



PLN2017-00320

Summary of Case Activity

Activity	Date Assigned	Done By	Status	Status Date
Planning Department 1/16/18 RSP - Applicant's traffic consultant (Hexagon) is preparing a response based on the comments from DKS' peer review. C/CAG-VTA Traffic Model/Growth Forecast data forwarded to Hexagon from SC VTA.	01/16/2019	Ruemel Panglao	Notes	01/16/2019
Planning Department 1/8/19 RSP - Per comments received on 1/5/18, the WELO review is approved with conditions.	01/08/2019	Ruemel Panglao	Notes	01/08/2019
Planning Department 12/31/18 RSP - Resubmittal routed to WELO reviewer.	12/31/2018	Ruemel Panglao	Notes	12/31/2018
Sewer Districts - Multiple 12/31/18 RSP - Resubmittal routed. Comments due 1/14/19.	12/31/2018	Ruemel Panglao	Notes	12/31/2018
Planning Department 12/27/18 ACC- Five sets of revised plans (affected pages only) and five sets of revised landscape plans. Routed to Ruemel.	12/27/2018	Angela Chavez	Received	12/27/2018
Planning Department 12/14/18 RSP - WELO comments received and forwarded. Resubmittal required.	12/14/2018	Ruemel Panglao	Notes	12/14/2018
Planning Department 12/10/2018 JAC: Received resubmittals per comments.	12/10/2018	James Castaneda	Received	12/10/2018
Planning Department 12/6/18 RSP - Peer review of TIA received on 11/30/18 and routed to applicant.	12/06/2018	Ruemel Panglao	Notes	12/06/2018
Department of Public Works 11/21/18 dys: see conditions, see comments in doc - sent email to applicant with markups.	11/21/2018	DPW Permits	Approved with Conditions	11/21/2018
Department of Public Works 11/13/18 RSP - Resubmittal routed. Comments due 11/29/18.	11/13/2018	Ruemel Panglao	Notes	11/13/2018
Planning Department 11/13/18 RSP - 3 sets of civil plans and 2 copies of drainage report submitted.	11/13/2018	Ruemel Panglao	Notes	11/13/2018
Sewer Districts - Multiple 11/13/18 RSP - Resubmittal routed. Comments due 11/29/18.	11/13/2018	Ruemel Panglao	Notes	11/13/2018
Planning Department 11/1/18 RSP - Plans routed to Suzette for review.	11/01/2018	Ruemel Panglao	Notes	11/01/2018
Planning Department 10/30/18 RSP - 5 sets of revised irrigation plans submitted.	10/30/2018	Ruemel Panglao	Notes	10/30/2018
Planning Department 10/5/18 RSP - Contract for peer review of TIA pending.	10/05/2018	Ruemel Panglao	Notes	10/05/2018
Planning Department 8/16/18 RSP - Comments from WELO reviewer received on 8/15/18. A revision and resubmittal of the Landscape Documentation package shall be required per the WELO reviewers comments.	08/16/2018	Ruemel Panglao	Notes	08/16/2018
Planning Department 8/8/18 RSP - Landscape plans submitted on 7/27/18 routed for WELO review.	08/08/2018	Ruemel Panglao	Notes	08/08/2018
Water Districts - Multiple 8/8/18 RSP - Per email from Cathleen Brennan of CCWD, the project is approved with conditions with the understanding/conditions that further details/refinement will be required at the Building Permit phase.	08/08/2018	Ruemel Panglao	Approved with Conditions	08/08/2018
Department of Public Works 7/11/18 dys: project is C3 - missing BAHM calcs - previous submittal was not able to open electronic files.	07/11/2018	DPW Permits	Notes	07/11/2018

Activity	Date Assigned	Done By	Status	Status Date
Department of Public Works 6/27/18 RSP - Resubmittal routed. Comments due 7/11/18.	06/27/2018	Ruemel Panglao	Notes	06/27/2018
Sewer Districts - Multiple 6/27/18 RSP - Resubmittal routed. Comments due 7/11/18.	06/27/2018	Ruemel Panglao	Notes	06/27/2018
Water Districts - Multiple 6/27/18 RSP - Resubmittal not routed. Pending confirmation from CCWD that they were satisfied with previous resubmittal.	06/27/2018	Ruemel Panglao	Notes	06/27/2018
Planning Department 6/15/18 CML - 3 sets of revised civil plans, C3C6 form, explanation letter, drainage calcs. Route to Ruemel.	06/15/2018	Camille Leung	Received	06/15/2018
Water Districts - Multiple 6/14/18 RSP - Letter received on 6/11/18 from Cathleen Brennan of the Coastside County Water District requiring revisions.	06/14/2018	Ruemel Panglao	Notes	06/14/2018
Geotechnical Department 6/13/2018 XL: geotechnical review at BLD stage.	06/13/2018	Xiaoyu Liu	Approved with Conditions	06/13/2018
It is recommended that the parking lot concrete pavement be designed to resist soil expansion.				
Geotechnical Department 6/6/18 RSP - Geotechnical report routed for review. Comments due 6/20/18.	06/06/2018	Ruemel Panglao	Notes	06/06/2018
Midcoast Community Council 6/6/18 RSP - Comments received on 4/12/18.	06/06/2018	Ruemel Panglao	Approved with Conditions	06/06/2018
Water Districts - Multiple 6/6/18 RSP - Comments received on 3/30/18 requiring full sized plan set. Mailed out same day.	06/06/2018	Ruemel Panglao	Notes	06/06/2018
Department of Public Works 4/6/18 dys: plans don't match calcs. revise and resubmit	04/06/2018	DPW Permits	Pending Resubmittal	04/06/2018
Planning Department 4/4/18 RSP – The following comments must be addressed for the next submittal:	04/04/2018	Ruemel Panglao	Notes	04/04/2018
<p>1. In the last set of comments, Comment #8 noted a request for section elevations of existing and proposed conditions that show the grade change between Highway 1, the project site, and the adjacent properties. The section shown on Sheet C-2 does not adequately communicate the transitions between uses (Highway 1, RV park, adjacent properties) or potential views. The purpose of the requested section elevations is to illustrate to staff, decision makers, and the general public exactly where and how the RVs will sit relative to their surroundings and to have a clear understanding of what the relative view will be from Highway 1 (and how the proposed grade affects that). This section elevation shall include RVs in the appropriate places, standard passenger vehicles, people (for scale), existing and proposed structures, and anything else deemed necessary to illustrate real world use. It shall also be appropriately labeled which portions constitute Highway 1, the RV park, parking spaces, driveways, adjacent areas, etc. It would be recommended to extend the section elevation cut to the actual roadway on Highway 1.</p> <p>2. Per previous correspondence, a geotechnical report will be required at the Planning permit application stage due to the associated Grading Permit.</p> <p>3. The Site Plan on Sheet A-1 still shows landscape berms along Capistrano Road. Please make all updates to the Site Plan as necessary.</p> <p>4. The newly provided Hydrozone MWELo Plan Sheet (Sheet L3.1) infers that the Performance approach to the Model Water Efficient Landscape Ordinance is being used. Per review requirements and MWELo regulations, an Irrigation Plan shall be required for MWELo review at the Planning phase of this project.</p> <p>5. The MWELo Project Information worksheet must be submitted for MWELo review.</p> <p>Comments will be pending based on resubmitted materials and review of the Traffic Report and associated data.</p>				
Planning Department 4/3/18 RSP - Per discussion with CML and review of the Grading Regulations, a geotech report will be required as part of the Grading Permit.	04/03/2018	Ruemel Panglao	Notes	04/03/2018
Environmental Health	03/30/2018	Env Health	Approved with Conditions	03/30/2018

Activity	Date Assigned	Done By	Status	Status Date
3/30/2018 Applicant will need to obtain approval from the State Dept. of Housing & Community, RV/camps section. Once approved by the State, an annual Environmental Health permit/fees from the Housing Program will be required when the RV park is in operation.				
Environmental Health	03/28/2018	Env Health	Notes	03/28/2018
3/28/2018 (E.Diaz) Referral to Brian Ferenz (Housing Program) for further comment. Applicant will need to obtain approval from the State Dept. of Housing & Community, RV/camps section. Once approved by the State, an annual Environmental Health permit/fees from the Housing Program will be required when the RV park is in operation.				
Fire Department	03/28/2018	Ruemel Panglao	Approved with Conditions	03/28/2018
3/28/18 RSP - Letter received from Deputy Fire Marshal John Riddell of CFPD indicating approval with conditions.				
Building Department	03/21/2018	Miles Hancock	Approved with Conditions	03/21/2018
1. On sheet T1, please include Title 25, Chapter 2.2 as an applicable code under general notes.				
2. A "permit to operate" a Special Occupancy Park shall be obtained from the County of San Mateo Environmental Health Services Division upon building permit issuance.				
3. The minimum average foot-candles of lighting along the full length of all roadways and walkways shall be 0.2. It appears that the average foot-candles shown on sheet E1 is over the Park area not roadway and walkway length. As such, it appears that additional Park lighting will be required.				
4. A minimum of 5 foot-candles of lighting shall be shown at the exterior entrances of toilet and shower buildings and laundry buildings.				
5. A minimum of 10 foot-candles of lighting shall be shown for the interior of toilet and shower buildings and laundry buildings.				
6. Based on 50 recreational vehicle spaces and seven (7) tent spaces, a minimum of three (3) toilets, showers and lavatories shall be provided for each gender.				
7. The Park and associated single story laundry/restroom facility shall meet all applicable accessibility requirements of the current California Building Code.				
Geotechnical Department	03/21/2018	Xiaoyu Liu	Notes	03/21/2018
3/21/2018 XL: A desk study site investigation report is required to provide the site conditions, including but not limited to: site subsurface information, site vicinity geologic settings, potential geologic hazards, such as seismic related hazards, and natural hazards such as tsunami and flood.				
Building Department	03/20/2018	Ruemel Panglao	Notes	03/20/2018
3/20/18 RSP - Resubmittal routed. Comments due 4/3/18.				
Department of Public Works	03/20/2018	Ruemel Panglao	Notes	03/20/2018
3/20/18 RSP - Resubmittal routed. Comments due 4/3/18.				
Environmental Health	03/20/2018	Ruemel Panglao	Notes	03/20/2018
3/20/18 RSP - Resubmittal routed. Comments due 4/3/18.				
Fire Department	03/20/2018	Ruemel Panglao	Notes	03/20/2018
3/20/18 RSP - Resubmittal routed. Comments due 4/3/18.				
Geotechnical Department	03/20/2018	Ruemel Panglao	Notes	03/20/2018
3/20/18 RSP - Resubmittal routed. Comments due 4/3/18.				
Midcoast Community Council	03/20/2018	Ruemel Panglao	Notes	03/20/2018
3/20/18 RSP - Resubmittal routed. Comments due 4/3/18.				
Sewer Districts - Multiple	03/20/2018	Ruemel Panglao	Notes	03/20/2018
3/20/18 RSP - Resubmittal routed. Comments due 4/3/18.				
Water Districts - Multiple	03/20/2018	Ruemel Panglao	Notes	03/20/2018
3/20/18 RSP - Resubmittal routed. Comments due 4/3/18.				
CalTrans	03/15/2018	Ruemel Panglao	Approved with Conditions	03/15/2018
Other Agency	03/15/2018	Ruemel Panglao	Approved	03/15/2018
3/15/18 RSP - Per the applicant and conversation with the SMC Harbor District, the name issued has been resolved. No comments from PCAC.				
Sphere of Influence - Multiple	03/15/2018	Ruemel Panglao	No Comments	03/15/2018
3/15/18 RSP - No comments from HMB Planning.				
Planning Department	03/12/2018	Ruemel Panglao	Notes	03/12/2018
3/12/18 RSP - Resubmittal received. 5 sets of plans.				
Sewer Districts - Multiple	01/11/2018	Ruemel Panglao	Notes	01/11/2018

Activity	Date Assigned	Done By	Status	Status Date
1/11/18 RSP - Per a letter from GCSD received via email on 1/4/18, an off-site sewer plan is required for review.				
Planning Department	12/13/2017	Ruemel Panglao	Notes	12/13/2017
12/13/17 RSP - To complete the traffic analysis, the Synchro files from the traffic consultant (Hexagon) is required.				
Department of Public Works	11/17/2017	DPW Permits	Pending Resubmittal	11/17/2017
11-17-17 dys: see docs for comments.				
CalTrans	03/15/2018	Ruemel Panglao	Approved with Conditions	10/24/2017
10/24/17 RSP - Comments from Jake Freedman of Caltrans received on 10/23/17 via email.				
Midcoast Community Council	10/24/2017	Ruemel Panglao	Notes	10/24/2017
10/24/17 RSP - Comments received via email on 9/27/17 from Lisa Ketcham of the MCC.				
California Coastal Commission	10/03/2017	Ruemel Panglao	Approved with Conditions	10/03/2017
10/3/17 RSP - Letter received on 9/20/17 from Renee Ananda of the CA Coastal Commission.				
Fire Department	10/03/2017	Ruemel Panglao	Notes	10/03/2017
10/3/17 RSP - Letter received from CFPD on 9/8/17 indicating comments that must be addressed.				
Other Agency	10/03/2017	Ruemel Panglao	Notes	10/03/2017
10/3/17 RSP - Response from the SMC Harbor District on 10/2/17 indicates the desire for a name for the development that "does not create a conflicting geographic identity."				
Water Districts - Multiple	10/03/2017	Ruemel Panglao	Notes	10/03/2017
10/3/17 RSP - A letter was received from Cathleen Brennan of CCWD on 9/3/17 indicating comments that must be addressed.				
Planning Department	10/02/2017	Ruemel Panglao	Notes	10/02/2017
10/2/17 - The following comments must be addressed with the next submittal:				
<ol style="list-style-type: none"> 1. Because the project site has a substantial vegetated swale/drainage area on the north side of the parcel, a biological report shall be required to assess possible impacts to significant natural resources and threatened and endangered species. 2. The project must demonstrate compliance with the Model Water Efficient Landscape Ordinance (MWELO). Please review the MWELO requirements and revise accordingly. 3. Because the access to the site crosses property lines, an easement or lot line adjustment will be necessary to ensure access to the site in perpetuity. 4. Color samples shall be required for the proposed bathroom and laundry facility. 5. Utilize pervious pavement where possible, such as in areas designated for smaller passenger vehicles. 6. Include the original base photo for the perspectives showing the effects of landscaping on the site. 7. Explore the possibility of placing the parking spaces for the taller and larger RVs on the lower (eastern) part of the site to take advantage of the grade change from Highway 1 for screening purposes. 8. Provide section elevations of existing and proposed conditions that show the grade change between Highway 1, the project site and the adjacent properties. 9. Sheets SU-1 and C-1 appear to show that there is no grade change despite the amount of cut and fill. Please clarify and revise if necessary. 10. Please note under the Erosion Control Notes on Sheet C-3 in Note #1 that grading shall only be allowed during the grading moratorium with approval from the County. 11. Provide a summary of when business is expected to peak every year and the days and hours in which people are likely to come and go. 12. The existing white picket fence surrounding the site is in disrepair and is not visually compatible with the project or the area. Please remove and suggest a more aesthetically compatible alternative if desired. 13. The grading and drainage plane on Sheet C-1 shows water being drained offsite untreated. Water must be treated on site per C3/C6 regulations. Please revise accordingly. 14. As noted in the Pre-Application phase (PRE2015-00019) and per the direction of the Building Official, a general site conditions report is required for the Geotechnical review at the discretionary phase of the project. 				
Further comments may be pending based on resubmitted materials and on the comments of other reviewing agencies.				
Environmental Health	09/07/2017	Env Health	Notes	09/07/2017
9/7/2017 (E.Diaz) Applicant will need to submit information as to water supply source and sewage disposal for the RV hook ups and restroom/laundry facilities. Also, applicant must follow up with the conditions of approval applied 4/24/2015 (PRE2015-00019).				
Agency Referrals	08/29/2017	Ruemel Panglao	Route	08/29/2017

Activity	Date Assigned	Done By	Status	Status Date
8/29/17 RSP - Routed to Building Section, Geotechnical Section, Department of Public Works, Environmental Health, Coastside Fire, Granada Sanitary District, Coastside Water, Caltrans, CA Coastal Commission, Midcoast Community Council, City of Half Moon Bay Planning, SMC Harbor District, and Princeton Citizens' Advisory Committee.				
Application Submitted	08/29/2017	Ruemel Panglao	Deemed Complete	08/29/2017
	08/29/2017	Ruemel Panglao	Deemed Incomplete	08/29/2017
8/29/17 RSP - A site condition report will be required for the initial Geotechnical review. Further material/reports may be required based on the initial review. Project will be routed to the remaining agencies.				
Building Department	08/29/2017	Ruemel Panglao	Notes	08/29/2017
8/29/17 RSP - Comments due 9/12/17.				
California Coastal Commission	08/29/2017	Ruemel Panglao	Notes	08/29/2017
8/29/17 RSP - Comments due 9/12/17.				
CalTrans	08/29/2017	Ruemel Panglao	Notes	08/29/2017
8/29/17 RSP - Comments due 9/12/17.				
Department of Public Works	08/29/2017	Ruemel Panglao	Notes	08/29/2017
8/29/17 RSP - Comments due 9/12/17.				
Environmental Health	08/29/2017	Ruemel Panglao	Notes	08/29/2017
8/29/17 RSP - Comments due 9/12/17.				
Fire Department	08/29/2017	Ruemel Panglao	Notes	08/29/2017
8/29/17 RSP - Comments due 9/12/17. (Coastside Fire)				
Geotechnical Department	08/29/2017	Ruemel Panglao	Notes	08/29/2017
8/29/17 RSP - Comments due 9/12/17.				
Midcoast Community Council	08/29/2017	Ruemel Panglao	Notes	08/29/2017
8/29/17 RSP - Comments due 9/12/17.				
Other Agency	08/29/2017	Ruemel Panglao	Notes	08/29/2017
8/29/17 RSP - Comments due 9/12/17. (Princeton Citizens Advisory Council and SMC Harbor District)				
Sewer Districts - Multiple	08/29/2017	Ruemel Panglao	Notes	08/29/2017
8/29/17 RSP - Comments due 9/12/17. (Granada Sanitary District)				
Sphere of Influence - Multiple	08/29/2017	Ruemel Panglao	Notes	08/29/2017
8/29/17 RSP - Comments due 9/12/17. (City of Half Moon Bay)				
Water Districts - Multiple	08/29/2017	Ruemel Panglao	Notes	08/29/2017
8/29/17 RSP - Comments due 9/12/17. (Coastside County Water District)				