 p.m., unless approval is obtained from the Planning Director for emergency work.

o Conditions, covenants, and restrictions developed for the building shall indicate that all industrial activities occurring on-site must not exceed the noise generation

Limits of the San Mateo County Noise Ordinance. In addition, the coastal permit for the site shall require that noise-producing equipment shall be shielded from adjacent residences so that noise in excess of 60 CNEL for any 15-minute period does not leave the site.

E. Public Services

The proposed project may exceed prior water and sewer use for a non-priority purpose, and would thus conflict with General Plan and Local Coastal Program policies for public services.

- o Sewage outflow shall be reduced by the use of low-flow plumbing fixtures.
- o No more than 10 toilet outlets and 10 sink outlets shall be permitted in the new facility, unless approved by the Montara Sanitary District.
- o Landscaping shall be restricted to native or drought-tolerant, low-water-using species.
- o Manufacturing processes and other businesses involving heavy use of water shall be prohibited.
- o No water-consuming amenities (such as fountains or in-office sinks, etc.) shall be allowed.
- o All proposed industrial users shall obtain a certificate of occupancy prior to occupancy of the proposed building. The potential occupant shall receive the approval of the Environmental Health Department prior to occupancy of the building. The conditions, covenants, and restrictions of the project shall specify that no manufacturing processes may occur on-site which produce heavy metal or toxic materials.
- o A storage tank shall be constructed and filled, with capacity adequate to meet the fire protection flow need as determined by the Half Moon Bay Fire Protection District. Storage capacity shall be entirely reserved for fire protection.

There is a potential for toxic waste generated by proposed industrial uses to remain untreated by the existing sewage treatment plant.

Inadequate fire flow exists on-site to fight structural fires.

- o The Half Moon Bay Fire Protection District shall establish non-flammability requirements for occupants of the proposed building which shall be incorporated in County permits. These shall include (as necessary) a schedule of periodic inspections, limits on materials that may be used and/or stored on the site, and placement and inspection of fire-fighting and prevention devices (extinguishers, sprinklers, hydrants, etc.).

Lighting of the project site could create glare to surrounding residential areas, in particular the El Granada Mobile Home Park.

- o All lighting for the project site shall be installed so as not to cause spillover onto adjacent properties. The type and size of illumination to be used shall be specified on the plans for the building permit.

The project would be the first industrial building in a planned "strip" along Airport Street, and thus would have a variety of precedential cumulative impacts.

- o For a three-year period, or longer if necessary to reflect full occupancy of the building, the project owner shall be required to report on at least an annual basis to the San Mateo County Planning Department:

- (1) The number of persons employed on the site; and
- (2) The number of parking spaces (on and off the site) used by employees.

This will help the County to determine the adequacy of parking standards for industrial uses.

F. Cultural Resources

Potentially important cultural resources may exist on the site and could be disturbed by construction activities.

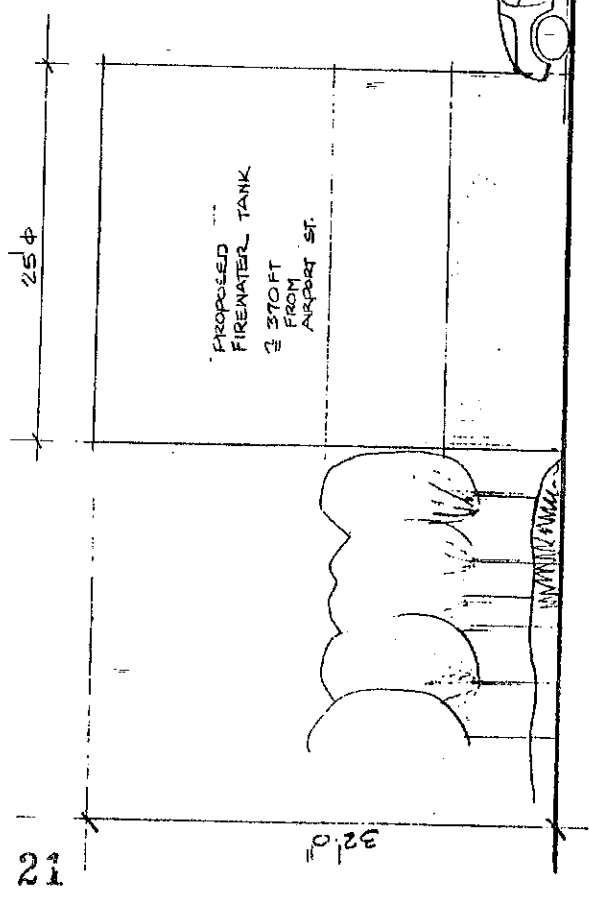
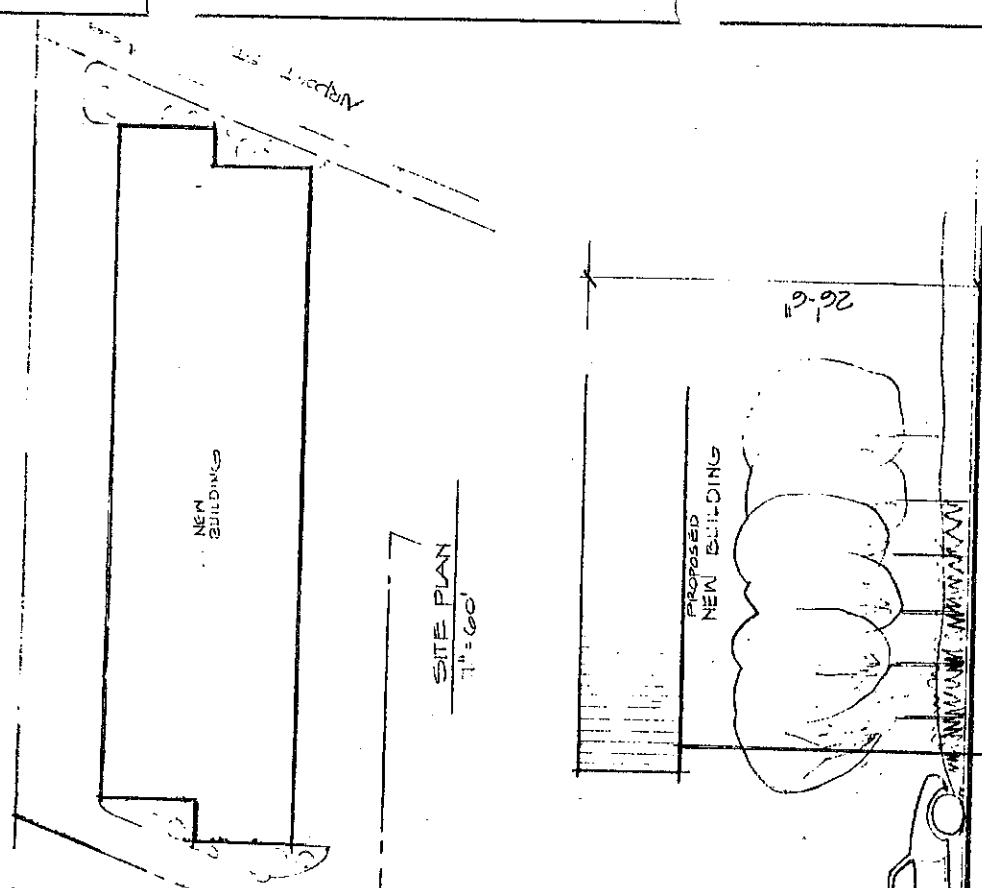
- o Prior to approval of any site plan or issuance of any grading or building permits, the site shall be walked by a qualified archaeologist to determine if any cultural resources are present on the site. If such resources are found, appropriate mitigation measures will be devised with the advice of the Office of Historic Preservation.

ATTACHMENT I.
COMMENTS AND RESPONSES ON DEIR.

PROPOSED FIREWATER TANK
FOR BLUEGATE PROJECT

J.L. JOHNSTON CO.

12-23-87



APPLICANT: _____ REQUEST: _____ NO. _____
 LOCATION: _____ PRESENT ZONE: _____
 SAN MATEO COUNTY PLANNING COMMISSION MEETING OF - _____



JOHNSTON BUILDERS, INC.

BUILDER-DEVELOPER-MANUFACTURER

P.O. BOX 1209 • EL GRANADA, CALIFORNIA 94018, U.S.A.
SAN FRANCISCO PENINSULA

TEL. • 415-726-6800
TELEX: • 371 6694 JLJ
FAX: • 415-726-1326

March 8, 1988
Letter # 8830

Mr. Bill Rozar
San Mateo County Planning Department
County Government Center
590 Hamilton Street
Redwood City, California 94063

Dear Bill:

I have reviewed the draft EIR for the Bluegate project and listed below are several comments regarding the review:

- a. Page i - Project Description. The Bluegate Candle Factory was not destroyed by fire. The factory itself is still intact and still manufacturing candles. The building that burned was an office/storage structure.
- b. No findings were indicated for the following impacts:
 - (1) Hydrology and Biotic Resources - page iii.
 - (2) Petroleum products - page iii.
 - (3) Public services - page IV.
 - (4) Toxic wastes - page IV. With regard to toxic wastes, the County should have in its file, a letter from Mr. Simon Yu, Bluegate owner, that no toxic uses will be allowed in the proposed structure.
 - (5) Cultural resources - page IV. The County should also have in its file, copies of the Cultural Resources Study which we provided.
- c. Paragraph 1.2 on page 1 - Project Location and Description. Again, this paragraph indicates that the candle factory was destroyed and that manufacturing operations had ceased. This is not the case.
- d. Page 9. The acreage given for the alleged marsh are much too large. The EIR indicates the brackish area is 32 acres. If you will note on the Tentative Parcel Map submitted, parcel D which contains the brackish water is only 16.5 acres and the brackish marsh is entirely contained within parcel D and occupies less than half of it. Similarly, the so-called fresh water marsh is smaller than indicated. The Tentative Parcel Map is a surveyed map.
- e. Paragraph 2.11 - Cultural Resources. As previously indicated, we had prepared and submitted to the County a site investigation.

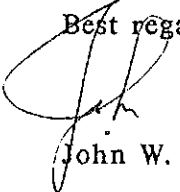
JOHNSTON BUILDERS, INC.

Mr. Bill Rozar
March 8, 1988
Page 2

- f. Page 31 - Impacts. The plans for the project were submitted to Mr. Virgil Willis who approved them with regard to the plumbing outlets shown. The statements contained in the EIR that we will exceed the number of outlets is in error.
- g. Page 42 - next to last paragraph. Again, the EIR indicates the candle factory had been destroyed.

Please call me if you have any questions. We sincerely appreciate your efforts in obtaining the State Clearing House approval for a 15 day reduction in the public review period.

Best regards,



John W. Everett

JWE:gb

cc: Mr. J. L. Johnston
Mr. Ted Johnston
Mr. Simon Yu

Department of Environmental Management
Planning and Development Division



- Planning Division** • 415/363-4161
Mail Drop 5500 • 590 Hamilton Street • Redwood City • California 94063
- Building Inspection Section** • 415/363-4601
Mail Drop 5514 • 590 Hamilton Street • Redwood City • California 94063

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PLANNING DIRECTOR
CHRISTINE M. GOUIG

COUNTY OF SAN MATEO

April 6, 1988

John Everett
Johnston Builders, Inc.
P.O. Box 1209
El Granada, CA 94018

Dear Mr. Everett:

SUBJECT: CDP 87-35

Thank you for your comments regarding the Bluegate Candle Factory EIR; our responses are indicated below.

Comments a., c., g.

- a. Page i - Project Description. The Bluegate Candle Factory was not destroyed by fire. The factory itself is still intact and still manufacturing candles. The building that burned was an office/storage structure.
- c. Paragraph 1.2 on page 1 - Project Location and Description. Again, this paragraph indicates that the candle factory was destroyed and that manufacturing operations had ceased. This is not the case.
- g. *Page 42 - next to last paragraph. Again, the EIR indicates the candle factory had been destroyed.

Response

The application for Coastal Development Permit and Environmental Review filed by Johnston Builders, Inc., on March 17, 1987, describes the project as the replacement of a "burned down candle factory." Information available to the Planning Division indicates that the building was a "warehouse" associated with the candle operation.

Remaining Bluegate buildings on the separate parcel immediately south of the subject site may in fact be utilized for manufacturing; these structures are not a part of the subject proposal.

Comments b. 1-5

b. No findings were indicated for the following impacts:

- (1) Hydrology and Biotic Resources - page iii.
- (2) Petroleum product - page iii.
- (3) Public services - page iv.
- (4) Toxic wastes - page iv. With regard to toxic wastes, the County should have in its file a letter from Mr. Simon Yu, Bluegate owner, that no toxic uses will be allowed in the proposed structure.
- (5) Cultural resources - page iv. The County should also have in its file copies of the Cultural Resources Study which we provided.

Response

Comments acknowledged. The Planning Division believes that "Finding A" is appropriate for all the listed impacts. "Finding A" is defined on page i and indicates that the proposed mitigation measures can be incorporated into the project so as to mitigate or avoid the significant environmental effects.

Comment d.

d. Page 9. The acreage given for the alleged marsh are much too large. The EIR indicates the brackish area is 32 acres. If you will note on the Tentative Parcel Map submitted, Parcel D, which contains the brackish water, is only 16.5 acres, and the brackish marsh is entirely contained within Parcel D and occupies less than half of it. Similarly, the so-called freshwater marsh is smaller than indicated. The Tentative Parcel Map is a surveyed map.

Response

Piller Point Marsh is an officially designated wetland in the Local Coastal Program (Map 7.1). Estimated acreages vary depending on date and source; the totals are, however, relatively consistent. Although the EIR titles the marsh as "brackish," it further describes the marsh as being saltwater in the 16.5 southern portion and freshwater in the 15.2 northern portion. The acreages listed are based on the 1977 Flint report, "Environmental Study of the Piller Point Marsh." These acreages are very similar to those reported in the 1987 Patterson report, "Wetlands Delineation and Report - Piller Point Marsh and Vicinity." In response to your comment, we have reviewed our past calculations and, as designated in the LCP in 1980, the freshwater portion is 10.35 acres and 11.96 acres in the saltwater portion.

Johnston Builders, Inc.
April 6, 1988
Page 3

The tentative map which you reference is that submitted with your application in connection with CDP 87-100, a separate project (Half Moon Bay Industrial Park). The tentative map is not an official reference for delineation of the marsh area.

Comment e.

e. Paragraph 2.11 - Cultural Resources. As previously indicated, we had prepared and submitted to the County a site investigation.

Response

Comment acknowledged. The referred to archaeological investigation was submitted on February 18, 1988, subsequent to the preparation of the DEIR.


Comment f.

f. Page 31 - Impacts. The plans for the project were submitted to Mr. Virgil Willis, who approved them with regard to the plumbing outlets shown. The statements contained in the EIR that we will exceed the number of outlets is in error.

Response

Comment acknowledged. The original floor plans for the proposed structure were revised by the applicant pursuant to review by Mr. Virgil Willis of the Montara Sanitary District. The current plans indicate a number of fixtures (10) which was approved by the District.

Sincerely,


Kimberly A. Powleson
Planner

KAP:pb - P1010961

Memorandum

To : Loreen McMahon
State Clearinghouse
1400 10th St., Rm 121
Sacramento, CA 95814

Date : March 28, 1988
File No.: SM-001-PM 26.43
SCH# 87112408
SM001088

From : DEPARTMENT OF TRANSPORTATION -4

Subject : DEIR - BLUEGATE CANDLE FACTORY-34,000 SQUARE FEET, LIGHT INDUSTRIAL

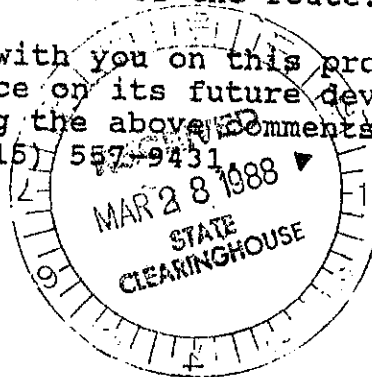
Thank you for including the California Department of Transportation (Caltrans) in the environmental review process. Caltrans has reviewed the above-referenced document and forwards the following comments:

Page 5 of the Traffic Study, Appendix D, shows the old trip end generation rate of 5.46 (ITE, 1982). The new rate developed by ITE, 1987, which is higher, should be used.

In the Traffic Study, improvements to the Route 1/Alhambra Ave./Capistrano Road intersection were discussed. With all the developments proposed for the west side of Route 1 in the vicinity of the proposed project site and with the resulting future traffic, as shown in Figure 4, traffic circulation improvements for the non-signalized intersection of Capistrano Road and Route 1 will definitely be needed. San Mateo County might also want to consider improvements to Capistrano Road itself.

With regard to Figure 6, Appendix D, please note that Route 1 is a four lane facility only in the vicinity of the intersection with Capistrano Road/Alhambra Avenue. The projected traffic volume increase to 23,500 AADT, Figure 4, Appendix D, will have significant impacts on left turns accessing private driveways to property fronting on Route 1 in the two lane sections of the route.

We appreciate the opportunity to work with you on this project and we wish to continue close correspondence on its future development. Should you have any questions regarding the above comments, please contact Bill Commins of my staff at (415) 557-9431



Gary F. Adams
for GARY F. ADAMS
District CEQA Coordinator

cc: Jeff Georgevich - MTC



- Planning Division** • 415/363-4161
Mail Drop 5500 • 590 Hamilton Street • Redwood City • California 94063
- Building Inspection Section** • 415/363-4601
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COUNTY OF SAN MATEO

April 11, 1988

Gary Adams
District CEQA Coordinator
Department of Transportation
1120 N Street
Sacramento, CA 95814

Dear Mr. Adams:

Subject: CDP 87-35 - Bluegate Industrial Building EIR

Thank you for your comments regarding the Bluegate Industrial Building EIR (SCH 87112408). You correctly state that the 1982 ITE of 5.46 was used in the EIR traffic study prepared by ERGO Associates. The 1987 ITE of 6.96 has just recently been released. The difference between these two rates in total trip ends for Bluegate is 28 percent. Using the newest rates for light industrial a.m. and p.m. peak distribution split (12%/88%) the actual number of projected trips in and out of Bluegate is less than those reported in the traffic study. The resultant changes in trips using 1987 rates is not viewed as significant (readjusted table enclosed). The final EIR will incorporate your comments and these changes.

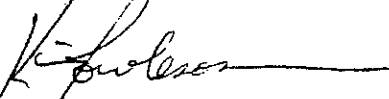
The Planning Division shares your interest in traffic improvements in the vicinity of Capistrano Road. Currently, the County is exploring methods of funding such improvements.

Your comments note that the projected traffic volumes along Highway 1 would have a significant impact on left turns into private driveways fronting Highway 1. Traveling south along Highway 1, a left turn onto frontage road is required to access El Granada residences in proximity to Highway 1. Private driveways are accessed via the frontage road and would not be directly impacted by the increased traffic on Highway 1. Traveling north, a left turn is required to access businesses on the west of Highway 1.

Gary Adams
Page 2
April 11, 1988

It is the position of the County Public Works Department that this impact would not be significant in terms of the traffic contribution made by the subject proposed.

Sincerely,



Kimberly A. Powleson
Planner

KAP:jmr/kcd - J1011283

Enclosure

HALF MOON BAY AIRPORT AREA TRAFFIC STUDY
April 1988 (Adjusted)

ITEM	Bluegate	CONTRIBUTED		TOTAL
		Half Moon Bay	Princeton	
Total Trip Ends	246	2,230	8,300	10,776
P.M. Peak Hour Trips In	4	163	415	582
P.M. Peak Hour Trips Out	31	318	415	764
A.M. Peak Hour Trips In	29	387	208	624
A.M. Peak Hour Trips Out	4	70	208	282
Percent to Cypress	5	5	0	
Percent to Princeton	14	14	15	
Percent to Capistrano Peak Hour	81	81	85	
Trips In Cypress	1	8	0	9
Trips Out Cypress	1	16	0	17
Trips In Princeton	3	23	62	88
Trips Out Princeton	5	45	62	112
Trips In Capistrano	14	132	353	499
Trips Out Capistrano 24-Hours In + Out	28	258	353	638
Trips to Cypress	13	112	0	125
Trips to Princeton	35	312	1,245	1,592
Trips to Capistrano	197	1,806	7,055	9,058

EXISTING TRAFFIC

Cypress P.M. Peak				45
Princeton P.M. Peak				54
Capistrano P.M. Peak				301
Cypress 24-Hour				450
Princeton 14-Hour				670
Capistrano 24-Hour				3,723

EXISTING + DEVELOPMENT

Cypress P.M. Peak	47	69	45	71
Princeton P.M. Peak	60	121	179	252
Capistrano P.M. Peak	334	691	1,007	1,429
Cypress 24-Hour	460	562	450	571
Princeton 24-Hour	697	982	1,515	2,254
Capistrano 24-Hour	3,877	5,529	10,778	12,738

Source: 1987 ITE for light industrial land uses.

Memorandum

To : Dr. Gordon F. Snow
Assistant Secretary for Resources

Jim Sweeney
San Mateo County
590 Hamilton Street
Redwood City, CA 94063

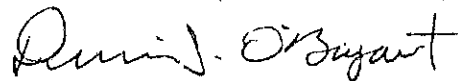
Date : MAR 29 1988

Subject: DEIR for
Bluegate
Candle Factory
SCH #87112408

From : Department of Conservation—Office of the Director

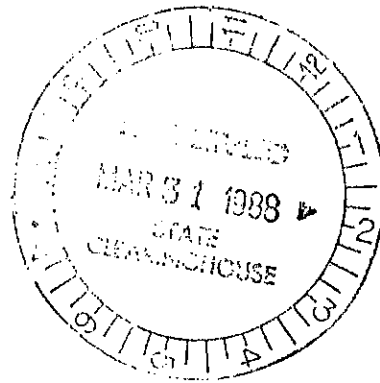
The Department's Division of Mines and Geology has reviewed the DEIR for the Bluegate Candle Factory site (Bluegate Industrial Building), SCH #87112408. The site overlaps an Alquist-Priolo Fault-Rupture Hazard Zone, and this is noted. While engineering geologic reports are in part, included in the DEIR, full text of the geologic reports should be included as Appendices. The logs of trenches, which indicate no evidence of faulting, are of particular interest. In addition, a map showing the Alquist-Priolo Zone and the site location in relation to the zone should be included in the Final EIR.

If you have any questions regarding these comments, please contact Zoe McCrea, Division of Mines and Geology Environmental Review Officer, at (916) 322-2562.

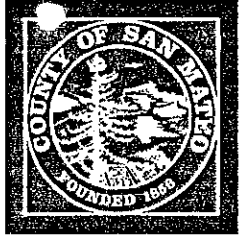


Dennis J. O'Bryant
Environmental Program Coordinator

cc: Zoe McCrea, Division of Mines and Geology
Richard B. Saul, Division of Mines and Geology



Department of Environmental Management
Planning and Development Division



- Planning Division** • 415/363-4161
Mail Drop 5500 • 590 Hamilton Street • Redwood City • California 94063
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COUNTY OF SAN MATEO

April 5, 1988

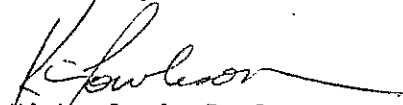
Zoe McCrea
Division of Mines and Geology
610 Bercut Drive
Sacramento, CA 95814

Dear Ms. McCrea:

RE: CDP 87-35 / Bluegate Industrial Building EIR

We have received your agency's comments regarding the Bluegate Industrial Building (SCH87112408) and will include your recommendation to add the engineering/geologic report as an appendix to the Final EIR. Also, we will include a map of the Alquist Priolo Zone and its relationship to the project site.

Sincerely,


Kimberly A. Powleson
Planner

DEPARTMENT OF FISH AND GAME

POST OFFICE BOX 47
YOUNTVILLE, CALIFORNIA 94599
(707) ~~234-2831~~
944-5500



April 1, 1988

Mr. Jim Sweeney
San Mateo County
590 Hamilton Street
Redwood City, CA 94063

Dear Mr. Sweeney:

Subject: Bluegate Industrial Building, Draft Environmental
Impact Report, County of San Mateo, SCH 87112408

Department of Fish and Game (Department) personnel have reviewed the Draft Environmental Impact Report (DEIR) for Bluegate Industrial Building, Moss Beach, San Mateo County. The project would reduce a 19,000 square foot building with a 34,000 square foot building on two parcels totalling 1.65 acres.

The Department is concerned with the proposed drainage of the project site. The DEIR indicates that drainage from the site would flow into Pillar Point Marsh. Pillar Point Marsh consists of a 16.5 acre tidal-brackish marsh and a 15.2 acre freshwater marsh. The marsh is of high value to many wildlife species. Several species which depend on wetlands for their survival have become endangered as a result of destruction or loss of habitat. The Pillar Point Marsh contains suitable habitat for two such species; the salt marsh yellow-throat; and the San Francisco garter snake. Considering that future development is planned for the area surrounding the project site, a comprehensive drainage scheme should be developed to redirect surface runoff away from the marsh. The cumulative impact to the marsh as a result of staggered development should not be considered insignificant.

We are also concerned with the source of water for the project and the emergency storage tank. Groundwater pumping could effectively dewater the marsh or permit salt water intrusion to the aquifer. The expected water source should be identified in the final EIR.

The mitigation proposed in Section 3.3, #3 a-f, p. 39, to reduce the significance of project impacts to hydrology, vegetation, and wildlife resources, should be adopted and made conditions for permit approval. We request review and approval authority for the revegetation/landscape plans when available.

Mr. Jim Sweeney

- 2 -

April 1, 1988

Department personnel are available to discuss our concerns further. To arrange a meeting, contact Armand Gonzales, Wildlife Biologist, at (408) 336-5882; or Theodore Wooster, Environmental Services Supervisor, at (707) 944-5500.

Sincerely,

Ken Aasen

for

Brian Hunter
Regional Manager
Region 3

cc: Joyce Minjaris
Army Corps of Engineers

Rob Liety, U.S. EPA
Pete Sorensen, U.S. F&WS

Department of Environmental Management
Planning and Development Division



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PLANNING DIRECTOR
CHRISTINE M. GOUIG

COUNTY OF SAN MATEO

April 5, 1988

Department of Fish and Game
P.O. Box 47
Yountville, CA 94599
ATTN: Theodore Wooster

Dear Mr. Wooster:

RE: CDP 87-35 / Bluegate Industrial Building EIR


Thank you for your comments submitted regarding the Bluegate Industrial Building EIR (SCH8711240).

We share your concern regarding the importance of drainage impacts to Pillar Point Marsh and we have conditioned the project to prepare a drainage plan prior to construction. We would like your comments on that plan and will recommend to the Planning Commission that upon approval of the project, your review be included in the project conditions. We will also include a similar recommendation regarding your review of the landscape plan; final approval, however, will reside with the Planning Director.

Your letter notes that the marsh area contains suitable habitat for the San Francisco Garter Snake. For clarification, let me state that it is our understanding that salt water conditions would not be favorable to the Garter Snake.

Finally, you state a concern over water supply. Water wells are not proposed for use with this project; the development would utilize existing water connections. The applicant has informed us that the tank would be filled by the Citizens' Utility Company of California.

Sincerely,


Kimberly A. Powleson
Planner

ATTACHMENT J

In the M-1 District, the following allowed uses could potentially cause significant impact based on potential noise, discharge of toxics, intensity of use or water consumption and shall be excluded on this site:

1. Storage of oxygen and acetylene tanks
2. Aircraft assembly plants
3. Animal experimental research institute
4. Automobile assembly plants
5. Aquaculture development
6. Bags, paper, manufacture of
7. Baseball park
8. Batteries, the manufacture and rebuilding of batteries
9. Blacksmith shops
10. Bone products, the manufacture of bone products
11. Bottling plant
12. Box, paper factory
13. Breweries
14. Bus storage
15. Car barns for buses and street cars
16. Carnivals, commercial or otherwise
17. Cesspool pumping, cleaning, and drainage
18. Cigars, the manufacture of
19. Cigarettes, the manufacture of
20. Circus
21. Cleaning and dyeing establishments, wholesale
22. Clothing, the manufacture of cloth products, including clothing of all kinds but not tanning
23. Coffins, the manufacture of
24. Cold storage plant

25. Contractor's equipment yard, including farm equipment and all equipment used in building trades
26. Cotton storage
27. Curtain cleaning plants
28. Dairy products depot and manufacture of dairy products
29. Distributing plants, including bulk petroleum plants
30. Dogs
 - a. Dog breeding
 - b. Commercial dog kennels
 - c. Dog training schools
31. Draying yard or terminal
32. Drugs, the manufacture of
33. Dyeing and cleaning, wholesale
34. Ferris wheels
35. Fiber products, the manufacture of
36. Fox farms
37. Frozen food process plants
38. Fruit packing plant
39. Fuel yard
40. Fumigating contractor
41. Furniture, the manufacture of
42. Granite, the grinding, cutting, and dressing of granite
43. Harness, the manufacture of
44. Humane societies
45. Ice, the manufacture of
46. Ink, the manufacture of
47. Laboratories for testing experimental motion picture film
48. Lubricating oil, the canning and packaging of lubricating oil if not more than one hundred barrels are stored above ground at any one time

49. Lumber yards, including incidental retail sales of supplies used in home construction
50. Machinery storage yard
51. Machinery, the repair of farm machinery
52. Malt products, the manufacture of
53. Marble, the grinding, cutting, and dressing of
54. Marine oil service station
55. Mattresses, the manufacture and renovation of
56. Moving van storage or operating yard
57. Oil, the manufacture of vegetable oil
58. Oleomargarine, the manufacture of
59. Paint mixing
60. Pharmaceuticals, the manufacture of
61. Planing mill
62. Poultry and rabbits, the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building
63. Produce yard, or terminal
64. Refrigeration plant
65. Roofing contractor's establishment
66. Rug cleaning plant
67. Sand, the washing of sand to be used in sand-blasting
68. Shoes, the manufacture of
69. Shooting gallery
70. Skating rinks
71. Soft drinks, the manufacture and bottling of
72. Stables
73. Statuary, the manufacture of clay, paper mache and stone statuary and monuments
74. Stone, marble, and granite, grinding, dressing and cutting

75. Storage and rental of plows, tractors, buses, contractor's equipment and cement mixers, not within a building
76. Tire retreading
77. Trailers, the manufacture of
78. Truck storage or rental
79. Ventilating ducts, the manufacture of
80. Wine storage and manufacture
81. Wood yard
82. Wood, the manufacture of wood products
83. Yarn, the dyeing of yarn and manufacture of yarn products
84. Nurseries and greenhouses
85. Outdoor advertising structures
86. Extraction of chemicals from sea water by natural evaporation
87. Temporary seasonal retail sales of fireworks and Christmas trees
88. Automotive repair shops and garages

KAP:pb - P3010961J



County of San Mateo - Planning and Building Department

ATTACHMENT E

Department of Environmental Management
Planning and Development Division



- Planning Division** • 415/363-4161
Mail Drop 5500 • 590 Hamilton Street • Redwood City • California 94063
- Building Inspection Section** • 415/363-4601
Mail Drop 5514 • 590 Hamilton Street • Redwood City • California 94063

COMMISSIONER
WILLIAM J. SCHUMACHER

PLANNING DIRECTOR
CHRISTINE M. GOUG

COUNTY OF SAN MATEO

May 2, 1988

John Everett
J. L. Johnston Company
P.O. Box 1209
El Granada, CA 94018

Dear Mr. Everett:

Subject: Coastal Development Permit - CDP 87-35
Location: 850 Airport Blvd., Moss Beach

On April 13, 1988, the Planning Commission considered your application for: (1) an Environmental Impact Report pursuant to CEQA and the County of San Mateo Implementing Procedures for administering CEQA, and (2) a Coastal Development Permit pursuant to Zoning Regulations Section 6328.4 to allow development of a 34,000 sq. ft. industrial building and water storage tank on property zoned M-1/DR. APN(s): 047-300-110, 037-300-050. This matter is appealable to the Coastal Commission.

Based on the information provided by staff and evidence presented at this hearing, the Planning Commission adopted a Resolution certifying the final Environmental Impact Report as described in Attachment A, and approved CDP 87-35 by making the findings and adopting the conditions listed in Attachment A as follows:

FINDINGS AND ACTIONS

A. ENVIRONMENTAL IMPACT REPORT

1. Find that the project, if subject to the mitigation measures contained in the Preliminary Final EIR, and incorporated into the project design as conditions of approval, will not have a significant effect on the environment.
2. Adopt a Resolution certifying the Final EIR as complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and all applicable State and County Guidelines.

B. COASTAL DEVELOPMENT PERMIT

1. Find that the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6238.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program.
2. Find that the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program.

CONDITIONS OF APPROVALPlanning Division

1. The applicant shall submit an exterior colors/materials plan for the building and tank subject to the approval of the Design Review Officer prior to obtaining a building permit.
- OK* 2. The applicant shall submit a landscape plan for approval by the Planning Director and reviewed by the State Department of Fish and Game prior to obtaining a building permit. The plan shall include use of native, drought-tolerant species, shall indicate the location and type of lighting fixtures, list costs and types of plant materials and installation, and shall demonstrate the method to be employed to reduce the prominence of the water tank.
3. A surety to guarantee performance of the landscaping shall be posted in an amount determined by the Planning Director based upon the landscape plan.
4. The applicant shall designate the driveway at the north end of the parcel for access only and the driveway at the south end for egress only.
5. The applicant shall surface, stripe and curb the parking area in accordance with Section 6121 of the Zoning Code.
6. All signage, including directional signs, shall be subject to Design Review and a Building Permit; the applicant and owner are encouraged to submit a comprehensive sign plan for review and approval.
7. Operation of mechanical equipment in connection with construction and grading on the project site shall be restricted to Monday through Saturday during the hours of 8:00 a.m. to 5:00 p.m., unless approval is obtained from the Planning Director for emergency work.
8. All lighting for the project site shall be installed so as to contain all illumination within the site boundaries, and cut-off shields used shall be specified on a lighting or landscape plan.

9. For a three-year period, or longer if necessary to reflect full occupancy of the building, the project owner shall be required to report on at least an annual basis to the Planning Director: (a) the number of persons employed on the site, and (b) the number of parking spaces (on and off the site) used by employees.
10. The uses listed in Attachment J hereto as amended shall be prohibited at this site.
11. All uses at this site shall be conducted entirely within the structure unless otherwise permitted by an approved use permit.
12. An archaeologist shall be present during all subsurface excavations; in the event significant cultural materials are encountered, recommendations of the archaeologist shall be implemented by the applicant following review by the Planning Director.
13. At such time as water capacity and water pressure is available from the Citizens Utilities Company Water District for fire protection, as determined by the Half Moon Bay Fire Protection District, the property owner shall utilize this source and remove the proposed water tank from the subject site.

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Building Inspection Section

14. A building permit shall be obtained prior to any construction, excavation and/or demolition.
15. All structures on the site shall be designed in accordance with the seismic criteria in the most recently adopted Uniform Building Code.
16. Drainage gradients shall be constructed such that drainage, including roof downspout outflow, flows away from the building foundations in conformance with the recommendations contained in the drainage study. Exposed surface soil layers shall be landscaped with a type of ground cover that will maintain a uniform moisture in the soil. This will minimize potential volume change in the soils adjacent to the building perimeter and exterior improvements. Concrete curbs adjacent to the building perimeters shall be deepened, such that they extend below the baserock layers; shallow subdrains shall be constructed beneath the curbs to minimize the amount of landscape water that infiltrates into the baserock.
17. Sewage outflow shall be reduced by the use of low-flow plumbing fixtures.
18. No more than ten toilet outlets and ten sink outlets shall be permitted in the new facility, unless approved by the Montara Sanitary District and the County Building Official.

Department of Public Works/Geology

19. All building and grading plans shall be reviewed by the County Geologist; based on the findings of the Geologist, additional conditions may be imposed at the time of building permit issuance.
20. All necessary grading and site preparation shall be performed in accordance with the recommendations of the soil investigation, including the "Specifications for Engineered Fill." These include removal and stripping of vegetation and existing paving material and stockpiling topsoil for later use.
21. At a minimum, foundations shall bottom at a depth of 24 inches and all building slabs shall have a minimum of 18 inches of non-expansive fill placed beneath them. Additional filling may be necessary if determined by the County Geologist at the time of building permit issuance.
22. Spread-footing foundations and slab-and-wall construction for the proposed building will be constructed in accordance with the recommendations in the soil investigation and the requirements of the County Geologist.
23. Site plans for the proposed development shall incorporate runoff reduction measures such as landscaping, porous pavement and catch basins to minimize increases in on-site drainage and sedimentation caused by a 100% increase in paved surfaces. Prior to issuance of building permits, the site plan shall be checked for the inclusion of these runoff reduction measures. The drainage plan shall also be referred to the State Department of Fish and Game for review.
24. Site drainage facilities shall be required such that all runoff: (a) flows away from site structures, (b) flows at a reduced rate of energy close to the property line by installing energy dissipators, and (c) does not increase the flooding potential of any other property. Design plans and final construction plans shall be reviewed by the San Mateo County Public Works Department prior to the issuance of building permits to insure compliance with this measure.
25. In recognition of the need for future traffic and circulation improvements in the area of the project, the owner shall participate in an assessment district or similar fair and appropriate mechanism to provide funds for future traffic improvements made necessary because of the cumulative impacts of this and future development in the area.

Environmental Health Section

26. All proposed industrial users shall obtain a certificate of occupancy from the County Building Official prior to occupancy of the proposed building. The potential occupant shall receive the approval of the

Environmental Health Section prior to occupancy of the building. The conditions, covenants and restrictions of the project shall specify that no manufacturing processes may occur on site which produce heavy metal or toxic materials.

27. The developer shall be required to install, and the owner shall be required to maintain, grease traps to capture the maximum amount of petroleum-based pollutants from site runoff. Conditions, covenants and restrictions shall be recorded which specify that on-site storage of any material containing soluble heavy metals, pesticides, herbicides, or any other potential water pollutant, is prohibited. The site shall be subject to periodic inspections by the Environmental Health Section of San Mateo County to ascertain compliance with these conditions.
28. Toxic or hazardous materials, or other contaminants, shall not be discharged into site drainage facilities.
29. Conditions, covenants and restrictions developed for the building shall indicate that all industrial activities occurring on site must not exceed the noise generation limits of the San Mateo County Noise Ordinance. In addition, noise-producing equipment shall be shielded from adjacent residences so that noise in excess of 60 CNEL for any 15-minute period does not leave the site.

Fire Marshal

30. A storage tank shall be constructed and filled, with capacity adequate to meet the fire protection flow need as determined by the Half Moon Bay Fire Protection District. Storage capacity shall be entirely reserved for fire protection.
31. The Half Moon Bay Fire Protection District shall establish nonflammability requirements for occupants of the proposed building which shall be incorporated in the County Building Permit. These shall include (as necessary) a schedule of periodic inspections, limits on materials that may be used and/or stored on the site, and placement and inspection of firefighting and prevention devices (extinguishers, sprinklers, hydrants, etc.).
32. Within 30 days of the issuance of a Certificate of Occupancy, the applicant or owner shall notify, in writing, the Fire Marshal and the manager of the Granada Mobil Home Park of the availability of the water tank for use during a fire emergency on the Mobil Home Park property.

May 2, 1988

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) days from such date of determination. The appeal period for this matter ended at 5:00 p.m. on April 27, 1988, and no appeal was filed.

Very truly yours,



Karen Middleton
Planning Commission Secretary

cc: Public Works
County Geologist
Environmental Health
Building Inspection
County Counsel
Kim Powleson
Assessor, Chief Deputy, Valuation
Coastal Commission
Half Moon Bay Fire Protection District
Citizens Utilities Company
Montara Sanitary District
Cabrillo School District
Simon Yu, Transnational Marketing, Inc.
File

KM0651

ATTACHMENT J

In the M-1 District, the following allowed uses could potentially cause significant impact based on potential noise, discharge of toxics, intensity of use or water consumption and shall be excluded on this site:

1. Storage of oxygen and acetylene tanks
2. Aircraft assembly plants
3. Animal experimental research institute
4. Automobile assembly plants
5. Aquaculture development
6. Bags, paper, manufacture of
7. Baseball park
8. Batteries, the manufacture and rebuilding of batteries
9. Blacksmith shops
10. Bone products, the manufacture of bone products
11. Bottling plant
12. Box, paper factory
13. Breweries
14. Bus storage
15. Car barns for buses and street cars
16. Carnivals, commercial or otherwise
17. Cesspool pumping, cleaning, and drainage
18. Cigars, the manufacture of
19. Cigarettes, the manufacture of
20. Circus
21. Cleaning and dyeing establishments, wholesale
22. Clothing, the manufacture of cloth products, including clothing of all kinds but not tanning
23. Coffins, the manufacture of
24. Cold storage plant

- ~~25. Contractor's equipment yard, including farm equipment and all equipment used in building trades~~
26. Cotton storage
27. Curtain cleaning plants
28. Dairy products depot and manufacture of dairy products
29. Distributing plants, including bulk petroleum plants
30. Dogs
 - a. Dog breeding
 - b. Commercial dog kennels
 - c. Dog training schools
31. Draying yard or terminal
32. Drugs, the manufacture of
33. Dyeing and cleaning, wholesale
34. Ferris wheels
35. Fiber products, the manufacture of
36. Fox farms
37. Frozen food process plants
38. Fruit packing plant
39. Fuel yard
40. Fumigating contractor
41. Furniture, the manufacture of
42. Granite, the grinding, cutting, and dressing of granite
43. Harness, the manufacture of
44. Humane societies
45. Ice, the manufacture of
46. Ink, the manufacture of
47. Laboratories for testing experimental motion picture film
48. Lubricating oil, the canning and packaging of lubricating oil if not more than one hundred barrels are stored above ground at any one time

49. Lumber yards, including incidental retail sales of supplies used in home construction
50. Machinery storage yard
51. Machinery, the repair of farm machinery
52. Malt products, the manufacture of
53. Marble, the grinding, cutting, and dressing of
54. Marine oil service station
55. Mattresses, the manufacture and renovation of
56. Moving van storage or operating yard
57. Oil, the manufacture of vegetable oil
58. Oleomargarine, the manufacture of
59. Paint mixing
60. Pharmaceuticals, the manufacture of
61. Planing mill
62. Poultry and rabbits, the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building
63. Produce yard, or terminal
64. Refrigeration plant
65. Roofing contractor's establishment
66. Rug cleaning plant
67. Sand, the washing of sand to be used in sand-blasting
68. Shoes, the manufacture of
69. Shooting gallery
70. Skating rinks
71. Soft drinks, the manufacture and bottling of
72. Stables
73. Statuary, the manufacture of clay, paper mache and stone statuary and monuments
74. Stone, marble, and granite, grinding, dressing and cutting

75. Storage and rental of plows, tractors, buses, contractor's equipment and cement mixers, not within a building
76. Tire retreading
77. Trailers, the manufacture of
78. Truck storage or rental
79. Ventilating ducts, the manufacture of
80. Wine storage and manufacture
81. Wood yard
82. Wood, the manufacture of wood products
83. Yarn, the dyeing of yarn and manufacture of yarn products
84. Nurseries and greenhouses
85. Outdoor advertising structures
86. Extraction of chemicals from sea water by natural evaporation
87. Temporary seasonal retail sales of fireworks and Christmas trees
88. Automotive repair shops and garages
89. Medicines, the manufacturing of
90. Paper mache statuary, the manufacture of

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County of San Mateo - Planning and Building Department

ATTACHMENT F

CHAPTER 17. "M-1" DISTRICTS **(LIGHT INDUSTRIAL DISTRICTS)**

SECTION 6270. REGULATIONS FOR "M-1" DISTRICTS. The following regulations shall apply in all "M-1" Districts and shall be subject to the provisions of Chapter 22 of this Part.

SECTION 6271. USES PERMITTED.

- (a) The following uses, provided that no use shall be carried on in a manner that is in the opinion of the Planning Commission objectionable from the standpoint of odor, dust, smoke, gas, noise or vibration.
1. Acetylene. The storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire resistant wall.
 2. Agricultural contractor equipment, sale, or rental, or both.
 3. Aircraft assembly plants.
 4. Animal experimental research institute.
 5. Kennels or catteries, subject to a kennel/cattery permit.
 6. Automobile assembly plants.
 - 6.a. Aquaculture development.
 7. Bags, paper, manufacture of.
 8. Barrels, storage of empty barrels.
 9. Baseball park.
 10. Batteries, the manufacture and rebuilding of batteries.
 11. Billboards, the manufacture of billboards.
 12. Blacksmith shops.
 13. Boat building.
 14. Bone products, the manufacture of bone products.

15. Book bindery.
16. Bottling plant.
17. Box, paper, factory.
18. Breweries.
19. Brushes, the manufacture of.
20. Building materials, storage of.
21. Bus storage.
22. Cabinet making.
23. Candles, the manufacture of.
24. Canvas products, manufacture of.
25. Car barns for buses and street cars.
26. Carnivals, commercial or otherwise.
27. Carpenter shop.
28. Carpet cleaning.
29. Cellophane, the manufacture of cellophane products.
30. Ceramics, the manufacture of ceramics.
31. Cesspool pumping, cleaning, and drainage.
32. Cigars, the manufacture of.
33. Cigarettes, the manufacture of.
34. Circus.
35. Clay products, the manufacture or storage, or both, of clay products, including clay statuary.
36. Cleaning and dyeing establishments, wholesale.
37. Clocks, manufacture of.

38. Clothing, the manufacture of cloth products, including clothing of all kinds but not tanning.
39. Coffee roasting.
40. Coffins, the manufacture of.
41. Cold storage plant.
42. Contractor's equipment yard, including farm equipment and all equipment used in building trades.
43. Cork, the manufacture of cork products.
44. Cosmetics, the packaging and distribution of pharmaceutical and cosmetic items.
45. Cotton storage.
46. Curtain cleaning plants.
47. Dairy products depot and manufacture of dairy products.
48. Distributing plants, including bulk petroleum plants.
49. Limited keeping of pets.
50. Draying yard or terminal.
51. Drugs, the manufacture of, and sale at wholesale, of drugs.
52. Dry goods, the manufacture of and sale at wholesale of, and storage of, dry goods.
53. Dyeing and cleaning, wholesale.
54. Electric appliance assembly.
55. Electrical parts, the manufacture of, the sale at wholesale of, or the storage of, small electrical parts.
56. Electric signs, the manufacture of.
57. Electrical substations.
58. Engines, the manufacture of steam engines. This paragraph does not permit a foundry.

59. Engraving. Machine metal engraving.
60. Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noises.
61. Ferris wheels.
62. Fiber products, the manufacture of.
63. Fixtures, the manufacture of gas or electrical fixtures, or both.
64. Fox farms.
65. Frozen food process plants.
66. Fruit packing plant.
67. Fuel yard.
68. Fumigating contractor.
69. Fur products, the manufacture of.
70. Fur warehouse.
71. Furniture, the manufacture of.
72. Generators, the manufacture of electrical generators.
73. Glass, the production by hand of crystal glass art novelties within a closed building of fire resistant construction.
74. Glass, the storage of.
75. Gloves, the manufacture of.
76. Granite, the grinding, cutting, and dressing of granite.
77. Harness, the manufacture of.
78. Heating equipment, the manufacture of.
79. Hemp storage.
80. Humane societies.
81. Ice, the manufacture, distribution and storage of.

82. Incinerators, the manufacture of.
83. Ink, the manufacture of.
84. Iron. Ornamental iron works but not including a foundry.
85. Jewelry, the manufacture of.
87. Laboratories for testing experimental motion picture film.
88. Leather products, the manufacture of, but not including tanning.
89. Linen and towel supply.
90. Lubricating oil. The canning and packaging of lubricating oil if not more than one hundred barrels are stored above ground at any one time.
91. Lumber yards including incidental retail sales of supplies used in home construction.
92. Machine shops.
93. Machinery storage yard.
94. Machinery, the repair of farm machinery.
95. Malt products, the manufacture of.
96. Marble, the grinding, cutting, and dressing of.
97. Marine oil service station.
98. Mattresses, the manufacture and renovation of.
99. Medicines, the manufacture of.
100. Metals.
 - a. Manufacture of products of precious metals.
 - b. Manufacture of metal, steel, and brass stamps, including hand and machine engraving.
 - c. Metal fabricating.
 - d. Metal spinning.

- e. Metal storage.
 - f. Metal working shop.
101. Motors, the manufacture of electric motors.
 102. Moving van storage or operating yard.
 103. Musical instruments, the manufacture of.
 104. Novelties, the manufacture of.
 105. Oil, the manufacture of vegetable oil.
 106. Oleomargarine, the manufacture of.
 107. Optical goods, the manufacture of.
 108. Paint mixing except the mixing of lacquers and synthetic enamels.
 109. Paper mache statuary, the manufacture of.
 110. Paper products, the manufacture of, but not including the manufacture of paper itself.
 111. Perfume, the manufacture of.
 112. Pest control service, including residential termite control.
 113. Pharmaceuticals, the manufacture and packaging of.
 114. Phonographs, the assembly of.
 115. Planing mill.
 116. Plaster, the storage of.
 117. Pottery, the manufacture of.
 118. Poultry and rabbits, the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building.
 119. Presses, hydraulic presses for the molding of plastics.
 120. Produce yard, or terminal.
 121. Radios, the assembly of.

122. Refrigeration plant.
123. Roofing contractor's establishment.
124. Rug cleaning plant.
125. Rugs, the manufacture of.
126. Saddles, the manufacture of.
127. Sand, the washing of sand to be used in sandblasting.
128. Sash and door manufacturing.
129. Shell products, the manufacture of.
130. Shoes, the manufacture of.
131. Shooting gallery.
132. Signs, the manufacture of.
133. Skating rinks.
134. Soft drinks, the manufacture and bottling of.
136. Starch, the mixing and bottling of starch.
137. Statuary, the manufacture of clay, paper mache and stone statuary and monuments.
138. Stencils, the manufacture of.
139. Stone, marble, and granite, grinding, dressing and cutting.
140. Storage and rental of plows, tractors, buses, contractor's equipment and cement mixers, not within a building.
141. Tire retreading.
142. Tools, the manufacture of.
143. Toys, the manufacture of.
144. Trailers, the manufacture of.
145. Truck storage or rental.

146. Type, the manufacture of printer's type.
147. Ventilating ducts, the manufacture of.
148. Veterinary hospitals for small animals and veterinary hospitals for large animals.
149. Vitamin tablets, the manufacture of.
150. Warehouse, storage warehouse.
151. Watches, the manufacture of.
152. Welding.
153. Wine storage and manufacture.
154. Wood, the manufacture of wood products.
155. Wood yard.
156. Yarn, the dyeing of yarn and manufacture of yarn products.
157. Nurseries and greenhouses.
158. Light bulbs, the manufacture of.
159. Outdoor advertising structures or signs as defined in Sections 5202 and 9203 of the Business and Professions Code of the State of California.
160. Extraction of chemicals from sea water by natural evaporation.
161. Temporary seasonal retail sales of fireworks and Christmas trees.
162. Administrative, research and professional offices, excluding doctors and dentists.
163. Communication centers.
164. Automotive repair shops and garages.
165. Self-service car washes outside the Coastal Zone, provided that:
 - a. The car wash and related facilities and activities are not located within 50 feet of residentially zoned land or an existing residence.

- b. All of the conditions relative to water recycling, conservation and wastewater disposal imposed by the agencies providing water and/or sewer service are met.
- c. Design Review approval, pursuant to Chapter 28.1, is granted relative to ensuring that the layout and design are compatible, to the extent feasible, with adjacent uses and that sufficient setbacks and screening are incorporated into the design to minimize impacts on adjacent uses.
- d. At minimum, an area is provided for the parking of one car for every five washing bays, located so as to accommodate cars on-site that are waiting to be washed or vacuumed.
- e. Prior to approval by the Planning Department, approval is authorized by the Public Works Department relative to egress, ingress and on-site circulation.

166. Reverse vending machines.

167. Small collection facilities for recyclable materials, subject to obtaining a building permit, provided there is no additional mechanical processing equipment on site, that collection facilities shall not be located within 30 feet of any property zoned for residential use unless there is a recognized service corridor and acoustical shielding between containers and residential use, that there is no decrease in traffic or pedestrian circulation or the required number of on-site parking spaces for the primary use, and all litter and loose debris shall be removed on a daily basis.

(b) The following uses subject to the securing of a Use Permit in each case as provided in Chapter 24 of this Part.

- 1. Automotive and cycling racing.
- 2. Gun clubs.
- 3. Restaurants and automobile service stations for the sale of gasoline, oil and new accessories when such facilities are determined by the Planning Commission to be accessory to and to be needed by established industries in the zone employing a total of more than 500 employees. Such Use Permit shall be granted only in the event that property is not available in other zones within the immediate area in which such uses would be normally permitted by this ordinance.
- 4. Golf driving ranges.

5. Storage and handling of “safe and sane” fireworks as defined in the State Fireworks Law Sections 12500 et seq. of the Health and Safety Code and Rules and Regulations adopted thereunder in Subchapter 6, Fireworks, Title 19 California Administrative Code, Rules and Regulations of the State Fire Marshal.
6. Indoor auction studio and retail sales of office equipment and furniture including antiques, when the facility conforms to parking requirements for retail sales.
7. Large collection facilities for recyclable materials.
8. Processing facilities for the collection and processing of recyclable materials.
9. Caretaker quarters, outside the coastal zone, provided that:
 - a. The resident of the dwelling is to be the owner, lessee, or an employee of the owner or lessees, of an industrial use on the site. The use permit application for the development of caretaker quarters shall include a statement explaining the need for caretaker quarters and responsibilities of the caretaker/resident. Issuance of a use permit for caretaker quarters shall not precede the appropriate building permit application(s) for industrial uses on the site consistent with the allowed uses in the M-1 district.
 - b. The floor area of the caretaker unit shall not exceed thirty-five (35) percent of the floor area of the main building on the site up to a maximum of 1,200 square feet.
 - c. Setbacks for caretaker quarters shall conform to Uniform Building Code requirements.
 - d. Trailers and/or mobile homes for caretaker quarters are not permitted.
10. In the North Fair Oaks area only, mini-markets, provided that:
 - a. The market floor area does not exceed 800 sq. ft., excluding merchandise and supply storage area, utility rooms, and restrooms.
 - b. If the market is located within 1,000 feet of a public school or park, no alcoholic beverages of any kind shall be sold.
 - c. Signage associated with the market and any other uses on the parcel shall be subject to the signage regulations contained in the County Zoning Regulations, Chapter 17 (Light Industrial/North Fair Oaks

District), Section 6276.4.6 Signs) [see attached M-1/NFO Zoning District excerpt].

- d. Exterior lighting on the parcel, including sign lighting, shall be located and directed so that direct rays and glare are confined to the premises.
- e. All loitering during and after business hours shall be controlled by the respective property tenant or owner, to the extent possible.
- f. All trash, litter, boxes, or similar debris shall be picked up daily and stored in refuse containers that are screened from public view. Refuse containers set out for disposal pickup shall be returned to the screened area promptly, within 24 hours of the pickup day.
- g. If the market is located adjacent to or across the street from any residentially zoned area, the following additional restrictions shall apply:
 - (1) The market's evening hours of operation shall not extend beyond 9:00 p.m.
 - (2) Both exterior and interior lighting shall be reduced after closing hours to that minimally necessary for site and store security purposes.
 - (3) Exterior product advertising posters and other mediums are prohibited. Window advertising mediums shall not block views into or out from the windows and may be subject to further restrictions as stipulated by the public hearing decision maker.

SECTION 6272. BUILDING HEIGHT LIMIT. The maximum building height shall be seventy-five (75) feet.

SECTION 6273. MINIMUM BUILDING SITE. Each building, together with its necessary accessory buildings, hereafter erected, shall be located on a building site in one ownership having an area of not less than five thousand (5,000) square feet and a frontage of not less than fifty (50) feet.

SECTION 6274. YARDS REQUIRED. Same as specified for "C-1" Districts.

SECTION 6275. Exterior signs pertaining to the business uses conducted on the premises and subject to the following limitations:

- (a) Signs shall not exceed two hundred (200) square feet in area on one face and not more than five hundred (500) square feet in total area on the premises. Larger areas may be authorized by the use permit in exceptional cases.

- (b) Signs shall not project more than one (1) foot beyond the street property line, but if a building is set back from a street property line, then such sign shall not project more than eight (8) feet from the face of the building.
- (c) Attached signs shall not project above the roofline or cornice except when in the opinion of the Planning Commission the sign is an architectural part or feature of the building.
- (d) Free standing signs shall not extend to a height more than twenty (20) feet above the sidewalk or paved area except when in the opinion of the Planning Commission the sign is an architectural feature of the site.
- (e) Signs shall not face the side line of any adjoining lot in any "R" District when such sign is within twenty-five (25) feet of said side line.

SECTION 6276. MIDCOAST IMPERVIOUS SURFACE AREA. In the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter, the amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size. The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

An exception to the limit may be granted by the Community Development Director upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size). The applicant shall submit a professionally prepared site plan showing topography, drainage, and calculations which demonstrates this finding can be made.

SECTION 6277. MIDCOAST WINTER GRADING. In the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter, development related grading, e.g., site preparation, shall not occur between October 15 and April 15 in any given year unless the applicant demonstrates to the satisfaction of the Community Development Director and Building Official that the development site will be effectively contained to prevent erosion and sedimentation, and that such site containment has been established and is ongoing. Site containment shall include, but not be limited to, covering stored equipment and materials, stabilizing site entrances and exposed slopes, containing or reducing runoff, and protecting drain inlets.

- (Section 6271, Para. (a) - Amended by Ordinance No. 1518 - May 22, 1962)
- (Section 6271, Para. (a) - Amended by Ordinance No. 1667 - September 8, 1964)
- (Section 6271, Para. (a) - Amended by Ordinance No. 1720 - September 28, 1965)
- (Section 6271, Para. (a) - Amended by Ordinance No. 1794 - October 18, 1966)
- (Section 6271, Para. (a) - Amended by Ordinance No. 2031 - March 3, 1970)
- (Section 6271, Para. (a) - Amended by Ordinance No. 3437 - November 10, 1992)
- (Section 6271, Para. (a)5 - Amended by Ordinance No. 3437 - November 10, 1992)

(Section 6271, Para. (a)6a - Added by Ordinance No. 2706 - December 16, 1980)
(Section 6271, Para. (a)49 - Amended by Ordinance No. 3437 - November 10, 1992)
(Section 6271 Para. (a)135 - Deleted by Ordinance No. 4075 - November 6, 2001)
(Section 6271, Para. (a)148 - Amended by Ordinance No. 3437 - November 10, 1992)
(Section 6271, Para. (a)165 - Added by Ordinance No. 3126 - September 15, 1987)
(Section 6271, Para. (a)166 - Added by Ordinance No. 3131 - December 15, 1987)
(Section 6271, Para. (a)166 and 167 - Added/Amended by Ordinance No. 3157 -
September 13, 1988)
(Section 6271, Para. (b) - Amended by Ordinance No. 1248 - November 5, 1957)
(Section 6271, Para. (b) - Amended by Ordinance No. 1274 - February 11, 1958)
(Section 6271, Para. (b) - Amended by Ordinance No. 1304 - July 15, 1958)
(Section 6271, Para. (b) - Amended by Ordinance No. 1455 - May 9, 1961)
(Section 6271, Para. (b) - Amended by Ordinance No. 1530 - July 10, 1962)
(Section 6271, Para. (b) - Amended by Ordinance No. 2186 - February 20, 1973)
(Section 6271, Para. (b) - Amended by Ordinance No. 2237 - February 26, 1974)
(Section 6271, Para. (b)6 - Repealed by Ordinance No. 2272 - October 8, 1974)
(Section 6271, Para. (b)6 - Added by Ordinance No. 2346 - January 20, 1976)
(Section 6271, Para. (b)7 - Added by Ordinance No. 3131 - December 15, 1987)
(Section 6271, Para. (b)7 and 8 - Added/Amended by Ordinance 3157 - September 13,
1988)
(Section 6271, Para. (b)9 - Added by Ordinance No. 3782 - August 5, 1997)
(Section 6271, Para. (b)10 - Added by Ordinance No. 3968 - June 20, 2000)
(Sections 6273, 6274 - Amended by Ordinance No. 1483 - October 10, 1961)
(Sections 6276, 6277 - Added by Ordinance No. 4560 - May 24, 2011, certified by the
California Coastal Commission on August 8, 2012 and effective in the Coastal Zone
on September 7, 2012)



County of San Mateo - Planning and Building Department

ATTACHMENT G

Summer Burlison

From: marc@spanglersmarket.com
Sent: Wednesday, October 31, 2018 12:08 PM
To: Summer Burlison
Cc: Douglas Nelson
Subject: Moss beach kombucha

Hello,

Just reaching out to send our support for Moss beach Kombucha.
We here at Spangler's Market are proud to be sealing a local kombucha.
The Coastside just can't get enough!

thank you

-

Marc Chlubna
Store Manager
Spangler's Market
p: 650.560.8802 m: 650.787.4533
a: 401 Ave Alhambra
Half Moon Bay, CA 94019
e: marc@spanglersmarket.com

Summer Burlison

From: Young Harvill <young.harvill@gmail.com>
Sent: Monday, October 29, 2018 2:30 PM
To: Summer Burlison
Cc: Douglas Nelson
Subject: Moss Beach Kombucha exemption

Hi,

My name is Leslie Young Harvill,

I have lived in El Granada, CA for about 16 years.

This note is to support Moss Beach Kombucha and their application for a zoning exemption.

Moss Beach Kombucha is a small local company that makes a great product and enjoys enthusiastic local support.

It is my belief that the company will have a positive impact on the local economy, and an environmentally friendly foot print in Moss Beach.

The area is already zoned for industrial use, and I believe this exemption is in the best interests of the local community.

I appreciate the work of the Planning Department, and think that zoning on the coastside is a matter of critical importance.

Thanks,

Leslie Young Harvill

522 Avenue Cabrillo

El Granada, CA

cell 415 307 5159

Summer Burlison

From: Scott Clark <dad@dadsluncheonette.com>
Sent: Monday, October 29, 2018 1:35 PM
To: Summer Burlison
Cc: mossbeachkombucha@gmail.com
Subject: Moss Beach Kombucha

Douglas and the team are a gift to the coast. We all as small business owners and coastal dwellers need to stick together.

Sent from my iPhone

Summer Burlison

From: Frances Nelson <fnelson415@gmail.com>
Sent: Tuesday, October 30, 2018 2:50 PM
To: Summer Burlison
Subject: Letter of Recommendation: Moss Beach Kombucha

Dear Summer Burlison,

As a resident of Moss Beach, I'm delighted to recommend that Moss Beach Kombucha be granted an exemption to the coastal development plan's zoning restriction.

This new company is a welcome and promising addition to the life of Moss Beach and to the Coastsides!

Thank you.

Frances

Frances Bragdon Nelson
130 Wienke Way
Moss Beach, CA 94038