

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

DATE: June 26, 2024

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit, Design Review Permit, Use Permit, and Variance, pursuant to Sections 6328.4, 6565.3, 6500, and 6530, respectively, of the County Zoning Regulations, to allow the installation of a temporary 2,400 sq. ft. fire station, consisting of two (2) prefabricated, one-story buildings, on a vacant, 8,374 sq. ft. parcel, located on Etheldore Street in Moss Beach. A Variance is requested for a reduction in the minimum front and rear setbacks (20 feet) of the zoning district. The project involves only minor grading and no tree removal. The project is appealable to the California Coastal Commission. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303.

County File Number: PLN2024-00033 (Coastside Fire Protection District/Duncklee)

PROPOSAL

The applicant, Coastside Fire Protection District (CFPD), proposes to install a temporary 2,400 sq. ft. fire station, consisting of two (2) single-story, prefabricated buildings, including a 1,440 sq. ft. trailer building and a 15-foot, 960 sq. ft., curved hut that would be used as an apparatus bay, on a vacant parcel at the southern corner of Etheldore Street and California Avenue in the unincorporated area of Moss Beach. The proposed fire station includes one (1) drive-through apparatus bay, staff living quarters with three (3) dorms, and one (1) office. This fire station would provide emergency services to the area while the existing fire station is replaced with construction of the new Fire Station 44 (PLN2023-00311) at 501 Stetson Street, approximately 3 blocks to the north. The construction period is expected to last 17 months from the issuance of a building permit for the permanent Fire Station 44. Engineered features such as tie-downs and anchors are proposed as part of the installation plan in compliance with building and safety standards. The project also includes a new driveway, three (3) parking spaces for staff and visitors, and drainage facilities. In addition, the applicant requests a Variance to allow a 5-foot setback reduction to the front and rear setbacks

(where 20 feet is required) in order to provide sufficient turning radius and circulation for emergency vehicles.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Use Permit, Variance, and Design Review Permit, by making findings and adopting the conditions of approval in Attachment A.

SUMMARY

Conformance with the General Plan Policies

The project complies with General Plan policies, including Policy 4.15 (*Appearance of New Development*), Policy 4.21 (*Utility Structures*), Policy 4.36 (*Urban Area Design Concept*), Policy 8.30 (*Infilling*), and Policy 12.21 (*Local Circulation Policies*). The project is consistent with design review guidelines, is located within a developed neighborhood with adequate access to water and sewer services, and will have a negligible, temporary impact on local traffic patterns.

Conformance with the Local Coastal Program Policies

The project complies with the Local Coastal Program (LCP) policies, including but not limited to Policy 1.19 (*Ensure Adequate Public Services and Infrastructure for New Development in Urban Areas*), Policy 4.15 (*Appearance of New Development*), Policy 4.21 (*Utility Structures*) and Policy 4.36 (*Urban Area Design Concept*). The temporary fire station would be provided with adequate public water and sewage services, would harmonize with the neighborhood, would minimize impacts on visual resources, and will comply with design guidelines of the Local Coastal Policies.

Conformance with the Half Moon Bay Airport Land Use Compatibility Plan

The project is in compliance with the Half Moon Bay Airport Land Use Compatibility Plan policies, as it is located in Zone 4, where public uses, including fire stations, are not prohibited.

Conformance with the C-1/S-3 Zoning District Development Standards

The proposed fire station complies with applicable development standards, except for the front and rear setbacks. The applicant requests exceptions to zoning development standards, specifically to front and rear setbacks to ensure full functionality of the temporary fire station.

Conformance with Use Permit Findings

The proposed fire station is proposed to meet the needs for emergency services of the area (while the construction of the new Fire Station 44 is underway) and will not result in a significant adverse impact to coastal resources or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

Conformance with Design Review District Standards

The proposed fire station would follow the natural topography of the project site, minimize visual impacts on the area, would not create drainage or erosion problems, and would be compatible with other development in the area. Further, as the temporary fire station would be removed following construction of the new Fire Station 44 and would not result in any long-lasting impacts on the aesthetic character of the area.

Conformance with Variance Findings

The proposed front and rear setback reductions is necessary to ensure full functionality of the proposed fire station and to meet the needs for emergency services of the area. The variance would not grant the applicant (Coastside Fire Protection District) or landowner a special privilege, as the development is temporary, and the setback exceptions are needed to ensure full functionality of the fire station. The proposed use is permitted in the zoning district.

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reduction to the front and rear setbacks (where 20 feet is required) in order to provide sufficient turning radius and circulation for emergency vehicles.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Use Permit, Variance, and Design Review Permit, by making findings and adopting the conditions of approval in Attachment A.

BACKGROUND:

Report Prepared By: Glen Jia, Project Planner

Owner: Coastside Fire Protection District

Applicant: Austin Duncklee

Public Notification: Ten (10) days advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in the San Mateo County Times newspaper.

Location: Etheldore Street, Moss Beach

Assessor's Parcel Number (APN): 037-141-150

Property Size: 8,374 sq. ft.

Existing Zoning: C-1/S-3/DR/CD (Neighborhood Business District/Residential Density District 3/Design Review District/Coastal Development District)

General Plan Designation: Neighborhood Commercial

Existing Land Use: Vacant

Water and Sewage Supply: Montara Water and Sanitary District

Flood Zone: Flood Zone X (Area of minimal flood hazard), per FEMA Panel No. 06081C0119F, effective August 2, 2017.

Environmental Evaluation: This project is exempt from environmental review, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303, Class 3(c), relating to the construction of a store, motel, office, restaurant, or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 sq. ft. in floor area. The project proposes a fire station, a public use, of 2,400 sq. ft, involving no use of hazardous materials. For this reason, the project is categorically exempt from the California Environmental Quality Act.

Setting: The subject parcel abuts California Avenue and Etheldore Street, which are improved public roadways, and is located in an established neighborhood that includes other public uses, commercial and residential developments, single-family residences, and vacant parcels.

Chronology:

| <u>Date</u> | <u>Action</u> |
|------------------|--|
| January 31, 2024 | - Application submitted for the installation of a temporary fire station. |
| May 8, 2024 | - Application deemed complete. |
| May 22, 2024 | - Project review by the Midcoast Community Council (MCC) at their regularly scheduled public meeting. Agenda also includes review of the proposed permanent fire station on Stetson Street (PLN2023-00311). Members of the public expressed no concern regarding the temporary fire station. |
| June 26, 2024 | - Planning Commission hearing. Agenda includes review of the subject project and the proposed permanent fire station on Stetson Street (PLN2023-00311). |

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

The subject parcel's land use designation is Neighborhood Commercial. The proposed temporary fire station is an allowable use, subject to a Use Permit, pursuant to Section 6500 of the County Zoning Regulations (see Section A.5 below for further discussion regarding Use Permit Finding).

a. Urban Land Use Policies

Policy 8.30 (*Infilling*) encourages the infilling of urban areas, where infrastructure and services are available. The project complies with this policy, as it is situated within an established residential neighborhood. The Montara Water and Sanitary District has confirmed that adequate water and sewer connections are available for the project. Additionally, the project site can be accessed from California Avenue and Etheldore Street, public, improved roadways. Based on the above, the project meets the definition of infill development.

b. Visual Resources Policies

Policy 4.15 (*Appearance of New Development*) regulates development to promote and enhance good design, site relationships, and other aesthetic considerations. Policy 4.36 (*Urban Area Design Concept*) calls for new development to maintain and, where possible, improve upon the appearance and visual character of development in urban areas and to ensure that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality.

The subject parcel is located in a Design Review District. The project's compliance with the applicable design review guidelines will be discussed further in Section A.3 of this report below.

The project would result in development of a vacant parcel with temporary, prefabricated buildings atypical of the buildings that exist in the surrounding residential and commercial area, including a trailer building and a curved hut that will be used as an apparatus bay. Given their temporary nature, the building designs were chosen for ease of installation, functionality, and cost. The applicant had limited design options compared to site-built buildings, which has resulted in challenges to achieving full compliance with the aesthetic objectives outlined in relevant policies. So, while the project would have a visual impact to the surrounding residential neighborhood, it is important to note that the project's visual impact would be limited in scope (due to the one-story nature of the buildings) and duration of approximately 18 months from the commencement of construction of the new Fire Station 44. Condition 10 requires that the buildings be painted a matching earth-toned color, subject to staff review and approval, which will result in a project that is in substantial compliance with applicable visual resource policies.

Regarding lighting, two (2) wall mounted lighting fixtures are proposed to provide nighttime lighting. The proposed lighting fixtures are not dark-sky compliant due to the need to meet safety and functionality considerations. Condition 15) requires that light spillover to residential properties and public roadways be minimized to the extent feasible, including through the use of fully dimmable lighting, with the ability to operate on a timer to prevent unwanted illumination during dark hours. Further, upon the completion of the construction of Fire Station 44, this temporary station will be removed, thereby avoiding any long-term impact on the visual character of the area.

c. Transportation Policies

Policy 12.21 (*Local Circulation Policies*) seeks to minimize through traffic in residential areas; provide access for emergency vehicles, and access for handicapped persons to public buildings.

The project proposes access to the new fire station via a new driveway from California Avenue. The driveway would provide access for emergency vehicles to the apparatus bay and entry and exit to onsite vehicle parking (a total of 3 parking spaces) for staff and the public.

The project is not expected to negatively impact local traffic patterns, as it is located adjacent to existing public roadways that can safely accommodate use by emergency vehicles, and that allow rapid access to Highway One, the primary route used by emergency vehicles to respond to local needs. A temporary increase in truck traffic is expected during project grading and building installation, which will have a negligible impact given the short duration of construction and the limited number of truck trips required.

2. Compliance with the Local Coastal Program

A Coastal Development Permit (CDP) is required pursuant to Section 6328.4 of the County Zoning Regulations for development in the Coastal Development (CD) District. The CDP is appealable to the California Coastal Commission.

The project is in compliance with applicable Local Coastal Program (LCP) policies, as detailed below:

a. Locating and Planning New Development

Policy 1.19 (*Ensure Adequate Public Services and Infrastructure for New Development in Urban Areas*) requires that no permit for development in the urban area shall be approved unless it can be demonstrated that it would be served with adequate water supplies and wastewater treatment facilities. As stated in Section A.1.a above, the Montara Water and Sanitary District has confirmed that there is adequate water supply and sewer treatment capacity to serve the project. For this reason, the project complies with LCP Policy 1.19.

b. Visual Resources

Policy 4.15 (*Appearance of New Development*), Policy 4.21 (*Utility Structures*), Policy 4.36 (*Urban Area Design Concept*) of the Montara-

Moss Beach-El Granada Area Plan seek to promote and enhance good design, site relationships and other aesthetic considerations to maintain community character and ensure that new development is compatible with the residential community in terms of scale, size and design; minimize the adverse visual quality of utility structures; and ensure that new development is designed and constructed to contribute to the orderly and harmonious development of the locality. As previously discussed, the temporary fire station has specific functionality, budget, and limited design options. As a result, it does not fully adhere to visual resources policies pertaining to design and compatibility with surrounding development. Specifically, the proposed pre-fabricated fire station does not comply with the wall articulation, landscaping, and exterior colors and materials, as set forth in the Standards for Design for One-Family and Two-Family Residential Development in The Midcoast. However, the project is compatible in size and scale with surrounding development, due to the one-story nature of the buildings, and will provide essential emergency services to the area during the construction phase of the new Fire Station 44. Therefore, the project is in substantial compliance with applicable visual resource policies and will not result in any long-lasting impacts on the aesthetic character of the area.

3. Design Review Findings

The project site is in a Design Review District. The following discussion addresses the project's compliance with the applicable design standards contained in Section 6565.17 of the Zoning Regulations:

- (1) *Proposed structures are designed and situated so as to retain and blend with the natural vegetation and landforms of the site; a smooth transition is maintained between development and adjacent open areas through the use of natural landscaping and plant materials which are native or appropriate to the area; paved areas should be integrated into the site, relate to their structure, and be landscaped to reduce visual impacts from residential areas and roadways.*

The proposed temporary station will be prefabricated, containing gently sloped gable roof. The station is unable to fully meet design guidelines, such as facade articulation, due to the lack of design options for prefabricated structures that meet the need and budget of the fire district. Due to the station's temporary nature, this is an insignificant impact, that is sufficiently mitigated by conditions that the temporary structures to be earth-tone colors and that require lighting impacts to be minimized. The project proposes only minor grading and site disturbance and no landscaping due to the temporary nature of the fire station.

- (2) *Grading should blend with adjacent landforms and not create drainage or erosion problems; trees and vegetative land cover are removed only where necessary.*

The minor grading required to accommodate the temporary use will not result in a notable change in the sites topography, and no trees or significant vegetation will be removed. The proposed drainage features have been reviewed and conditionally approved by the County's Drainage Section. Additional review will be conducted at the building permit stage to ensure compliance with the County's Drainage Manual.

- (3) *Natural drainage systems should not be altered so as to affect their character and cause problems of drainage, erosion or flooding; structures should be located outside of flood zones, drainage channels, and other areas subject to inundation.*

As conditioned and proposed, the project would not alter any natural drainage systems. The project site is located with Flood Zone X (area of minimal flood).

- (4) *Views are protected by the height and location of structures; public views to and along the shoreline from public roads and other public lands are protected; overhead utility lines are placed underground where appropriate to reduce the visual impact on open and scenic areas.*

The proposed one-story buildings are only 15 feet in height and would be minimally visible from the Cabrillo Highway Scenic Corridor and not visible from the ocean. The proposed utility lines are proposed to be placed underground.

- (5) *Varying architectural styles are made compatible through the use of similar materials and colors which blend with the natural setting and surrounding neighborhood; the design of the structure is appropriate to the use of the property and is in harmony with the shape, size and scale of adjacent building in the community.*

The proposed buildings would be atypical of the buildings in the surrounding area. However, the project would be compatible with the size and scale of adjacent building in the community. Condition 10 requires that the buildings be made of or painted a matching earth-toned color, subject to staff review and approval.

- (6) Signs should be compatible with the architectural style of the structure they identify and harmonize with their surroundings.

No signage is proposed as part of the project.

The project would provide essential emergency services to the area during the construction phase of the new Fire Station 44 and would not result in any permanent impacts on the aesthetic character of the area. The project therefore complies with applicable design review standards.

4. Conformance with the Half Moon Bay Airport Land Use Compatibility Plan

Upon review of the provisions of the Half Moon Bay Airport Land Use Compatibility Plan (ALUCP) for the Environs of Half Moon Bay Airport, as adopted by the City/County Association of Governments (C/CAG) on October 9, 2014, staff has determined that the project's site location complies with the safety, noise, and height limit criteria for airport compatibility. The project site is located in the Half Moon Bay Airport Zone 7, Airport Influence Area (AIA), where the accident risk level is considered low. The AIA does not prohibit public uses, such as a fire station. The proposed project complies with all AIA development conditions in the Safety Criteria Matrix of the ALUCP, including but not limited to the flight hazard prevention measures, as the proposed single-story fire station would not penetrate the established airspace threshold. The project site is outside of the defined aircraft noise exposure contours and, therefore, would not be exposed to high levels of aircraft noise.

5. Compliance with C-1/S-3 Zoning District Development Standards

| Development Standards | S-3 Zoning District | Proposed | Complies? |
|--------------------------------|---------------------|-----------------------|-----------------------|
| Building Site Area | 5,000 sq. ft. | 8,374 sq. ft. | Yes, no change |
| Maximum Building Site Coverage | 50% (4,187 sq. ft.) | 28.7% (2,400 sq. ft.) | Yes |
| Minimum Front Setback | 20 ft. | 15 ft. | No, requires Variance |
| Minimum Rear Setback | 20 ft. | 15 ft. | No, requires Variance |
| Minimum Side Setback (North) | 5 ft. | 10 ft. | Yes |
| Minimum Side Setback (South) | 5 ft. | 15 ft. | Yes |
| Maximum Building Height | 28 ft. | 15 ft. | Yes |

The property is zoned C-1/S-3/DR/CD (Neighborhood Business District/Residential Density District 3/Design Review District/Coastal Development District).

As shown in the table above, the project complies with most development standards of the C-1/S-3 Zoning District. The project requests exceptions to two zoning development standards, specifically to front and rear setbacks. See further discussion in Section A.6 (Variance) below.

6. Use Permit

The applicant is seeking a Use Permit, in accordance with Section 6500(b) of the County Zoning Regulations to allow the location of a public service use in the zoning district.

In order to grant a Use Permit, the following finding must be made:

The establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

The temporary fire station would be located approximately 1400 feet away from the ocean and would not impact any sensitive resources. The operation of the new fire station, including fire alarms and emergency vehicle sirens, would result in a temporary increase in noise level to the immediate area, associated with emergency calls for service and/or equipment testing. However, the noise impact would be temporary. Based on the foregoing, the fire station would neither result in any significant adverse impact to coastal resources or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

7. Variance

The purpose of a variance is to allow, under special circumstances, development to vary from the requirements of the Zoning Regulations when strict enforcement would make it difficult to develop a parcel, cause unnecessary hardship to the landowner, or result in inconsistencies with the general purpose of the Zoning Regulations.

The applicant is seeking a variance from the minimum front and rear setbacks, as set forth by the zoning district, in order to install a new, temporary fire station that meets the needs for emergency fire protection services while the construction of the new Fire Station 44 is underway. In order to approve a variance, the following findings shall be made:

- (1) *The parcel's location, size, shape, topography, and/or other physical conditions vary substantially from those of other parcels in the same zoning district or vicinity.*

The project does not comply with the minimum front and rear yard setbacks (20 feet.) of the zoning district and requests 5-foot reductions to the required setbacks. While the parcel is of standard size and is relatively flat, the applicant has requested these setback reductions to ensure full functionality of the station and safe circulation for emergency vehicles. These considerations necessitate the requested setback reductions. Additionally, the temporary presence of the fire station would not result in any permanent changes to the land use pattern and visual characters of the area.

- (2) *The variance does not grant the landowner a special privilege which is inconsistent with the restrictions placed on other parcels in the same zoning district or vicinity.*

The project site sits adjacent to existing buildings, a Sheriff substation and a residential structure, both of which currently maintain non-conforming setbacks. Therefore, granting a Variance for setback reductions would not confer any special privilege. In addition, the fire station will be removed, and the site will be restored to its existing condition after the new Fire Station 44 has been built.

- (3) *Without the variance, the landowner would be denied the rights and privileges that are enjoyed by other landowners in the same zoning district or vicinity.*

Without the variance, the fire district would be unable to locate the temporary station on the proposed site, because there would not be adequate space to store equipment and maneuver emergency response vehicles. The variance is necessary meet the installation requirements and budget of the project, and to enable the district to fulfill its essential role in the community.

- (4) *The variance authorizes only uses or activities which are permitted by the Zoning District.*

Chapter 24 (Use Permit) of the County Zoning Regulations allows public service uses to be located in the zoning district subject to the issuance of a Use Permit, for which the Coastside Fire Protection District (CFPD) is seeking as part of the subject application.

- (5) *The variance is consistent with the objectives of the General Plan, the LCP and the Zoning Regulations.*

See staff's discussion in Sections A.1. through A.6. for project compliance with the applicable policies and standards of the General Plan, LCP, and Zoning Regulations.

B. COMMENTS FROM MIDCOAST COMMUNITY COUNCIL (MCC)

In a letter dated February 27, 2024, the MCC expressed concerns primarily related to the duration of the temporary station, minimization of lighting spillover, and storage of hazardous materials. The temporary fire station will not store hazardous materials. The temporary fire station would be located at the subject site for approximately 18 months during the construction of the new Fire Station 44. As for lighting, only wall-mounted lighting fixtures are proposed to ensure safe egress and ingress of emergency vehicles and personnels.

C. COMMENTS FROM CALIFORNIA COASTAL COMMISSION (CCC)

Staff sent project referrals to CCC; no comments on this project have been received as of the date of the writing of this report.

D. ENVIRONMENTAL REVIEW

This project is exempt from environmental review, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303, Class 3(c), relating to the construction of a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 sq. ft. in floor area. The project proposes fire station, a public use, of 2,400 sq. ft, involving no use of hazardous materials. For this reason, the project is categorically exempt from the California Environmental Quality Act.

E. REVIEWING AGENCIES

County Drainage Section
County Geotechnical Section
County Department of Public Works
County Parks Department
Coastside County Fire District
Montara Water and Sanitary District
Midcoast Community Council
California Coastal Commission

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- A. Vicinity Map
- C. Project Plans

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Project File Number: PLN2024-00033

Hearing Date: June 26, 2024

Prepared By: Glen Jia, Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That this project is exempt from environmental review, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303, Class 3(c), relating to the construction of a store, motel, office, restaurant, or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 sq. ft. in floor area. The project proposes fire station, a public use, of 2,400 sq. ft, involving no use of hazardous materials. For this reason, the project is categorically exempt from the California Environmental Quality Act.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program. Specifically, the project complies with policies regarding locating and planning new development and preservation of visual resources.
3. That where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project site is not located between the nearest public road and the sea, or the shoreline of Pescadero Marsh.
4. That the project conforms to the specific findings required by policies of the San Mateo County LCP as discussed in Section A.2 of the staff report.

Regarding the Use Permit, Find:

5. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood as the new temporary fire station will allow the Coastside Fire Protection District to meet the needs for public service and emergency demands from the community within appropriate response times; the proposed fire station has been designed to minimize public view impacts. The fire station would neither result in any significant adverse impacts to coastal resources or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

Regarding the Design Review Permit, Find:

6. That the project complies with the applicable design standards contained in Section 6565.17 of the Zoning Regulations as the proposed fire station is designed to blend into the surrounding residential development and uses gable roof, siding, and earth-toned colors. The parcel is minimally visible from the adjacent Cabrillo Highway Scenic Corridor and is adjacent to other public buildings, residences, and commercial establishments. The temporary fire station would offer essential emergency services to the area during the construction phase of the new Fire Station 44 and would not result in any permanent impacts on the aesthetic characters of the area.

Regarding the Variance Permit, Find:

7. That the proposed use and the parcel's location, size, shape, topography, and/or other physical conditions vary from those of other parcels in the same zoning district or vicinity as the project parcel size presents challenges to circulation of emergency service vehicles. A variance is necessary for the applicant to ensure full functionality of the fire station.
8. That without the variance, the landowner would be denied the rights and privileges that are enjoyed by other landowners in the same zoning district or vicinity as the parcel's size make it infeasible to develop the necessary temporary fire station in compliance with all of the applicable zoning standards.
9. That the variance does not grant the landowner a special privilege which is inconsistent with the restrictions placed on other parcels in the same zoning district or vicinity. The project site sits adjacent to existing buildings, a Sheriff substation and a residential structure, both of which currently maintain non-conforming setbacks. Therefore, granting a variance for setback reductions would not confer any special privilege. In addition, the fire station will be removed after the new Fire Station 44 has been built.

10. That the variance authorizes only uses or activities which are permitted by the zoning district as the County Zoning Regulations allows public uses in any zoning district subject to the issuance of a use permit, for which the applicant is seeking as part of the subject project application.
11. That the variance is consistent with the objectives of the General Plan, the LCP and the Zoning Regulations as discussed in detail in Sections A.1. through A.6. of the Staff Report.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on June 26, 2024. Any changes or revisions to the approved plans are subject to review and approval by the Director of Planning and Building. Minor adjustments to project design may be approved by the Director of Planning and Building if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Director of Planning and Building may refer consideration of the revisions to the Planning Commission, with applicable fees to be paid.
2. The Coastal Development Permit, Variance, Use Permit, and Design Review Permit shall be valid for two (2) years from the date of final approval, in which time a building permit shall be issued, and a completed inspection (to the satisfaction of the building inspector) shall have occurred within 180 days of its issuance. This approval may be extended at one (1) year increment with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.
3. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - a. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - n. Failure to install or maintain these measures would result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
4. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.

5. An Erosion Control Inspection is required prior to the issuance of a building permit for grading and construction during the rainy season (October 1 to April 30). The Project Planner will send you an approved job copy of the Erosion Control and/or Tree Protection Plan. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, please email photos to the Project Planner. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Project Planner.
6. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
7. No site disturbance shall occur, including any vegetation removal or grading, until a building permit has been issued.
8. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on California Avenue and Etheldore Street. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on California Street and Etheldore Street. There shall be no storage of construction vehicles in the public right-of-way.
9. Proposed buildings shall be earth-toned in color and painted the same color. A complimentary earth-toned trim color is recommended. At the time of building permit application, the applicant shall submit a proposed color rendering, subject to staff review and approval. Color and materials verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
10. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo County Ordinance Code Section 4.88.360).

11. The project buildings, impervious surfaces, and other associated improvements (excluding utilities lines; stub outs are acceptable) shall be removed within 3 months of the County's issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for the permanent fire station. The site shall be fully restored within this timeframe, including smoothing of ground contours and hydroseeding using a local, native seed mix.
12. The applicant shall provide a revised Lighting Plan at the time of building permit application submittal. The plan shall further reduce spillover lighting to residential properties and to public roadways, including the use of fully dimmable lighting, with the ability to operate on a timer to prevent unwanted illumination during dark hours.

County Geotechnical Section

13. Prior to the issuance of a building permit, the installation plan shall be reviewed by the County Geotechnical Section. In addition, at the County Building Official's discretion, additional report(s), analysis, and inspection may be required.

Department of Public Works

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

16. The applicant shall replace the cracked sidewalk with a sidewalk built to County standards.

17. Remove existing driveway.

Building Inspection Section

18. A building permit shall be obtained for the proposed construction.

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

County Drainage Section

20. At the time of building permit application, the project shall demonstrate compliance with the County Drainage Manual, including preventing stormwater from development from flowing across property lines. For projects that trigger size and/or slope thresholds, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project, subject to the Drainage Section's for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans.
21. The following shall be required at the time of building permit application submittal:
 - a. Final Drainage Report stamped and signed by a registered Civil Engineer.
 - b. Final Grading and Drainage Plan stamped and signed by a registered Civil Engineer consistent with the requirements in the County's current Drainage Manual.
 - c. Final C.3 and C.6 Development Review Checklist.

Coastside Fire Protection District

22. Smoke Alarms: As per the California Building Code, and State Fire Marshal regulations, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one (1) detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building permit final. Date of installation shall be added to the exterior of the smoke alarm and shall be checked at the building final inspection.
23. Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet, 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20

inches. Finished sill height shall be not more than 44 inches above the finished floor.

24. The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.
25. New buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).
26. All roof installations regulated by California Building Code Chapter 15 and Appendix Chapter 15 shall comply with CBC Section 1505, but in no case shall be listed as less than a minimum of a Class B roofing assembly.
27. Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in wildland-urban interface areas shall be in accordance with Chapter 49. a. Defensible space will be managed around all buildings and structures in State Responsibility Areas (SRA) as required in Public Resources Code 4291.

Montara Water and Sanitary District (MWSD)

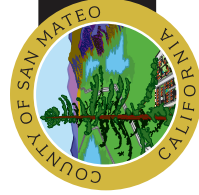
28. Applicant is required to submit MWSD application for new connections including submittal of plans, specifications, and drawings for the water and sewer utility service conforming to MWSD requirements.
29. Applicant is required to obtain Sewer Permits prior to the issuance of building permit.
30. Sewer connection fees shall be paid prior to issuance of connection permit.
31. Any fire truck washdown area is required to be covered and have a grease trap of sufficient size collecting the wash water. Also, floor drains from industrial areas with potential oil contaminations or spills must also be run into a grease trap.

32. Applicant is required to obtain Domestic Water Connection Permits prior to issuance of building permit. Water usage analysis is required and proposed water usage must be reviewed in order to assign (a) water meter(s).
33. Mainline upgrade may be required.
34. Any required water meters shall be installed and recorded by MWSD for each building receiving water service.
35. Any required water mains and meters shall be owned and operated by the Montara Water and Sanitary District. Payments of all applicable fees and charges required by the MWSD Water Code. Connection to the District's fire protection system is required. Certified Fire Protection Contractor must certify adequate fire flow calculations. Connection fee for fire protection system is required. Connection charge must be paid prior to issuance of Private Fire Protection permit. Applicants must first apply directly to MWSD for permits and not their contractor.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



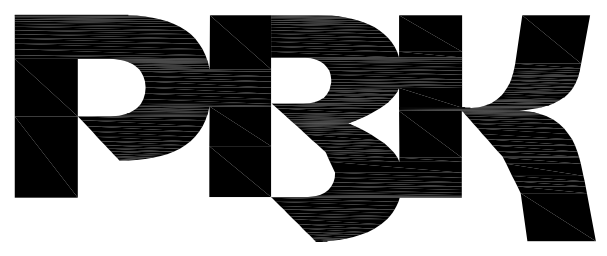
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

COASTSIDE FIRE PROTECTION DISTRICT

FIRE STATION #44 - TEMPORARY FACILITY

1/26/2024



ARCHITECT PBK Architects, Inc.
 SAN LUIS OBISPO
 1327 ARCHER STREET, SUITE 110
 SAN LUIS OBISPO, CA 93401
 805-328-3076

CODES & STANDARDS

| | |
|---|---|
| PARTIAL LIST OF APPLICABLE CODES | |
| 2022 California Administrative Code (CAC) | (Part 1, Title 24, CCR) |
| 2022 California Building Code (CBC) | (Part 2, Title 24, CCR) |
| 2021 International Building Code (IBC) Volumes 1 & 2 with 2022 California Amendments | (Part 3, Title 24, CCR) |
| 2022 California Electrical Code (CEC) | (2020 National Electrical Code with 2022 California Amendments) |
| 2022 California Mechanical Code (CMC) | (Part 4, Title 24, CCR) |
| 2021 USMNC Uniform Mechanical Code with 2022 California Amendments | (Part 5, Title 24, CCR) |
| 2022 California Plumbing Code (CPC) | (Part 6, Title 24, CCR) |
| 2021 USMNC Uniform Plumbing Code with 2022 California Amendments | (Part 7, Title 24, CCR) |
| 2022 California Energy Code (CEC) | (Part 8, Title 24, CCR) |
| 2022 California Fire Code (CFC) | (Part 9, Title 24, CCR) |
| 2021 International Fire Code with 2022 California Amendments | (Part 10, Title 24, CCR) |
| 2022 California Existing Building Code (CEBC) | (Part 11, Title 24, CCR) |
| 2022 California Green Building Standards Code (CALGreen) | (Part 12, Title 24, CCR) |
| 2019 ASME A17.1/CSA B44-13 Safety Code For Elevators and Escalators | (per 2022 CBC Part 2, Ch 35) |
| Note: CAROLINA Elevator Unit enforces CCR Title 9 and uses the 2004 ASME A17.1 by adoption | |
| PARTIAL LIST OF APPLICABLE STANDARDS | |
| NFPA 13 | Standard for the Installation of Sprinkler Systems (as amended) (2022 Edition) |
| NFPA 14 | Standard for the Installation of Standpipe and Hose Systems (as amended) (2019 Edition) |
| NFPA 17 | Standard for Dry Chemical Extinguishing Systems (2021 Edition) |
| NFPA 17A | Standard for Wet Chemical Extinguishing Systems (2021 Edition) |
| NFPA 20 | Standard for the Installation of Stationary Pumps for Fire Protection (2019 Edition) |
| NFPA 22 | Standard for Water Tanks for Private Fire Protection (2019 Edition) |
| NFPA 24 | Standard for the Installation of Private Fire Service Mains and Their Appurtenances (as amended) (2019 Edition) |
| NFPA 25 | Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems with California Amendments (Based on NFPA 25, 2011 Edition) (2017 Edition) |
| NFPA 72 | National Fire Alarm and Signaling Code (as amended) (2022 Edition) |
| NFPA 80 | Fire Doors and Other Opening Protectives (2019 Edition) |
| NFPA 92 | Standard for Smoke Control Systems (2019 Edition) |
| NFPA 253 | Standard Method of Test for Critical Radiant Flux of Floor Covering Systems Using a Radiant Heat Energy Source (2019 Edition) |
| NFPA 2001 | Standard on Clean Agent Fire Extinguishing Systems (as amended) (2019 Edition) |
| ICC 308 | ICC Standard on Beaches, Folding and Telescoping Seating and Grounds (2011 Edition) |
| UL 300 | Standard for Fire Testing of Fire Extinguishing Systems for Protection of Commercial Cooking Equipment - with Revisions through December 2014 (2005 (F2010)) |
| UL 464 | Audible Signal Appliances - with Revisions through October 10, 2003 (2003 Edition) |
| UL 521 | Heat Detectors for Fire Protective Signaling Systems - with Revisions through July 20, 2005 (1999 Edition) |
| UL 1971 | Standard for Signaling Devices for the Hearing Impaired (2014 Edition) |
| * See CBC Chapter 35, Referenced Standards for State of California amendments to the NFPA Standards. For a complete list of applicable NFPA standards refer to 2022 CBC (IFM) Chapter 35 and California Fire Code (CFC) Chapter 93. | |



SHEET INDEX

| | |
|-------|---------------------------------------|
| G0.00 | COVER SHEET |
| A1.01 | SITE PLAN |
| A2.01 | TEMP. STATION FLOOR PLAN & ELEVATIONS |
| A2.02 | TEMP. STORAGE BLDG. PLAN & ELEVATIONS |

FIRE STATION #44 - TEMPORARY FACILITY
COASTSIDE FIRE PROTECTION DISTRICT



PLANNING
SUBMITTAL

GOVERNING AGENCIES

COUNTY OF SAN MATEO
 PLANNING AND BUILDING DEPARTMENT
 400 COUNTY CENTER
 REDWOOD CITY, CA 94063
 (650) 363-4000

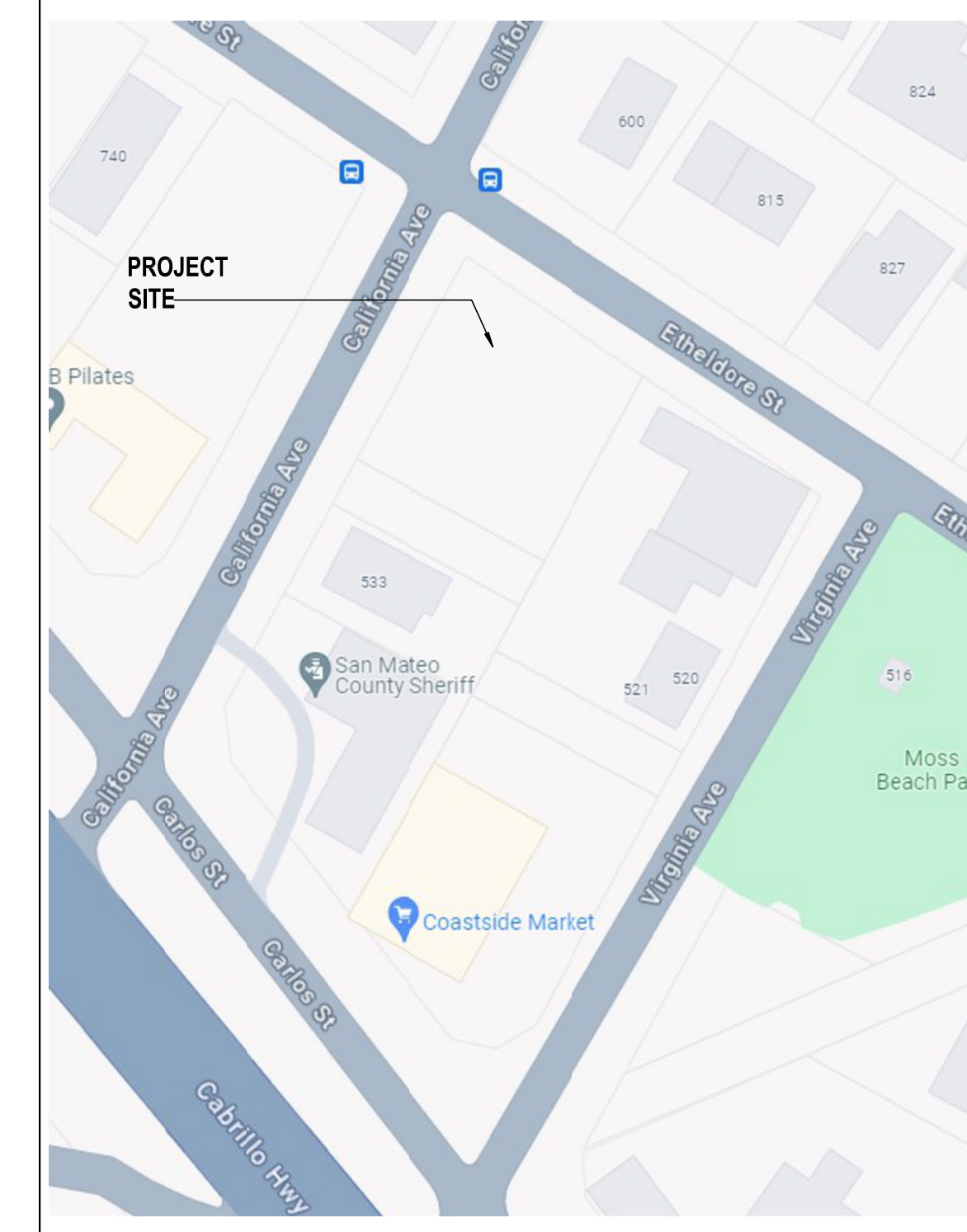
PROJECT DATA

| | | | |
|----------------------|--|-------------------------------------|---|
| PROJECT ADDRESS: | N/A - TO BE DETERMINED MOSS BEACH, CA 94038 | HAZARDOUS MATERIALS STORED ON SITE: | NONE |
| ASSESSOR PARCEL NO.: | 037 141 150 | GRADING VOLUME: | N/A (NO GRADING PROPOSED) |
| ZONING: | C-1/S-3/DR/DC | DRAINAGE: | N/A (NO GRADING PROPOSED & NO CHANGE TO (E) SITE DRAINAGE.) |
| TOTAL BUILDING AREA: | 2,400 SF | SITE LIGHTING: | N/A. ONLY ADDITIONAL LIGHTING TO INCLUDE PORCH LIGHTS ON TEMP. TRAILER |
| TOTAL SITE AREA: | 8,374 SF | LOT COVERAGE: | MAX. ALLOWED: 50% PROPOSED: 2,400 SF (BLDG. FOOTPRINT) / 8,374 SF (SITE AREA) = 28.7% < 50% OK |
| NUMBER OF STORIES: | 1 | FLOOR AREA RATIO: | PROPOSED: 2,400 SF FLOOR AREA RATIO = 2,400 SF / 8,374 SF = 0.29 |
| NUMBER OF EMPLOYEES: | 3 | BUILDING HEIGHT: | MAX. ALLOWED: 28 FEET TYP., PROPOSED: 15 FEET |

PROJECT TEAM

| | |
|--|---|
| OWNER | ARCHITECT |
| COASTSIDE FIRE PROTECTION DISTRICT 555 OBISPO RD. HALF MOON BAY, CA 94018 650-728-5213 PH | PBK 1327 ARCHER STREET SUITE 110 SAN LUIS OBISPO, CA 93401 805-328-3076 PH |

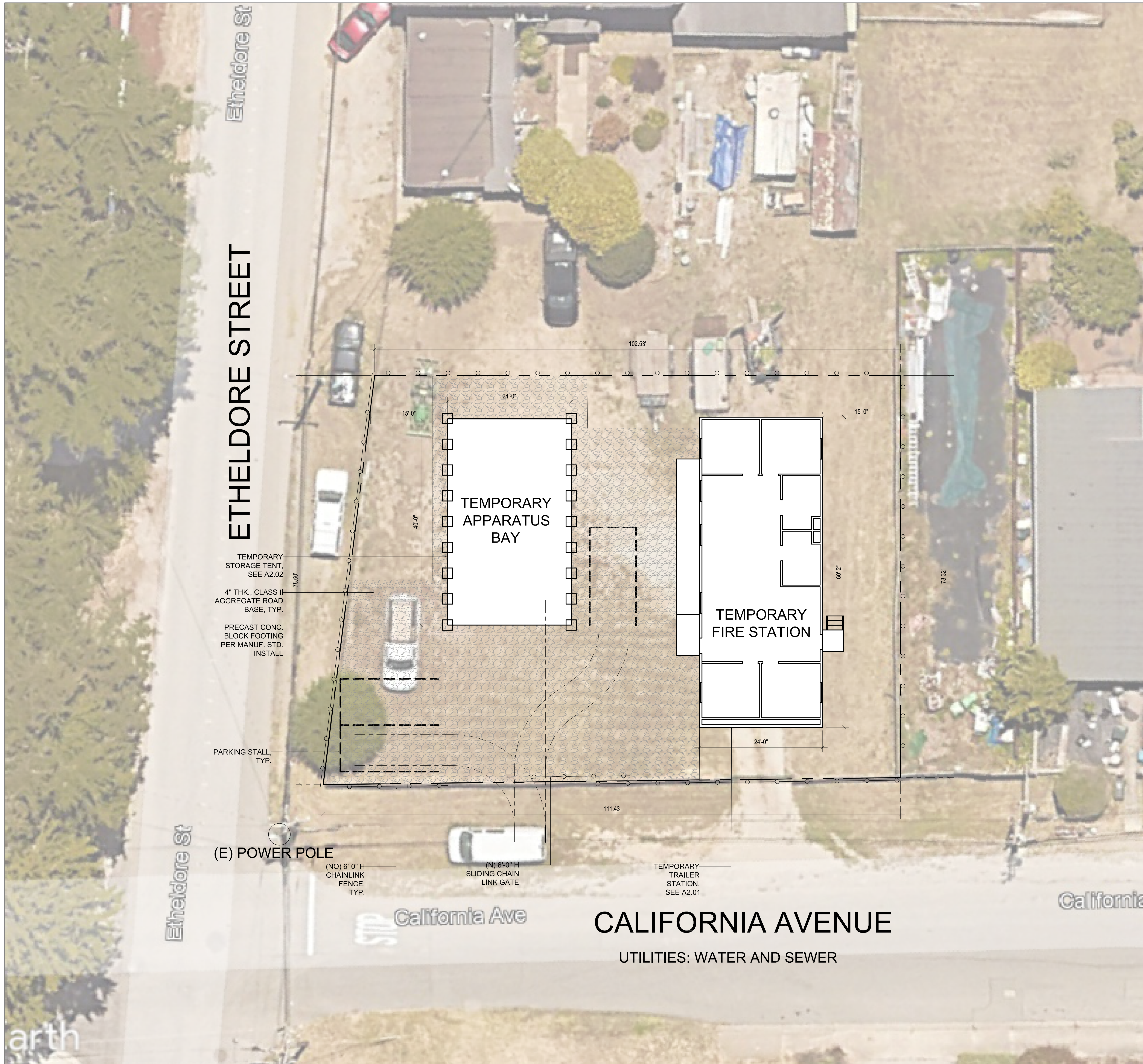
VICINITY MAP



| | | |
|------------------------------------|-------------|----------------|
| CLIENT | | |
| COASTSIDE FIRE PROTECTION DISTRICT | | |
| PROJECT NUMBER | | |
| 230137 | | |
| DATE | 1/26/2024 | |
| DRAWN BY: | KF/OS | CHECKED BY: AD |
| REVISIONS | | |
| # | DESCRIPTION | DATE |
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COVER SHEET

G0.00



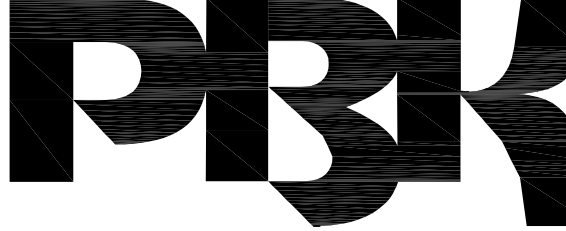
SITE PLAN NOTES

1. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION AND AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO START OF CONSTRUCTION.

RESTORATION SITE PLAN

UPON COMPLETION OF THE FIRE STATION, ALL TEMPORARY STRUCTURES, INCLUDING THE STATION AND APPARATUS BAY WILL BE REMOVED FROM THE SITE, AND THE SITE IS TO BE RESTORED TO PRE-CONSTRUCTION CONDITION PER THE FOLLOWING REQUIREMENTS:

1. **Pre-Construction Documentation**
 Photographs: Contractors are required to take comprehensive photographs of the entire project site before the placement of any temporary facility. This includes wide angle shots and close-up images of the entire site.
 Video Documentation: Optionally, contractors may capture video footage to provide a dynamic overview of the site.
 Establish and document reference points on the site to aid in the accurate comparison of pre-construction and post-construction conditions. Clearly mark and document key landmarks or features that will assist in aligning the restoration efforts. Create a systematic and well-organized digital database for storing all photographic and documentary evidence. The documented existing conditions will serve as a crucial reference point for developing the site restoration plan.
2. **Removal of Temporary Buildings and Structures:**
 Conduct a thorough assessment of the temporary buildings and structures. Use appropriate machinery and equipment for the safe and efficient removal of all temporary buildings and structures. Dispose of removed materials following local waste disposal regulations and guidelines.
3. **Capping of Temporary Utility Lines:**
 Identify and locate all temporary utility lines. Safety cap and secure all temporary utility lines in place to prevent any environmental hazards or disturbances. Ensure compliance with relevant safety standards during the capping process.
4. **Removal of Precast Footings:**
 Utilize appropriate equipment for the extraction of precast footings from the soil. Inspect the area for any potential subsurface impacts and address them accordingly. Dispose of removed materials responsibly, adhering to environmental regulations.
5. **Removal of Added Gravel:**
 Remove all excess gravel from the site to restore the natural topography. Transport and dispose of the removed gravel in accordance with local regulations.
6. **Addition of Layer of Native Topsoil:**
 Source high-quality native topsoil from a reputable supplier. Spread a uniform layer of native topsoil across the entire site, ensuring adequate coverage. Grade the topsoil to match the original contours of the land.
7. **Hydroseeding with Drought-Tolerant Grass Species:**
 Identify suitable drought-tolerant grass species native to the area. Prepare a hydroseed mixture with the chosen grass species, fertilizer, and mulch. Apply the hydroseed mixture evenly over the site to promote the establishment of a healthy and sustainable vegetative cover.
8. **New Chain Link Fence to Remain:**
 Inspect the existing chain link fence for any damage during the removal process. Repair or replace any damaged sections to ensure the integrity of the fence. Secure the fence in its original location, providing a clear boundary for the restored site.
9. **Post-Restoration Documentation & Monitoring:**
 After the removal of the temp. facility and completion of restoration activities, contractors are required to document the post-construction conditions through photographs.
 Note: This site restoration plan should be implemented in compliance with local environmental regulations, permits, and guidelines. Regular communication with relevant authorities and stakeholders is essential throughout the restoration process.



ARCHITECT PBK Architects, Inc.
 SAN LUIS OBISPO
 1327 Archer Street, Suite 110
 San Luis Obispo, CA 93401
 805-325-3075

FIRE STATION #44 - TEMPORARY FACILITY
 COASTSIDE FIRE PROTECTION DISTRICT



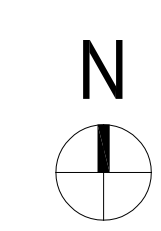
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| CLIENT COASTSIDE FIRE PROTECTION DISTRICT | | |
| PROJECT NUMBER 230137 | | |
| DATE | 1/26/2024 | |
| DRAWN BY: | KFIOS | CHKED BY: AD |
| REVISIONS | | |
| # | DESCRIPTION | DATE |
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SITE PLAN

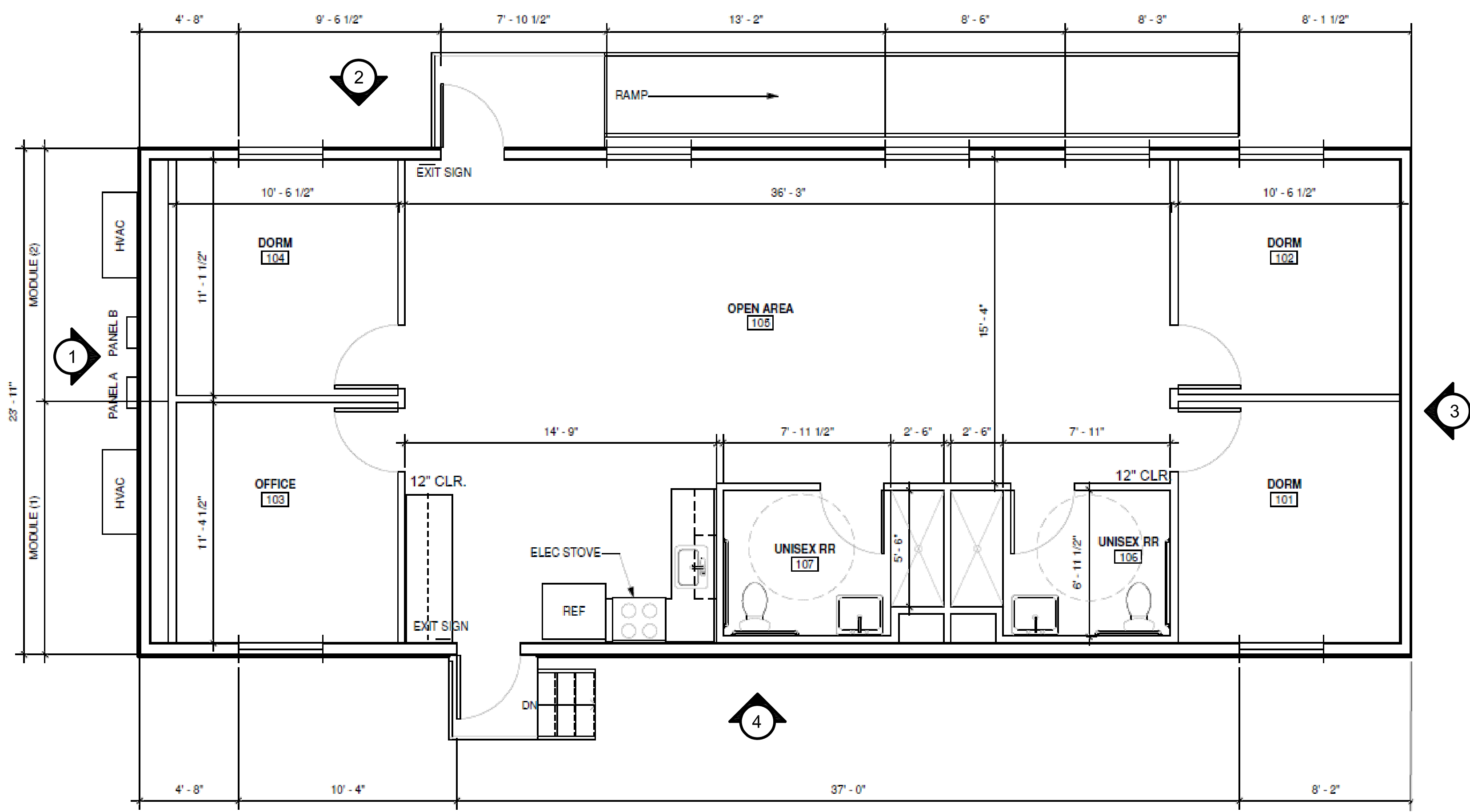
SITE PLAN

SCALE: 1/8" = 1'-0"



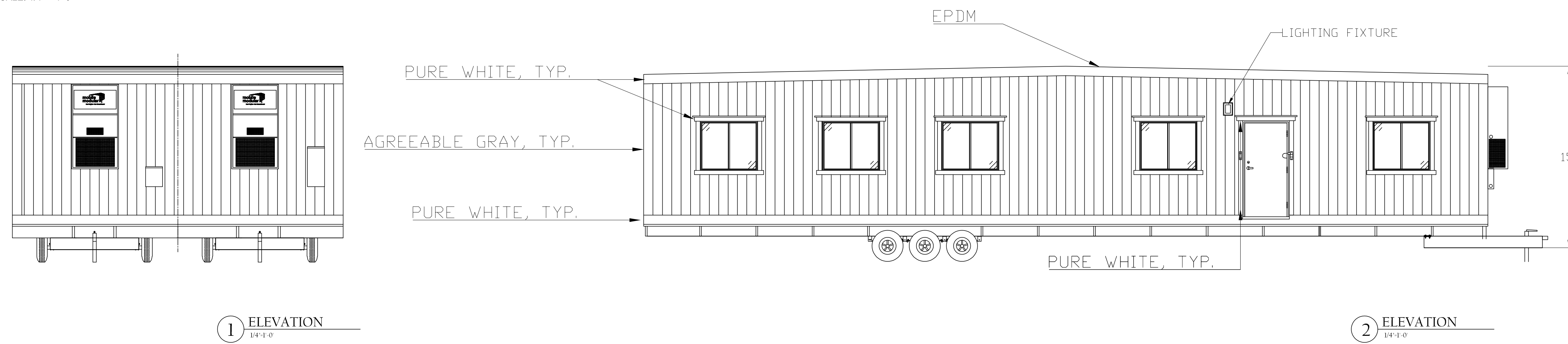
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A1.01



TEMP. STATION FLOOR PLAN

SCALE: 1/4" = 1'-0"



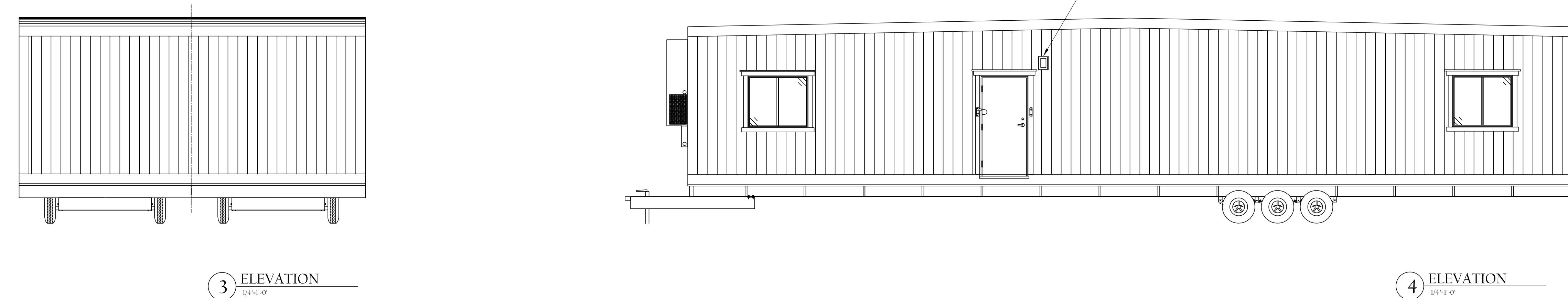
1 ELEVATION
1/4" = 1'-0"

2 ELEVATION
1/4" = 1'-0"

EXTERIOR PAINT COLORS:



PURE WHITE SW 7005



3 ELEVATION
1/4" = 1'-0"

4 ELEVATION
1/4" = 1'-0"

ELEVATIONS

SCALE: 1/4" = 1'-0"

FIRE STATION #44 - TEMPORARY FACILITY
 COASTSIDE FIRE PROTECTION DISTRICT

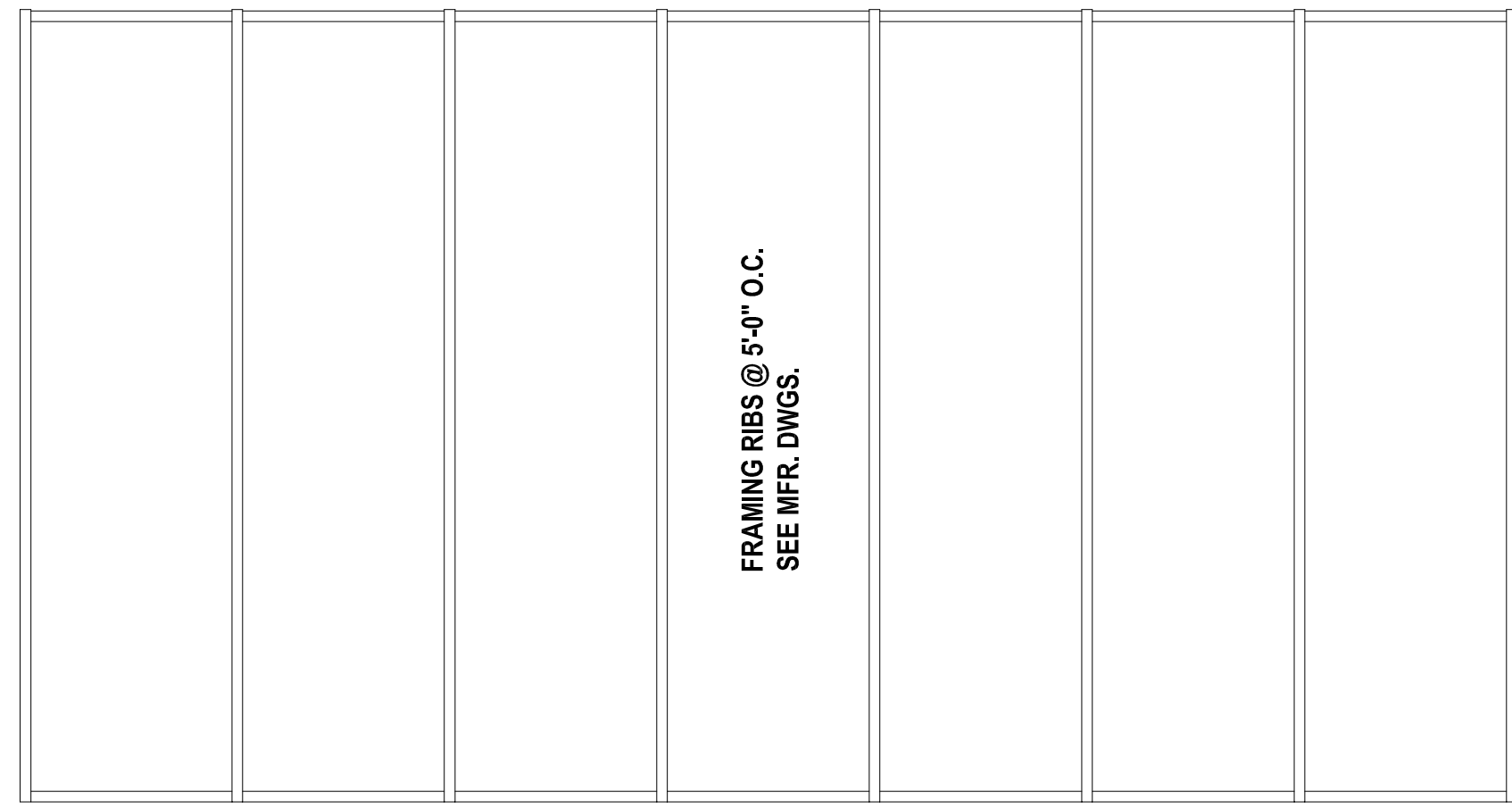


PLANNING
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| COASTSIDE FIRE PROTECTION DISTRICT | | |
| PROJECT NUMBER | | |
| 230137 | | |
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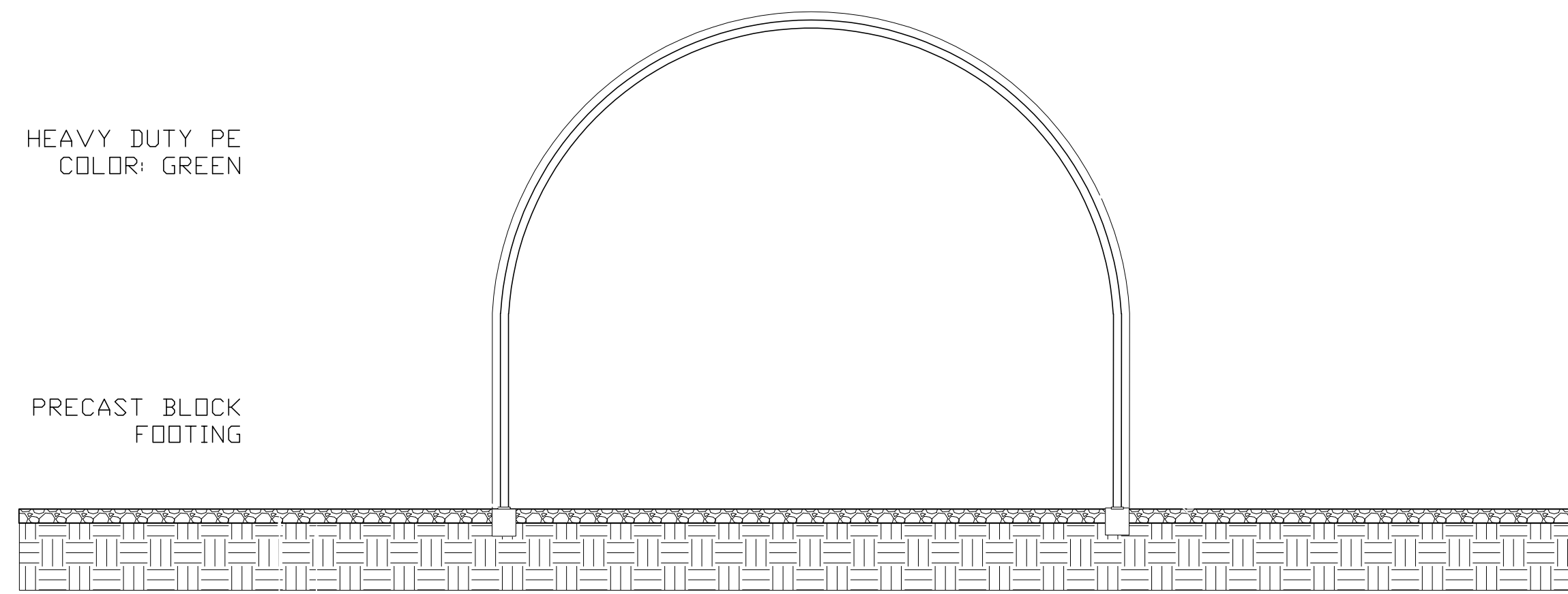
TEMP. STATION
 FLOOR PLAN &
 ELEVATIONS

A2.01



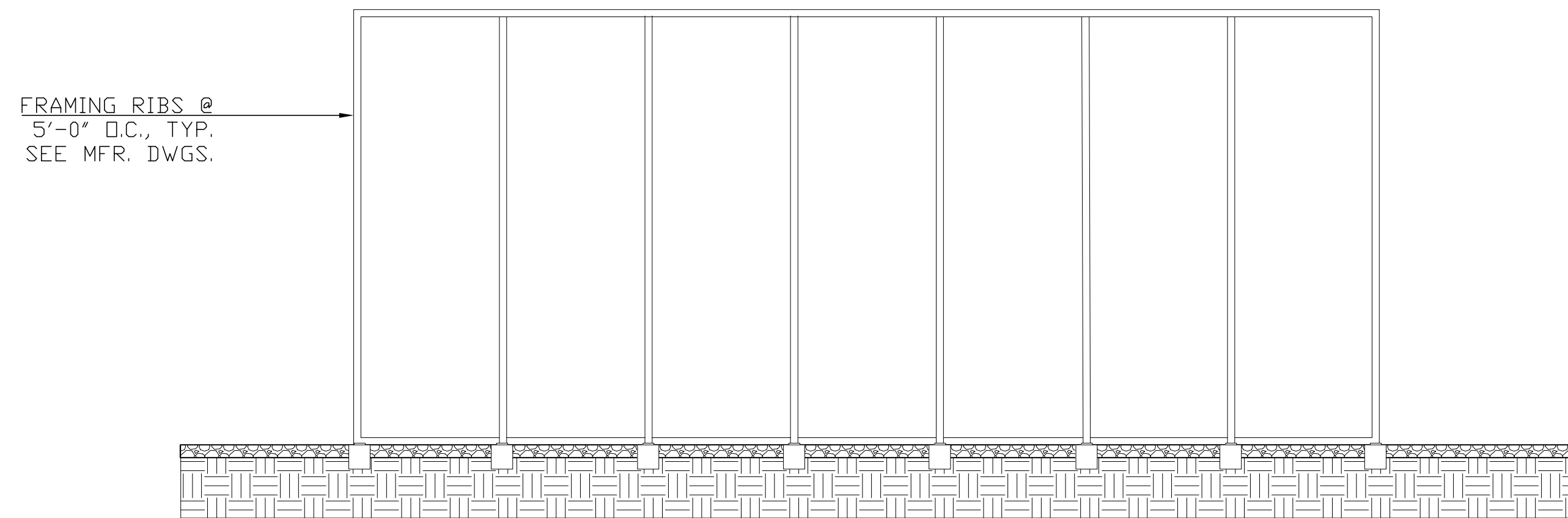
TEMP. STORAGE FLOOR PLAN

SCALE: 1/4" = 1'-0"



TEMP. STORAGE FRONT / BACK ELEVATION

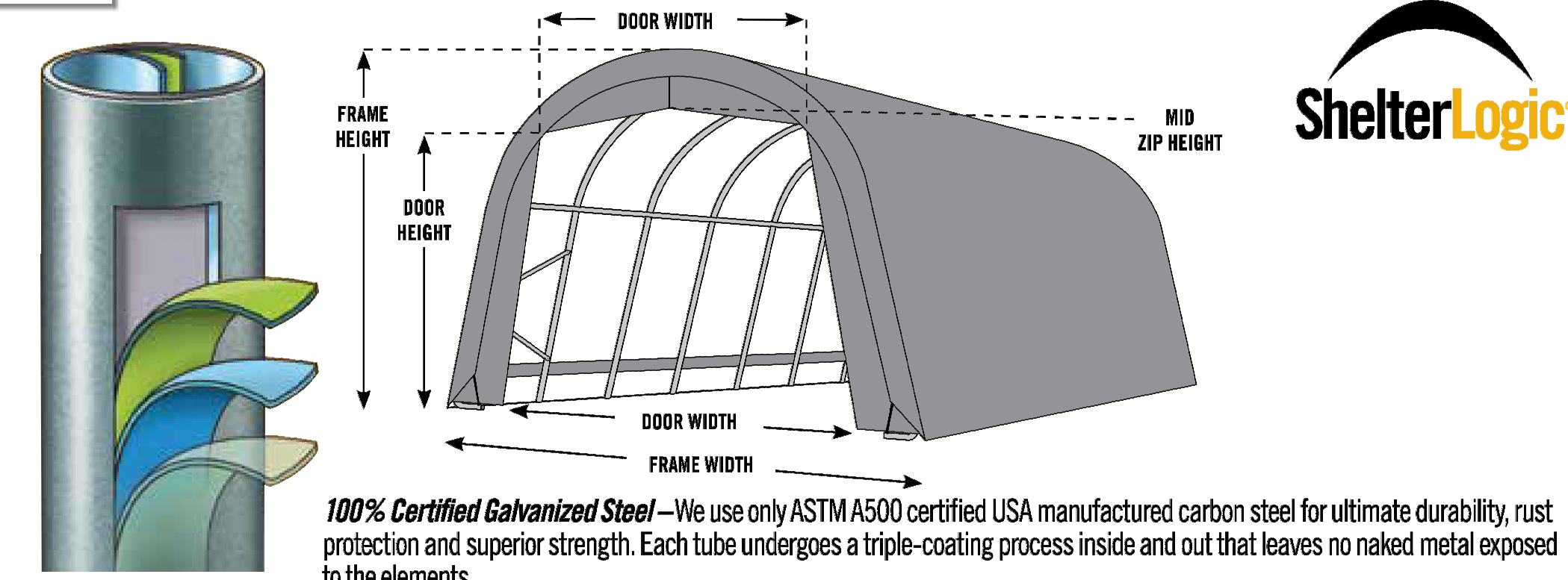
SCALE: 1/4" = 1'-0"



TEMP. STORAGE SIDE ELEVATION

SCALE: 1/4" = 1'-0"

MADE IN THE USA ShelterTech SP Series 18' WIDE ROUND **WIND LOAD SNOW LOAD RATED**



SHELTER FEATURES

- Ratchet Rail**: Offers custom solutions constructed of the highest quality materials.
 - ShelterLock**: Patented ShelterLock Stabilizers at every rib connection adds rock-solid strength and stability to frame.
 - Ratchet Tite**: Bolt-together hardware at every connection point ensures maximum strength and durability.
 - UV treated fabric**: Our Ratchet Tite Tension System keeps the cover smooth and tight.
- Advanced engineered, commercial grade cover material is UV treated inside and out to stand up to the elements.

SIZE OPTIONS AND SPECS

Custom lengths available in 5' increments.
 2-7/8" All steel frame
 Easy Hook anchors (2 per rib)
 Triple zippered front door panel
 Alternative anchors sold separately

| DIMENSIONS | 18' X 9' | 18' X 11' | 18' X 13' | 18' X 15' |
|-------------------|----------|-----------|-----------|-----------|
| FRAME WIDTH | 18' | 18'-2" | 18'-5" | 18'-7" |
| FRAME HEIGHT | 9' | 11' | 13' | 15' |
| DOOR HEIGHT | 5'-10" | 7'-6" | 7'-8" | 9'-7" |
| MID ZIP HEIGHT | 8'-4" | 10'-3" | 12'-4" | 14'-3" |
| DOOR WIDTH | 12' | 12' | 15' | 15' |
| WIND LOAD* | 180 MPH | 160 MPH | 120 MPH | 100 MPH |
| GROUND SNOW LOAD* | 95 PSF | 80 PSF | 60 PSF | 55 PSF |

* Wind and snow loads given are for reference only and assume a securely anchored frame according to local building codes and ordinances. These have been calculated using combined snow and wind load provisions in accordance with ASCE 7-05 based on an unoccupied, fully enclosed building. Local code requirements vary by location. Conformance to local codes is the responsibility of the purchaser.

COVER OPTIONS*

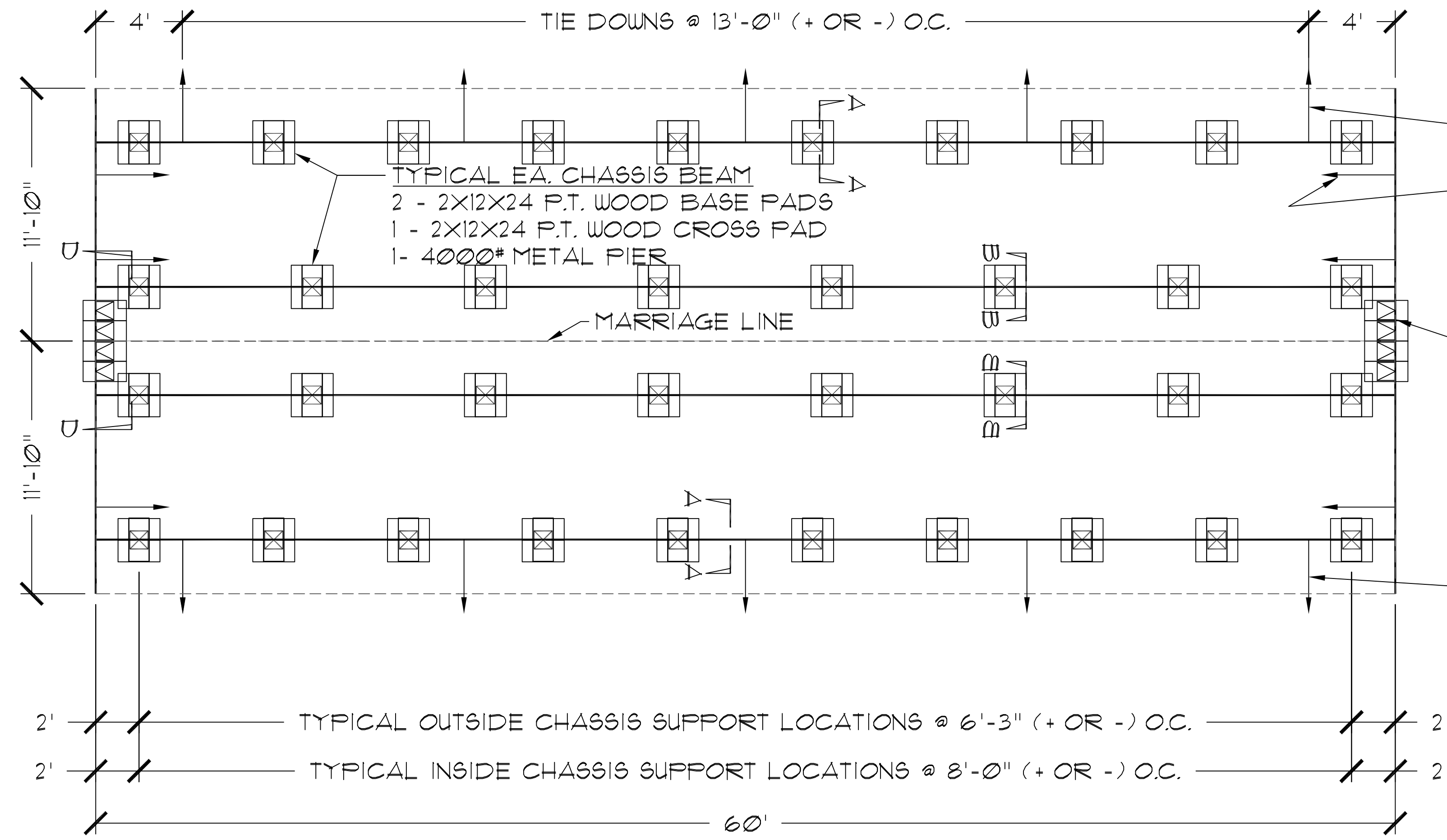
- Heavy Duty PE: 14.5 oz. Gray, Green, Tan, White, Brown
- Ultra Duty PVC: 21.5 oz. Hunter Green, White

* All fabric weight calculations are in oz. per m².

WARRANTY INFO

| | Cover | Back panel/door | Frame |
|----------------|-------------------|------------------|------------------|
| Heavy Duty PE | 10 years Prorated | 3 years Prorated | 3 years Prorated |
| Ultra Duty PVC | 15 years Prorated | 3 years Prorated | 3 years Prorated |

TEMPORARY STORAGE TENT - PRODUCT INFORMATION



TYPE "2" TIE DOWNS
SEE TIE DOWN DETAILS
TYPICAL OF 5

TYPE "1" TIE DOWNS
SEE TIE DOWN DETAILS
- TYP OF 3 EACH END

TYP @ MODULAR ENDS (LINES "H")
4 - 2X12X24 P.T. WOOD PADS
4 - 3000# ASYMETRICAL METAL
PIERS (2 EACH UNIT)

TYPE "2" TIE DOWNS
SEE TIE DOWN DETAILS
TYPICAL OF 5

2' TYPICAL OUTSIDE CHASSIS SUPPORT LOCATIONS @ 6'-3" (+ OR -) O.C.

2' TYPICAL INSIDE CHASSIS SUPPORT LOCATIONS @ 8'-0" (+ OR -) O.C.

24' X 60' VERTICAL AND LATERAL SUPPORT PLAN

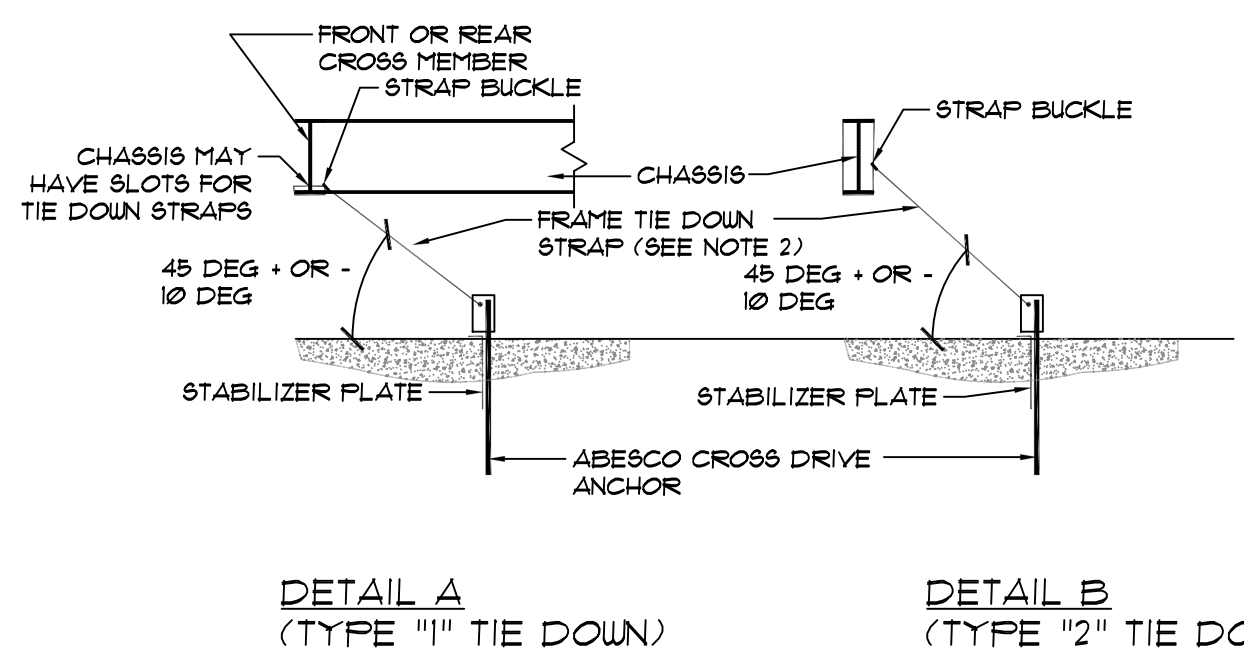
SCALE = 1/4" = 1'

PLANS AND DETAILS FOR FOUNDATIONS FOR THE MODULAR BUILDINGS SPECIFY PRESSURE TREATED WOOD PADS FOR THE CHASSIS BEAM AND RIDGE BEAM SUPPORTS. APPROVED PLASTIC BEARING PADS CAN BE USED IN PLACE OF THE WOOD PADS. THE GROUND FOOT PRINT OF THE PLASTIC BEARING PAD, OR ASSEMBLY OF PADS MUST BE EQUAL TO THE GROUND FOOT PRINT OF THE SPECIFIED WOOD PADS.
EXAMPLE: SPECIFIED WOOD PADS: 2-2"X12"X24" P.T. BASE PADS WITH 1-2"X12"X24" CROSS PAD. EQUIVALENT APPROVED PLASTIC PAD IS: 1-24"X24" PAD OR 2-12"X24" BASE PADS WITH 1-12"X24" CROSS PAD.
SUPPORTS ON THE PLASTIC PADS CAN BE STEEL PIERS OR MASONARY BLOCKS.

GENERAL NOTES:

- DESIGN CRITERIA:
CODE: 2019 CBC
ROOF LIVE LOAD: 20 PSF
FLOOR LIVE LOAD: 50 PSF
WIND LOAD: $V_{ult} = 110$ MPH, EXP. C -- 16.9 PSF
SEISMIC: $S_{ps} = 1.5$, $F_a = 1.0$, $S_{ds} = 1.0$, SITE CLASS D.
- TIE DOWN STRAPS MUST MEET ASTM A-3053-91 AND BE AT LEAST 1-1/4" X 0.035" HOT DIP GALVANIZED STEEL
- MINIMUM DISTANCE FROM THE GROUND TO THE CHASSIS IS 12" AND 18" TO THE BOTTOM OF THE FLOOR JOIST.
- ANCHORING EQUIPMENT SHALL BE CAPABLE OF MINIMUM ALLOWABLE WORKING LOADS OF 3150 LBS AND CAPABLE OF WITHSTANDING A 50% OVERLOAD
- WOOD PADS FOR VERTICAL SUPPORTS SHALL BE PLACED ON SOIL, CONCRETE, OR ASPHALT WITH A MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF.

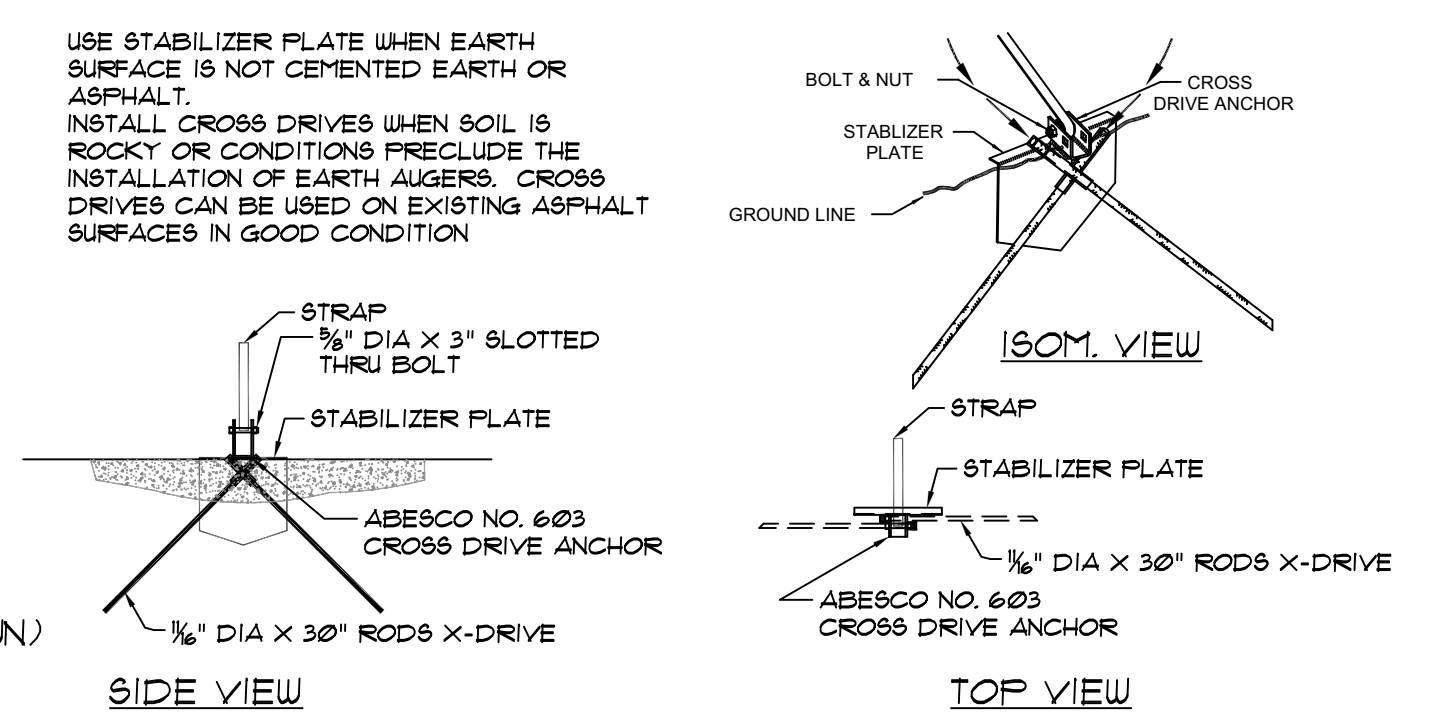
NOTE:
AT THE AXLE AREAS, IF THE PRESCRIBED CHASSIS SUPPORT SPACING CANNOT BE MAINTAINED, PLACE 2 SUPPORTS AT THE FRONT AND BACK OF THE AXEL SPRING SHACKLES.



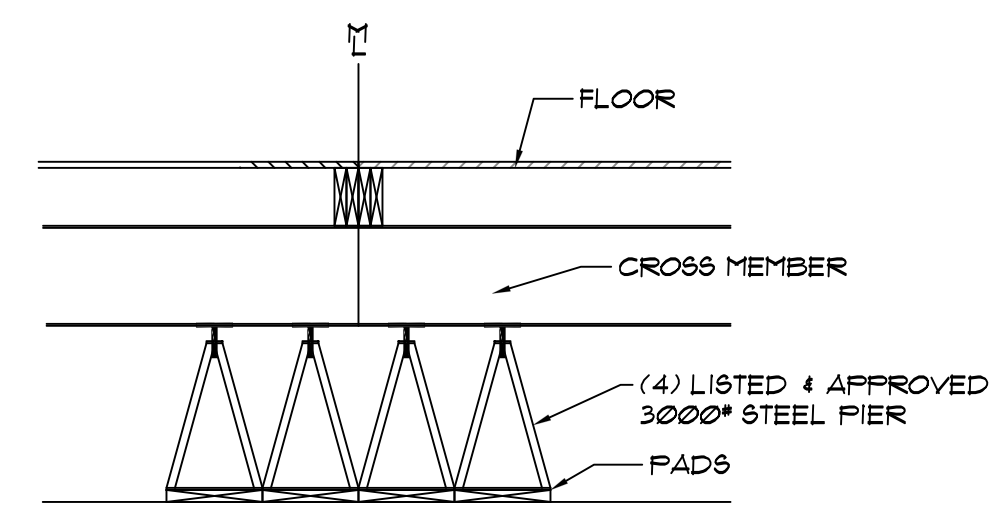
DETAIL A (TYPE "1" TIE DOWN)

DETAIL B (TYPE "2" TIE DOWN)

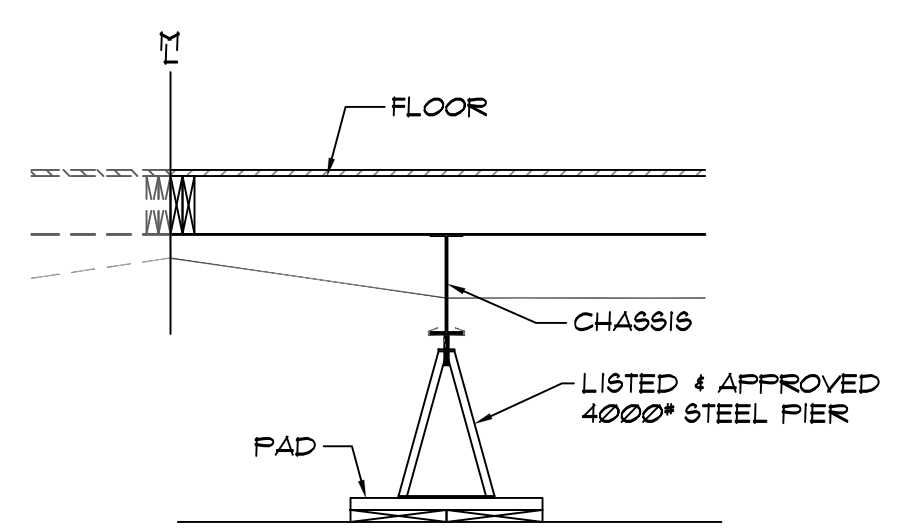
TIEDOWN DETAILS
SCALE 1/2" = 1'



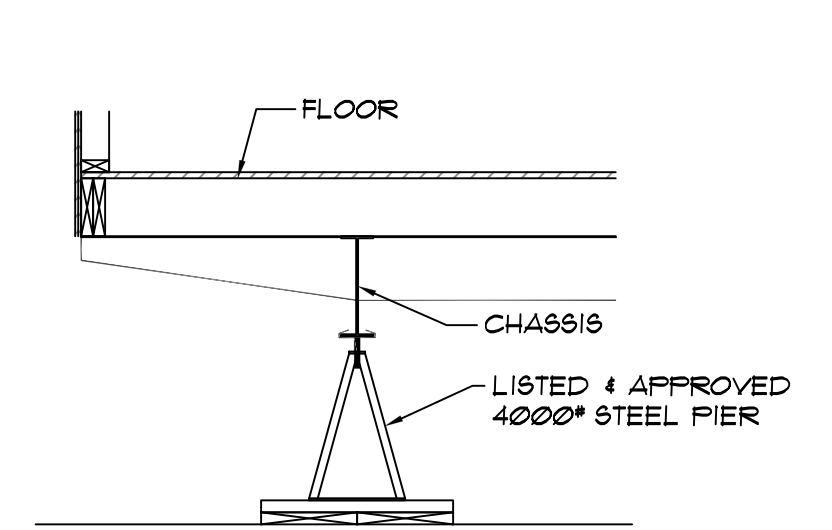
CROSS DRIVE ANCHOR



SECTION D-D
SCALE 1/2" = 1'



SECTION B-B
SCALE 1/2" = 1'



SECTION A-A
SCALE 1/2" = 1'

| REVISIONS | BY |
|-----------|----|
| | |
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| | |
| | |

INFINITY ENGINEERING, L.P.
9198 GREENBACK LN., #116
ORANGEVALE, CA 95662
(916) 987-0839



SIGNED: 3-11-21

DESIGN SPACE MOD BLDG
2725 FITZGERALD DR
DIXON, CA 95620

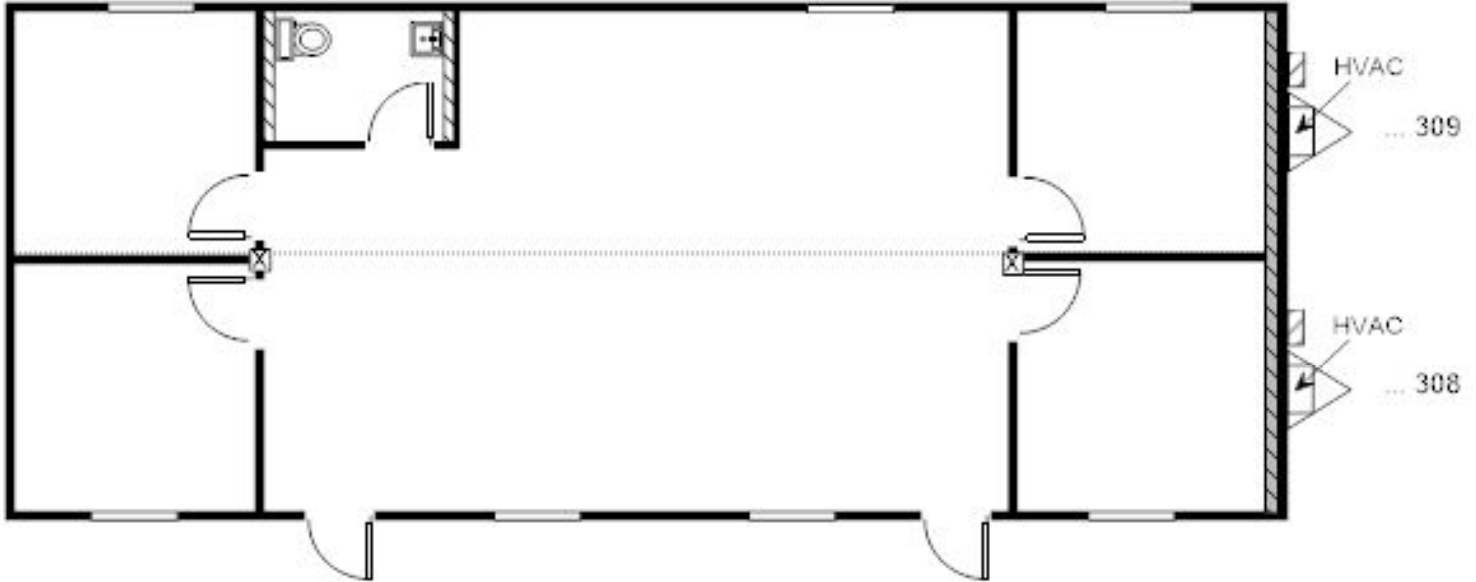
JACOBS ENGINEERING GROUP INC
4157 ZANKER ROAD
SAN JOSE, CA 95134
24' X 60' COMM. MODULAR
FOUNDATION PLANS AND DETAILS

| DRAWN | |
|---------|------------|
| CHECKED | J. HOFMANN |
| DATE | 3-17-2020 |
| SCALE | AS NOTED |
| JOB NO. | 20-137 |
| SHEET | 1 |
| OF | 1 SHEETS |

Floor Plan

Office, 24x60 HCD (Item1601W)

Actual Layout



Building Information:

Manufacturer:
SN#: A8963S020022416, A8963S020022417
E-Code: 8041, 8042
Yard Location: A8 Dbl Wide Aly, A8 Dbl Wide Aly

Dimensions are nominal.

Exterior Information:

Roof Load: **30**
Floor Load: **50 PSF**
Wind Rating: **17.4**
Height: **13' 7"**
Width: **12' 2"**

Towbar: **3' Welded**
Axles: **3**
Occupancy: **B2**
Exterior Finish: **Smart Panel**
Exterior Color: **WhsprGry/IrBlue**

HVAC Volts: **220**
Power Panel: **125**
Roof Type: **TPO-White**
Window Type: **Horiz XO**
Door Type: **HM,3068**

Interior Information:

Interior Finish: **Panel,HampGy**
Flooring: **Carpet Tile**
Flooring Color: **Mohawk (Arch)**
HVAC Return:

Ceiling Type: **Mineral**
Ceiling Height: **94.5"**
Max Span: **30'**

Plumbing Information:

Urinals: **0** Water Heater: **Tankless**
Toilets: **1** Showers: **0**
Sinks: **1**

Accessories Information:

Accy,Exist,Security Screen,Std,,: 7

Accy,Exist,Security Door Bar,Std,,: 2