COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: April 10, 2024

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of the adoption of an Addendum to an Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, and the approval of a Major Modification (Modification) to a previously approved Coastal Development Permit (CDP) and Design Review Permit for a 2,999 sq. ft., two-story single family-residence with an attached two-car garage and detached accessory dwelling unit (ADU), on a 12,424 sq. ft., legal, undeveloped parcel, on Magellan Avenue, located in the unincorporated Miramar area of San Mateo County. The Modification proposes to increase the roof height of the residence by approximately 9 inches to 22 feet-8 inches. The project is appealable to the California Coastal Commission.

County File Number: PLN2023-00028 (Huard/Friedman)

PROPOSAL

The Planning Commission previously granted a Design Review Permit and Coastal Development Permit for the construction of a 2,999 sq. ft., two-story single family-residence at a height of 21 feet-10 ½ inches, with an attached 510 sq. ft. two-car garage and detached 652 sq. ft. accessory dwelling unit (ADU), on an existing 12,424 sq. ft. undeveloped, legal parcel (Certificate of Compliance, PLN2010-00154). As approved, the project involves the removal of one (1) significant size tree and only minor grading.

This Major Modification proposes to increase the previously approved roof height by approximately 9 inches for greater ceiling clearance. No additional stories have been added and no other exterior changes are involved. The project site is situated on the west side of Cabrillo Highway, within the Cabrillo Highway Scenic Corridor (Corridor).

RECOMMENDATION

That the Planning Commission adopt the addendum to an Initial Study/Mitigated Negative Declaration and approve a Major Modification to the previously approved Coastal Development Permit and Design Review Permit, County File Number PLN2023-00028, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND:

Report Prepared By: Glen Jia, Project Planner

Owner: Ruth and Paul Huard

Applicant: Carin Friedman

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 was posted in the San Mateo County Times newspaper.

Location: Magellan Avenue, Miramar

Assessor's Parcel Number (APN): 048-013-920

Property Size: 12,424 sq. ft.

Existing Zoning: R-1/S-94/DR/CD (Single-Family Residential District/S-94 Combining District/Design Review/Coastal Development)

General Plan Designation: Medium Low Density Residential (2.4-6.0 dwelling units/net acre)

Existing Land Use: Vacant

Water Supply: Coastside County Water District

Sewage Disposal: Granada Community Services District

Flood Zone: FEMA Flood Insurance Rate Map designation indicates parcel as Zone X, Areas of Minimal Flooding, Community Panel No. 06081C0252F, dated August 2, 2017

Environmental Evaluation: An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and circulated for public review and comment from May 10, 2012, to May 29, 2012, as required by the California Environmental Quality Act (CEQA). The IS/MND was adopted by the Zoning Hearing Officer on June 14, 2012. Upon project revision, two separate addendums were adopted by the Planning Commission at its regular hearings on June 20, 2020, and December 13, 2023. This report serves as the third addendum to the adopted IS/MND, analyzing the proposed increase in the roof height of the approved residence. See further discussion in Section B below.

Setting: The project site is a relatively flat, vacant lot, located on Magellan Avenue in the unincorporated Miramar area of San Mateo County, within an area of developed parcels with single-family residences of various architectural styles. The project site is adjacent to a County Park (Mirada Surf Park) to the north and existing single-family residences to the west, east, and south. The entrance to Mirada Surf Park is directly east of the project site.

Chronology:

Date		Action
June 14, 2012	-	Initial Study and Mitigated Negative Declaration adopted and Coastal Development and Design Review permits (PLN 2010-00154) approved, by the Zoning Hearing Officer, for the construction a single-family residence on the subject parcel. This project was never built, and the 5-year permit term has expired.
June 10, 2020	-	First Addendum to the Initial Study and Mitigated Negative Declaration adopted and Coastal Development and Design Review permits (PLN 2018-00154) approved for the construction a single-family residence on the subject parcel. This project was never built; permit expiration date is June 10, 2025.
January 24, 2023	-	New application (PLN2023-00028) for Design Review and Coastal Development permits submitted, as County determined that the project substantially deviates from the approved project (PLN2018-00154) in terms of site and architectural design. Specifically, the new application proposed a redesign of the residence, which involves changes to architectural design, floor area, building height, and setbacks, etc.
December 13, 2023	-	Second addendum to the IS/MND adopted and Coastal Development Permit and Design Review Permit (PLN2023-00028) approved by the Planning Commission. Permits were approved with a 5-year permit term, expiring on December 13, 2028.
January 2, 2024	-	Application submitted for a Major Modification to PLN2023-00028 submitted to request for a roof height increase of approximately 9 inches.
February 8, 2024	-	Major Modification recommended for approval by the Coastside Design Review Committee.

April 10, 2024 - Planning Commission public hearing for the subject Major Modification.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

The project involves a Major Modification to the previously approved single-family residential project. The approved residential project demonstrated substantial conformance with the General Plan policies, as discussed in the previous staff report (Attachment J). The following is a discussion of the proposed modification's compliance with applicable policies.

a. Visual Resources

Policy 4.22 (*Scenic Corridors*) requires the protection and enhancement of the visual quality of scenic corridors by managing the location and appearance of structural development. The project site is situated within the Cabrillo Highway Scenic Corridor (Corridor). Staff concludes that the proposed roof height increase would have a negligible impact on the Corridor, as the residence would be screened by adjacent houses and existing trees.

Policy 4.30 (*Landscaping and Screening)* requires screening landscaping to provide a smooth transition between development and adjacent forested or open space areas. The project proposes the planting of one (1) Marina arbutus tree (25-gallon size), one (1) Big berry manzanita tree (10-gallon size), and numerous shrubs and the preservation of existing vegetation to provide a smooth transition and sufficient screening between the development and the surrounding area.

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. An approval of the CDP in this location is appealable to the California Coastal Commission. The Zoning Hearing Officer approved a CDP for the residential project in 2012. The CDP has been extended three times (beyond the standard 5-year limit). Staff has added Condition 2 to set an expiration date for the CDP and associated permits to 2 years from final approval of this modification.

Staff has determined that the proposed modification is in compliance with applicable Local Coastal Program (LCP) policies, elaborated as follows:

a. Locating and Planning New Development
Policy 1.23 *(Timing of New Housing Development in the Midcoast)* requires that the number of building permits for construction of new dwelling units other than for affordable housing issued in the calendar year does not exceed the limitations of as established by Section 6328.19. As of the printing of this report, building permits for two new dwelling units have been issued in 2024. This requested permit shall be valid for five years (from December 13, 2023); therefore, the project is likely to be, and is required to comply with the limitation.

b. Sensitive Habitat
Policies 7.3 (*Protection of Sensitive Habitats*), 7.5 (*Permit Conditions*), 7.34 (*Permit Conditions*), and 7.35 (*Preservation of Critical Habitats*) seek to prevent significant impacts to sensitive habitats. The proposed roof height increase of approximately 9 inches would not affect the implementation of Mitigation Measure 4, which minimizes harm to migratory birds and raptors that could result from project construction.

3. Compliance with Design Review Standards

The Coastside Design Review Committee (CDRC) considered the Major Modification at their regularly scheduled meeting on February 8, 2024. The CDRC confirmed that the proposed modification is consistent with its findings from the October 12, 2023, CDRC meeting. At the February 8, 2024, meeting, the CDRC recommended that screening be provided for the condenser unit, included as Condition 4. Pursuant to the Design Review Standards for One-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, project compliance which applicable standards is specifically elaborated as follows:

a. Section 6565.20(C) SITE PLANNING & STRUCTURE PLACEMENT; 2. Complement Other Structures in the Neighborhood; b. Views; Standard: The project is designed to minimize the effect on views from neighboring houses.

b. Section 6565.20(D) ELEMENT OF DESIGN; 1. Building Mass, Shape and Scale; b. Neighborhood Scale; Standards (1): The design of the proposed residence would respect the scale of the neighborhood as the building dimensions, shape, form, and architectural details would be complementary to the style of other homes in the neighborhood.

c. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; a. Architectural Style; Standards (2): The proposed

residence, which uses a Contemporary architectural style, would complement the coastal, semi-rural, diverse, small-town character of the area.

d. Section 6565.20(F) LANDSCAPING, PAVED ARES, FENCES, LIGHTING, AND NOISE; 4. Lighting: All exterior lighting would be "Dark-Sky" compliant as indicated on the exterior elevations and the exterior lighting specification(s).

e. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles & Features; b. (1) Openings Windows: Windows and doors have been selected that are compatible with the dominant types on the house and in the neighborhood.

f. Section 6565.20 (F) LANDSCAPING, PAVED ARES, FENCES, LIGHTING, AND NOISE; 2. Paved Areas; Standards a.: The hardscape or impervious areas would be minimized on the site to reduce the volume and improve the quality of stormwater runoff into creeks and storm drains.

g. Section 6565.20(D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; Standards a. (2): The proposed colors and materials are compatible with the exterior materials and colors used on neighboring houses. The applicant has avoided the use of colors that are too similar, repetitive, or clashing.

4. Compliance with S-94 Zoning District Development Standards

The property is zoned R-1/S-94/DR/CD (Single-Family Residential District/S-94 Combining District/Design Review/Coastal Development). The approved single-family residence is an allowed use in this zoning district and was found to comply with S-94 zoning regulations. This Major Modification would not alter the previous approved use (single-family residential) of the subject property.

As shown in the table below, the project complies with the height standards of the S-94 Zoning District.

Development Standards	S-94 Zoning District	Previously Approved	Proposed
Maximum Building Height	28 ft.	21 ft. 10 3/8 in	22 ft. 8 in

The proposed roof height increase complies with the maximum height of 28 feet.

B ENVIRONMENTAL REVIEW

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and circulated for public review and comment from May 10, 2012, to May 29, 2012, as required by the California Environmental Quality Act (CEQA). The IS/MND was adopted by the Zoning Hearing Officer on June 14, 2012. Two addendums to the adopted IS/MND associated with proposals to redesign the originally approved residence were adopted by the Planning Commission at its regular hearings of June 20, 2020, and December 13, 2023. This report serves as the third addendum to the adopted IS/MND, analyzing the application for the proposed roof height increase and demonstrating that that the IS/MND remain adequate to mitigate project impacts and that no additional environmental review is required.

THIRD ADDENDUM TO 2012 ADOPTED IS/MND

As discussed, this staff report serves as an addendum to the adopted IS/MND, as provided for by CEQA Guidelines Section 15164. The project, as evaluated against the criteria in CEQA Guidelines Section 15162, does not include substantial changes that require major revisions, and hence re-circulation, of the adopted IS/MND based on the following: (1) No new significant environmental effects were identified by staff during review of the Major Modification; (2) There have been no changes in circumstances on or around the project site; and (3) No new information of substantial importance, which was not known previously and could not have been known, has been identified.

Additionally, staff received updated letters: one from a biologist confirming that the biological condition of the site remains unchanged, and the other confirming a low possibility of the site containing unrecorded archaeological sites. Based on the information, staff concludes that the previous mitigation measures remain adequate.

The project involves only an increased height, which does not alter the analysis of environmental impacts in the previous environmental assessment (CEQA) documents or necessitate any changes to the levels of significance or mitigation measures. Pursuant to CEQA Guidelines Section 15164, an addendum is appropriate where some changes or additions to a previously adopted negative declaration are necessary, but none of the conditions described in Section 15162 requiring the preparation of a subsequent environmental document have occurred.

C. COMMENTS FROM MIDCOAST COMMUNITY COUNCIL (MCC) AND CALIFORNIA COASTAL COMMINSION (CCC)

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

D. REVIEWING AGENCIES

County Drainage Section
County Geotechnical Section
County Department of Public Works
County Parks Department
Coastside Fire Protection District
Granada Community Services District
Coastside County Water District
Midcoast Community Council
California Coastal Commission
Northwest Information Center

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Vicinity Map
C. Project Plans
D. Coastside Design Review Committee Recommendation Letter
E. Biological Report, dated January 5, 2018
F. Arborist Report, dated August 16, 2023
G. Adopted Initial Study/Mitigated Negative Declaration (IS/MND)
H. First Addendum to the Adopted IS/MND, dated June 20, 2020
I. Biologist Letter, Dated November 13, 2023
J. Second Addendum to the Adopted IS/MND, dated December 13, 2024

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Project File Number: PLN2023-00028 Hearing Date: April 10, 2024

Prepared By: Glen Jia, Project Planner for Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That an addendum to the adopted Initial Study/Mitigated Negative Declaration (IS/MND) is necessary and is provided in the Addendum included in Section B of the Planning Commission staff report dated April 10, 2024, and that the modification does not constitute substantial changes requiring major revisions to the previously adopted IS/MND, and no new mitigation measures are required. The previously adopted mitigation measures would adequately mitigate project impacts and are included as conditions of approval below.

2. That the Planning Commission has considered this third Addendum to the IS/MND (Section B of the Planning Commission staff report dated April 10, 2024), along with the previously adopted IS/MND and approved addendums and determined no new significant environmental effects or substantial increase in the severity of environmental effects would occur and therefore further environmental review is not required, pursuant to Section 15162 of the CEQA Guidelines.

Regarding the Design Review, Find:

3. That the project, as proposed and conditioned, has been reviewed and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

    a. Section 6565.20(C) SITE PLANNING & STRUCTURE PLACEMENT; 2. Complement Other Structures in the Neighborhood; b. Views; Standard: The project is designed to minimize the effect on views from neighboring houses.

    b. Section 6565.20(D) ELEMENT OF DESIGN; 1. Building Mass, Shape and Scale; b. Neighborhood Scale; Standards (1): The design of the proposed residence would respect the scale of the neighborhood as the building dimensions, shape, form, and architectural details would be complementary to the style of other homes in the neighborhood.

c. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; a. Architectural Style; Standards (2): The proposed residence, which uses a Contemporary architectural style, would complement the coastal, semi-rural, diverse, small-town character of the area.

d. Section 6565.20(F) LANDSCAPING, PAVED ARES, FENCES, LIGHTING, AND NOISE; 4. Lighting: All exterior lighting would be "Dark-Sky" compliant as indicated on the exterior elevations and the exterior lighting specification(s).

e. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles Features; b. (1) Openings Windows: Windows and doors have been selected that are compatible with the dominant types on the house and in the neighborhood.

f. Section 6565.20 (F) LANDSCAPING, PAVED ARES, FENCES, LIGHTING, AND NOISE; 2. Paved Areas; Standards a.: The hardscape or impervious areas would be minimized on the site to reduce the volume and improve the quality of stormwater runoff into creeks and storm drains.

g. Section 6565.20(D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; Standards a. (2): The proposed Compatible with the exterior materials and colors used on neighboring houses. The applicant has avoided the use of colors that are too similar, repetitive, or clashing.

Regarding the Coastal Development Permit, Find:

4. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program. Specifically, the project complies with policies regarding locating and planning new development, protection of habitat for species.

5. That where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project is located between the nearest public road and the sea; shoreline access exists via Magellan Avenue and adjacent Mirada Surf Park and Beach.

6. That the project conforms to the specific findings required by policies of the San Mateo County LCP as discussed in Section A.2 of the staff report.

7. That the number of building permits for construction of new dwelling units other than for affordable housing issued in the calendar year does not exceed the limitations of Policy 1.23 as stated in Section 6328.19. As of the printing of this report, building permits for two new dwelling units have been issued in 2024. This requested permit shall be valid for five years from the date of the original approval (December 13, 2023); therefore, the project is likely to be, and is required to be, within the annual building permit limit.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on April 10, 2024, and in compliance with the plans reviewed by the CDRC on February 8, 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 Coastside Design Review Committee and the Planning Commission, with applicable fees to be paid.

2. The Coastal Development Permit and Design Review Permit shall be valid for 5 years from the date of the original approval (December 13, 2023), 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. Any further major modifications to the approved permits shall not extend the expiration of this permit and would require a new application. The Design Review Permit may be extended one time for a one (1) year increment with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.

3. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.

    a. The applicant shall maintain the datum point so that it would not be disturbed by the proposed construction activities until final approval of the building permit.

    b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).

c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.

d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation shall be shown on the plan, elevations, and cross-section (if one is provided).

e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.

f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Director of Planning and Building.

4. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:

   a. Project shall add screening for condenser units, proposed on east elevation.

5. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:

   a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

   b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

   c. Performing clearing and earth-moving activities only during dry weather.

   d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilization of designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

m. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.

n. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

o. Failure to install or maintain these measures would result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

6. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.

7. An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for grading, construction, and demolition purposes, as the project requires tree protection of significant trees and a grading permit. The Project Planner would send you an approved job copy of the Erosion Control and/or Tree Protection Plan. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, please email photos to the Project Planner. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Project Planner.

8. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.

9. No site disturbance shall occur, including any vegetation/tree removal or grading, until a building permit has been issued.

10. To reduce the impact of construction activities on neighboring properties, comply with the following:

    a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

    b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.

    c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Magellan Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Magellan Avenue. There shall be no storage of construction vehicles in the public right-of-way.

11. Color and materials verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.

12. Installation of the approved landscape plan is required prior to final inspection.

13. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. WELO applies to new landscape projects equal to or greater than 500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects

equal to or greater than 2,500 square feet. The following restrictions apply to projects using the prescriptive checklist:

a. Compost: Project shall incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).

b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.

c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.

d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.

e. Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.

14. Per Section 9296.5 of Division VII (Building Regulations) of the San Mateo County Ordinance Code, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.

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

15. **Mitigation Measure 1**: Establish a minimum 30-foot buffer zone from the centerline of the stream to the nearest point of the development in compliance with San Mateo County Local Coastal Program (LCP) Policy 7.11, which requires a 30-foot buffer zone from the midpoint of an intermittent stream absent riparian vegetation.

16. **Mitigation Measure 2**: Other than the 45 inches dbh Cypress tree in the front yard, no additional trees shall be removed.

17. **Mitigation Measure 3**: Implement best management practices (BMPs) for erosion and sediment control during all phases of building to include pre- and post-construction activities.

18. **Mitigation Measure 4**: A qualified biologist shall conduct a pre-construction migratory bird and raptor survey of all onsite trees within 250 feet of the proposed development footprint within 14 days of the onset of ground disturbance. If such species were detected, a suitable activity-free buffer shall be established around all active nests. The precise dimension of the buffer (up to 250 feet) would be determined at that time and may vary depending on such factors as nest location, species, and line of sight to the construction area. Buffers shall remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents.

19. **Mitigation Measure 5**: The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and National Pollutant Discharge Elimination System (NPDES) requirements for review and approval by the Building Inspection Division's Drainage Section.

20. **Mitigation Measure 6**: Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas.

County Geotechnical Section

21. Geotechnical report shall be required at the time of building permit application. The geotechnical consultant of record shall review and approve the grading plans, drainage plan(s) related to the geotechnical aspects, and the foundation plans at the minimum. Plans review letter shall be submitted to County for review and approval.

22. The geotechnical consultant of record shall propose site geotechnical inspections specifications in the geotechnical report. The specifications shall be in compliance with the California Building Code as a minimum.

Department of Public Works

23. 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.

24. 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.

25. Prior to the issuance of a building permit, the applicant shall be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No.3277.

Building Inspection Section

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

27. 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

28. At the time of building permit application, the project shall demonstrate compliance with the County Drainage Manual, including preventing stormwater from development from flowing across property lines. For projects that trigger size and/or slope thresholds, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project, subject to the Drainage Section's for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans.

    The following shall be required at the time of building permit submittal:

    a. Final Drainage Report stamped and signed by a registered Civil Engineer

    b. Final Grading and Drainage Plan stamped and signed by a registered Civil Engineer consistent with the requirements in the County's current Drainage Manual

    c. Final C.3 and C.6 Development Review Checklist

Coastside Fire Protection District

29. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 4-inch reflective numbers and letters similar to Hy-Ko 911 or equivalent. Temporary address numbers shall be posted prior to combustible materials being placed on site. The ADU address shall be 121B Magellan Avenue.

30. Any approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45,720 millimeters) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Exceptions may apply.

31. When required by the Coastside Fire Protection District, a Knox Box of the size and type designated shall be mounted on the building near the main entrance and shall be located a minimum of 60 inches and not higher than 72 inches above the finished floor, in a location approved by the fire code official. Additional Knox Boxes may be required at rear entrances to buildings. Knox padlocks or Knox Gate Switches may be required at any access as specified by the fire code official.

32. Gates shall be a minimum of 2 feet wider than the roadway they serve. Overhead gate structures shall have a minimum of 15½ feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock for fire department access. Electric gates shall be provided with a Knox Gate Switch and automatically open during power failures, unless equipped with manual override capability that is approved by Coastside Fire Protection District. Gates providing Fire access to a driveway or other roadway shall be located at least 35 feet from the primary road or street and shall open to allow a vehicle to stop without obstructing traffic on the adjoining roadway.

33. Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.7 and NFPA 72. Exceptions may apply.

34. Single or multiple-station smoke alarms shall be installed in accordance with CFC 2022 Section 907.2.11.2 and 907.2.11.5.

35. Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 sq. ft. (0.53 square meters). Exception may apply.

36. The minimum net clear opening height dimension shall be 24 inches (610 millimeters). The minimum net clear opening width dimension shall be 20 inches (508 millimeters). The net clear opening dimensions shall be the result of normal operation of the opening.

37. Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 millimeters) measured from the floor.

38. 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.

39. Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in wildland-urban interface areas shall be in accordance with Chapter 49. Defensible space shall be managed around all buildings and structures in State Responsibility Areas (SRA) as required in Public Resources Code 4291.

40. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

43. The minimum fire-flow and flow duration requirements for one-family residence shall be as specified in Tables B105.1(1) and B105.1(2). Required Fire Flow: 500 GPM.

44. For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of: a. The automatic sprinkler system demand, including hose stream allowance. b. The required fire flow.

45. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 meters) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

<u>Coastside County Water District (CCWD)</u>

46. The project shall comply with CCWD regulations on water service and metering. Coastside County Water District would perform inspections to verify compliance with all the applicable regulations during construction. A final inspection would be conducted when construction is complete.

47. The applicant shall complete an online application for water service with CCWD and complete an application for fire service and another application for residential water service.

48. A full set of the most recent plans and drawings for the project, including a full set (fire sprinkler, architectural, plumbing, mechanical, green building, structural, civil, utility, and landscape/irrigation) must be submitted to CCWD for review and approval. Existing and new utilities shall be clearly marked on the drawings.

49. Fire sprinklers are served from an independent and dedicated water service connection with a separate fire meter. Please note that CCWD does not allow passive purge systems to be installed on fire protection services. Fire protection services are authorized for the sole purpose of fire protection, so there shall be no cross connections.

50. The location of the new fire and domestic water services and meters shall be in a safe location and clear of driveways and parking areas.

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

Granada Community Services District

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

County of San Mateo - Planning and Building Department

ATTACHMENT B

San Mateo County

PLN2023-000228 (Huard Residence)

0.04 0 0.02 0.04 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

1: 1,128

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

County of San Mateo - Planning and Building Department

ATTACHMENT C

121 MAGELLAN AVE, HALF MOON BAY, CA 94019
SCALE: NTS

PROJECT INFORMATION
SCALE: NTS

GENERAL:

ADDRESS:	121 MAGELLAN AVE, MIRAMAR, CA 94019
APN:	048-013-920
PARCEL SIZE:	12,424 SF
JURISDICTION:	COUNTY OF SAN MATEO
ZONING DISTRICT:	R-1/S-94/DR/CD
CONSTRUCTION TYPE:	TYPE V-B
WUI/SRA ZONE:	NO
FEMA FLOOD ZONE:	NO
OCCUPANCY TYPE:	R3 - 2-STORY SINGLE FAMILY RESIDENCE (4 BED, 3 BATH)

SQUARE FOOTAGE OF STRUCTURES:
EXISTING: N/A VACANT LOT
PROPOSED: 3200 SF FACTORY BUILT 2-STORY SINGLE FAMILY DWELLING
640 SF FACTORY BUILT 1-STORY ADU
512 SF FACTORY BUILT ATTACHED GARAGE

LOT COVERAGE:
MAXIMUM ALLOWED: 30% (3,727 SF)
PROPOSED: 3401 SF/12,424 SF= 27.3%

BUILDING FLOOR AREA:
MAXIMUM ALLOWED: 6200 SF (PARCEL SIZE MORE THAN 11,698 SF)
PROPOSED: 4397 SF

SQUARE FOOTAGE OF LANDSCAPING:

NEW:	2910 SF
REHABILITATED:	N/A

REQUIRED SETBACKS : 3

FRONT YARD:	20' - 0"
SIDE YARD:	10' - 0"
REAR YARD:	30' - 0"
T.O. INTERMITTENT STREAM BANK:	30' - 0"

PROPOSED SETBACKS:

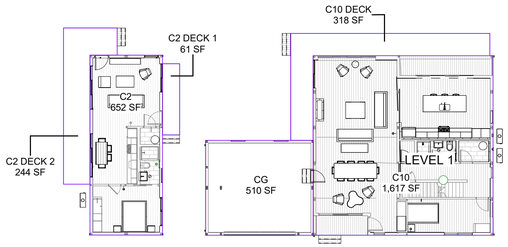
FRONT YARD:	21' - 5 1/2"
SIDE YARD:	10' - 2"
SIDE YARD:	22' - 5 1/2"
REAR YARD:	38' - 3"
T.O. INTERMITTENT STREAM BANK:	36' - 2 1/2"

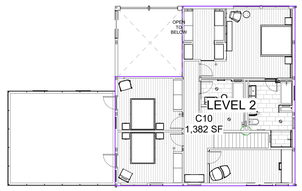
BUILDING HEIGHT: 5
MAXIMUM ALLOWED: 28' - 0"
PROPOSED: 22' - 8"

PROPOSED GRADING:

EXCAVATION:	19 CY
FILL:	30 CY
IMPORT:	11 CY

NOTE: GRADING QUANTITIES PER CIVIL SHEET C-1





LOT COVERAGE		
Name	Level	Area
CG	C10 LEVEL 1 FF	510 SF
C10 DECK	C10 LEVEL 1 FF	318 SF
C10	C10 LEVEL 1 FF	1,617 SF
C2 DECK 2	C10 LEVEL 1 FF	244 SF
C2 DECK 1	C10 LEVEL 1 FF	61 SF
C2	C10 LEVEL 1 FF	652 SF
Grand total		3,401 SF

BUILDING FLOOR AREA		
Name	Level	Area
CG	C10 LEVEL 1 FF	510 SF
C10	C10 LEVEL 1 FF	1,617 SF
C10	C10 LEVEL 2 FF	1,382 SF
C2	C10 LEVEL 1 FF	652 SF
Grand total		4,160 SF

APPLICABLE CODES
SCALE: NTS

APPLICABLE CODES

REGULATING CODES: 2022 CBSC
-CA RESIDENTIAL CODE
-CA ELECTRICAL CODE
-CA MECHANICAL CODE
-CA PLUMBING CODE
-CA ENERGY CODE
-CALGREEN CODE

NOTE: THESES PLANS ARE SUBMITTED TO CALIFORNIA HCD DEPARTMENTS UNDER CALIFORNIA FACTORY BUILT HOUSING PROGRAM, IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 25 CHAPTER 3 SUBCHAPTER 1

PROJECT DIRECTORY
SCALE: NTS

ARCHITECT:
Gordon Stott (Home Ec, Inc.)
304 S Broadway #320
Los Angeles, CA 90013
TEL 323 697 2386
EMAIL hello@connect-homes.com

MODULAR BUILDER:
Connect Homes Factory
1811 Riverview Dr.
San Bernardino, CA 92408

STRUCTURAL ENGINEER:
Reza Shabani, M.Eng., M.Sc. , PE.
8th St. Construction & Consulting
TEL 619 906 0202
EMAIL reza@8thstreets.com

ARBORIST:
Maguire Tree Care, Inc.
P.O Box 608
Moss Beach, CA 94038
TEL 650 574 0215
EMAIL paul@maguiretreecare.com

SURVEYOR:
Verticom Land Surveying
1104 Corporate Way, Ste 238
Sacramento, Ca 95813
TEL 658 867 1580

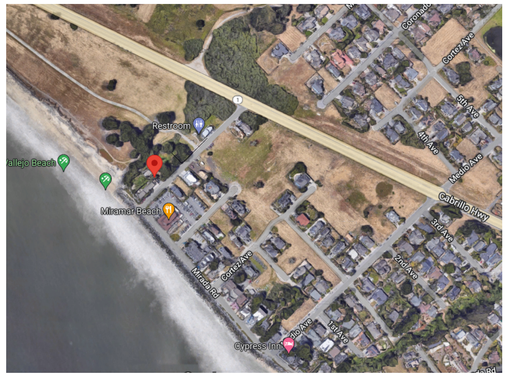
GEOTECHNICAL ENGINEER:
Sigma Prime Geosciences Inc.
111 Vassar Street
Half Moon Bay, CA 94019
TEL 650 728 3590

CIVIL ENGINEER:
Clifford Bechtel and Associates, LLC.
1321 254th Place, SE
Sammamish, WA 98075
TEL 650 333 0103
EMAIL cliffbechtel1@comcast.net

IRRIGATION CONSULTANT:
Brookwater Consultants
480 St. John Street, Suite 220
Pleasanton, Ca 94566
TEL 925 855 0417
EMAIL janet@brookwater.com

OWNER:
Ruth and Paul Huard
350 Sequoia Ave
Palo Alto, CA 94306
TEL 808 282 8059
EMAIL rhuard@gmail.com

VICINITY MAP
SCALE: NTS



SHEET INDEX
SCALE: NTS

DRB SET - ARCHITECTURE	
Sheet Number	Sheet Name
DR-0.1	TITLE SHEET
DR-0.2	SURVEY
DR-0.3	SITE PHOTOS
DR-1.1	SITE PLAN
DR-1.2	SITE DEVELOPMENT PLAN
DR-2.1	FLOOR PLAN C10+CG
DR-2.2	ROOF PLAN C10+CG
DR-2.3	FLOOR PLAN C2
DR-3.0	EXTERIOR ELEVATIONS C10+CG
DR-3.1	EXTERIOR ELEVATIONS C10+CG
DR-3.2	EXTERIOR ELEVATIONS C2
DR-4.1	SECTIONS C10
DR-4.2	SECTIONS C2
DR-5.0	PERSPECTIVE VIEWS
DR-6.0	MATERIALS, FINISHES + LIGHTING
DR-6.1	REFERENCE IMAGES

DRB SET - LANDSCAPE	
Sheet Number	Sheet Name
LA-1.1	HARDSCAPE PLAN
LA-1.2	LIGHTING PLAN
LA-1.3	PLANTING PLAN
LA-1.4	PLANTING PLAN SCHEDULE
LA-1.5	LANDSCAPE DETAILS & NOTES
IR-1	IRRIGATION PLAN
IR-2	IRRIGATION NOTES & LEGENDS
IR-3	IRRIGATION DETAILS
IR-4	IRRIGATION DETAILS & WORKSHEETS
TP-1.0	TREE PRESERVATION REPORT

1

DRB SET - CIVIL	
Sheet Number	Sheet Name
C-1	GRADING, DRAINAGE, & UTILITY PLAN
C-2	EROSION & SEDIMENT CONTROL & STAGING PLAN
C-3	CIVIL DETAILS
C-4	CONSTRUCTION BMP CHECKLIST

I AGREE TO COMPLY WITH THE REQUIRMENT OF THE WATER EFFICIENT LANDSCPAE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

PAUL HUARD DATE
PROPERTY OWNER

*FOR IRRIGATION PLAN AND WELO SHEETS SEE BROOKWATER PLAN

*FOR TREE REMOVED SEE ARBORIST REPORT

PROJECT DESCRIPTION
SCALE: NTS

The proposed residence is a 2-Story, 3,200 SF factory built HCD approved single family dwelling and 510 SF attached garage with site built foundation and a factory built HCD approved 640 SF ADU with a site built foundation.

Design review standards - Connect Homes has rethought the entire process of design and construction for homeowners. We provide factory built, highly energy efficient single family homes that are delivered to the site almost completely finished. This process drastically reduces on-site construction time which will be a great relief to the neighbors and natural environment. Every effort has been made to follow the residential design standards and support the design guidelines of the community.

- The project is sited to maintain the natural environment of the lot, and preserve the existing trees as much as possible
- Grading has been extremely limited.
- Construction has been located away from the creekbed so no existing ecosystems are disturbed.
- The new structures fit within the scale of adjacent structures and offer variety in form with a two-story main house, a garage with roof deck, and one story ADU.
- Forms have been broken up with the addition of various design elements including inset covered decks, glass guardrails, building awnings, material variety, garden walls, and landscaping.
- The garage has been clad in wood to soften it's appearance and garden walls are placed to create varying planes of depth at the street face of the property.
- Hardscape has been minimized and landscape has been used to create a natural appearance.
- Drought tolerant and native and non invasive species are proposed.
- Exterior materials and colors are natural and varied to create a warm and interesting design.
- Exterior lighting is low level and directed towed the ground.

HUARD RESIDENCE

121 MAGELLAN AVE, HALF MOON BAY, CA 94019

CONNECT HOMES
304 South Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

SEAL / SIGNATURE

ISSUANCE

Rev. No.	Date	Description
	1/20/23	COASTAL DESIGN REVIEW
1	05/31/23	COASTAL DESIGN REVIEW REV 1
3	08/30/23	COASTAL DESIGN REVIEW REV 3
4	11/16/23	COASTAL DESIGN REVIEW REV 4
5	01/22/24	COASTAL DESIGN REVIEW REV 5

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
TITLE SHEET

SCALE

SHEET NO.
DR-0.1

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TOPOGRAPHIC SURVEY

LANDS OF HUARD
DOCUMENT # 2017–057728 O.R.

LOTS 6, 7 AND 8, BLOCK 1
"SHORE ACRES HALF MOON BAY, CALIFORNIA
FIRST ADDITION TO THE CITY OF BALBOA"
VOLUME 3 OF MAPS AT PAGE 95

ASSESSOR'S PARCEL NUMBER: 048–013–920

PROPERTY LEGAL DESCRIPTION

THE FOLLOWING INFORMATION IS PER DEED RECORDED 07/07/2017 AS DOCUMENT NO 2017–057728, SAN MATEO COUNTY RECORDER.
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
LOTS 6, 7 AND 8, BLOCK 1, AS DESIGNATED ON THE MAP ENTITLED, "SHORE ACRES HALF MOON BAY, CALIFORNIA FIRST ADDITION TO THE CITY OF BALBOA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON DECEMBER 18, 1905, IN BOOK 3 OF MAPS AT PAGE 95. PURSUANT TO CERTIFICATE OF COMPLIANCE THE ABOVE PROPERTY IS NOW ONE LEGAL LOT.

TITLE REPORT SCHEDULE "B" EXCEPTIONS

TITLE REPORT PROVIDED BY FIDELITY NATIONAL TITLE COMPANY, TITLE NO.: FSMO–6551700307–JL, DATED MARCH 21,2017.

THERE ARE NO PLOTTABLE EXCEPTIONS.

BASIS OF BEARING AND COORDINATES

THE BEARING N45°40'00"E ON THE CENTERLINE OF MEDIO AVENUE AS SHOWN ON THOSE CERTAIN RECORD OF SURVEY MAPS FILED IN VOLUME 20 OF LLS MAPS AT PAGES 31 AND 32 AND IN VOLUME 30 OF LLS MAPS AT PAGE 98, RECORDS OF SAN MATEO COUNY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

VERTICAL DATUM

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD88 DATUM. ELEVATIONS HEREON WERE OBTAINED BY REAL TIME KINEMATIC GPS REFERENCE NETWORK 'SMARTNET', UTILIZING GEOID 18.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT PROPERTY.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. NO MONUMENT(S) WERE SET AS PART OF THIS SURVEY.

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER, 2022 AND THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

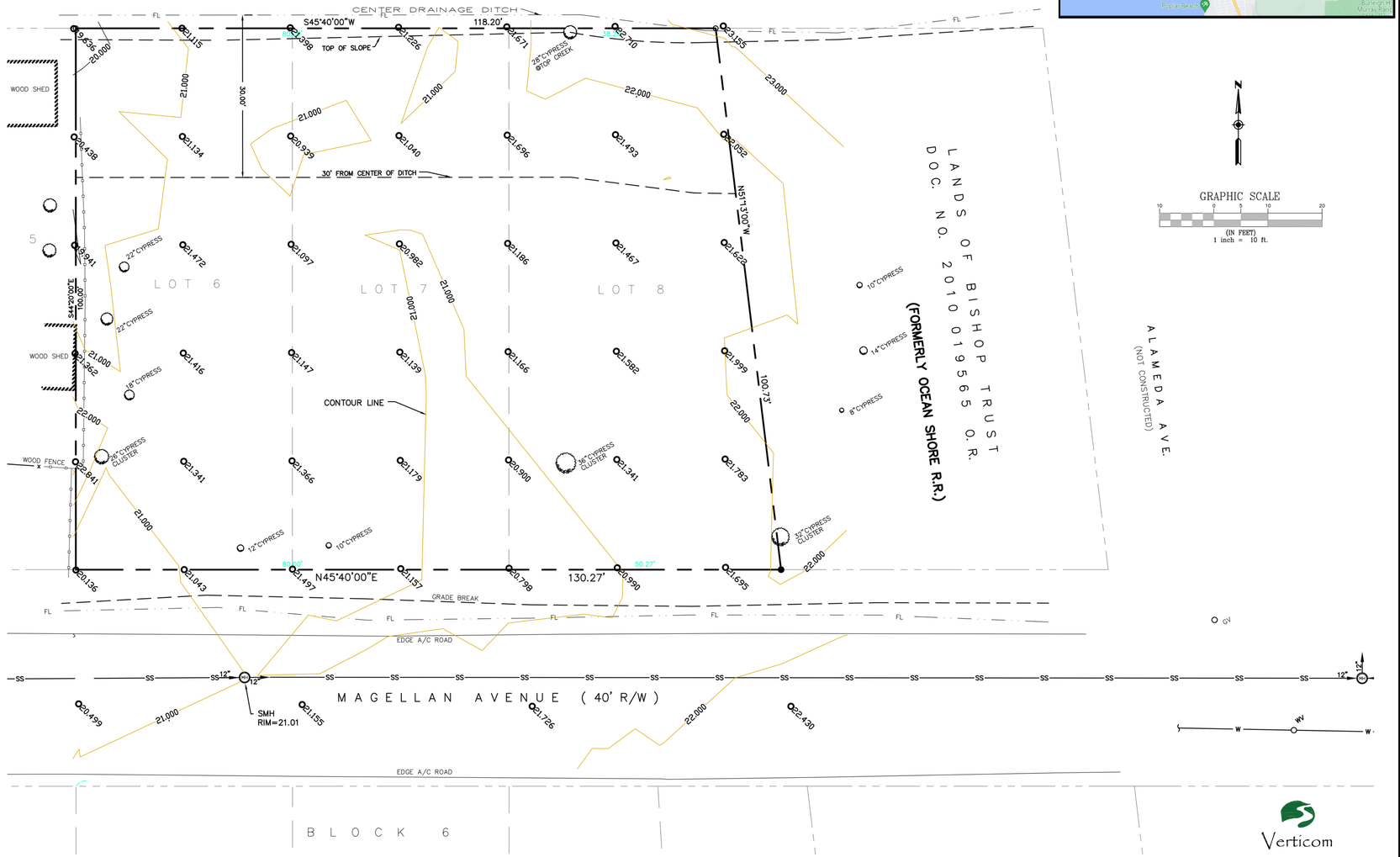
REGISTERED SURVEYOR: JEFFERY W. GARCIA
PROFESSIONAL LAND SURVEYOR NO. 8521
STATE OF CALIFORNIA

DATE 10/30/2022

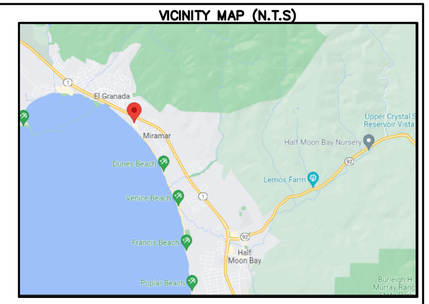
PROFESSIONAL LAND SURVEYOR · JEFFERY W. GARCIA · LS 8521 · RENEWS 12/31/22 · STATE OF CALIFORNIA

LEGEND

- ADJACENT PROPERTY LINE
- CENTERLINE
- PROPERTY LINE
- FENCE
- RETAINING WALL
- (P) POWER POLE
- (PB) PULL BOX
- (GV) GAS VALVE
- (WV) WATER VALVE
- (MH) MANHOLE
- TREE
- FOUND MONUMENT
- CALCULATED POSITION
- (WM) WATER METER
- FINISH FLOOR OR SITE BENCHMARK



VICINITY MAP (N.T.S)



N

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

Verticom
LAND SURVEYING
1104 CORPORATE WAY, STE 238
SACRAMENTO, CA 95813
VERTI-COM.COM
658-867-1580

Sheet 1 of 1

SURVEY
SCALE: NTS

HUARD RESIDENCE

121 MAGELLAN AVE, HALF MOON BAY, CA 94019

CONNECT HOMES
304 South Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

SEAL / SIGNATURE

ISSUANCE

Rev. No.	Date	Description
	1/20/23	COASTAL DESIGN REVIEW
5	01/22/24	COASTAL DESIGN REVIEW REV 5

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
SURVEY

SCALE

SHEET NO.
DR-0.2

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121 Magellan Ave

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Image capture: Nov 2021 © 2022 Google

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Image capture: Nov 2021 © 2022 Google

121 Magellan Ave

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121 Magellan Ave

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Image capture: Nov 2021 © 2022 Google

121 Magellan Ave

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Image capture: Nov 2021 © 2022 Google

121 Magellan Ave

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Image capture: Nov 2021 © 2022 Google

121 Magellan Ave

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Image capture: Nov 2021 © 2022 Google

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HUARD RESIDENCE

121 MAGELLAN AVE, HALF MOON BAY, CA 94019

CONNECT HOMES

304 South Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

SEAL / SIGNATURE

ISSUANCE

Rev. No.	Date	Description
5	1/20/23 01/22/24	COASTAL DESIGN REVIEW COASTAL DESIGN REVIEW REV 5

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SHEET SET

PROJECT NAME

HUARD RESIDENCE

PROJECT NUMBER

22-0032

DESCRIPTION

SITE PHOTOS

SCALE

SHEET NO.

DR-0.3

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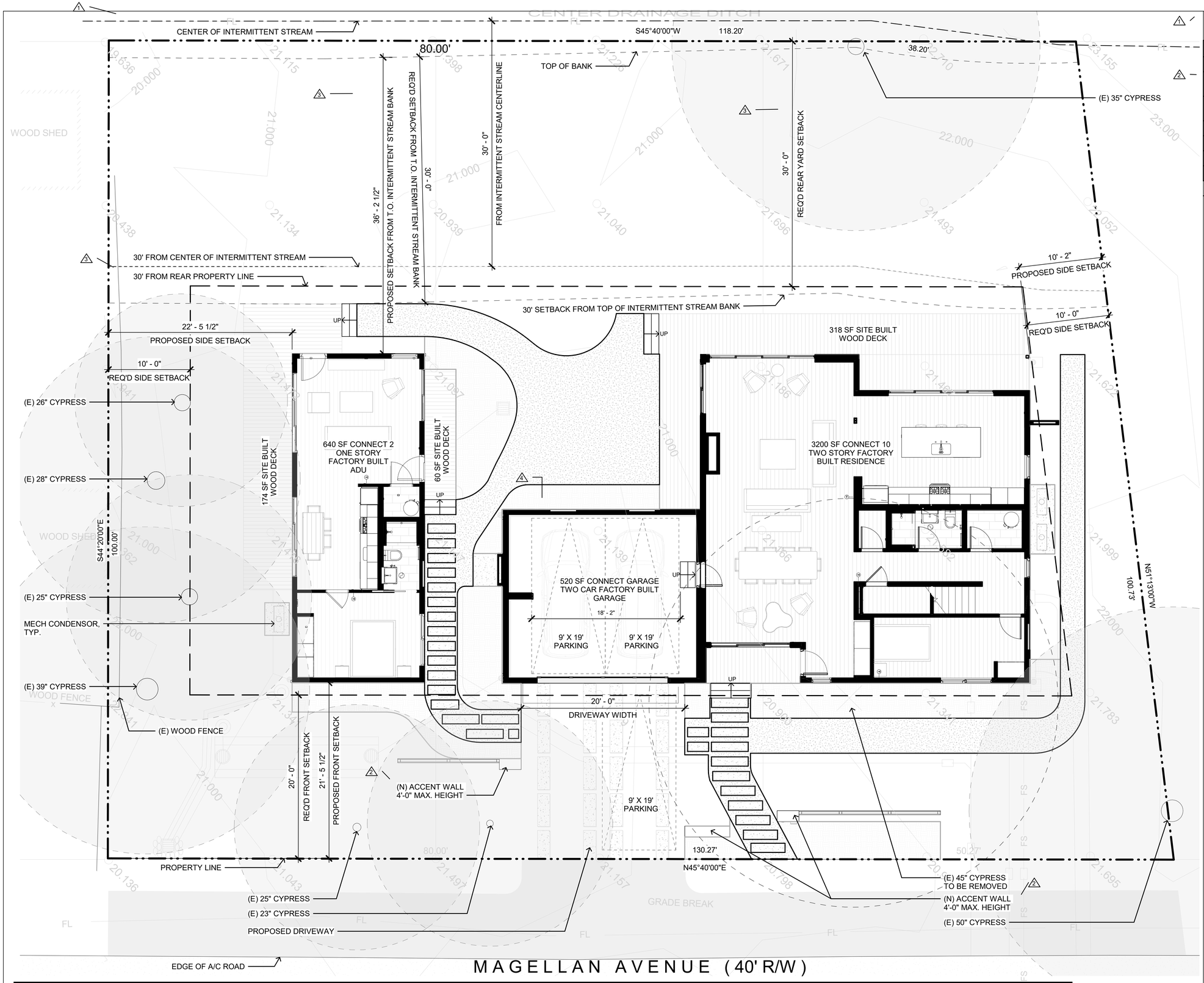

1 SITE PLAN
SCALE: 3/16" = 1'-0"

IMPERVIOUS SURFACES

TOTAL LOT AREA	12,424 SF	
	PERMITTED (SF)	PROPOSED (SF)
IMPERVIOUS AREA (LESS THAN 18")	1,242 SF = 10% OR (NOT TO EXCEED 1,170 SF FOR RESIDENTIAL USES)	397 SF IMPERVIOUS AREA (LESS THAN 18")
TOTAL IMPERVIOUS AREA (TOTAL)	1,242 SF = 10% OR (NOT TO EXCEED 1,170 SF FOR RESIDENTIAL USES)	1080 SF IMPERVIOUS AREA (TOTAL)
DRIVEWAY PAVERS & FENCING		118 SF
WALKWAY PAVERS		128 SF
OUTDOOR SHOWER PAD		15 SF
CONDENSER PADS (3)		36 SF
DETENTION TANK		100 SF

NOTE: SEE LA-1.1 FOR HARDSCAPE PLAN

SITE PLAN LEGEND

- WALKWAY/DRIVEWAY PAVERS
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

HUARD RESIDENCE

121 MAGELLAN AVE, HALF MOON BAY, CA 94019

CONNECT HOMES

304 South Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

SEAL / SIGNATURE

ISSUANCE

Rev. No.	Date	Description
	1/20/23	COASTAL DESIGN REVIEW
1	05/31/23	COASTAL DESIGN REVIEW REV 1
2	08/07/23	COASTAL DESIGN REVIEW REV 2
3	08/30/23	COASTAL DESIGN REVIEW REV 3
4	11/16/23	COASTAL DESIGN REVIEW REV 4
5	01/22/24	COASTAL DESIGN REVIEW REV 5

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
SITE PLAN

SCALE **NORTH ARROW**

North / True North

SHEET NO.
DR-1.1

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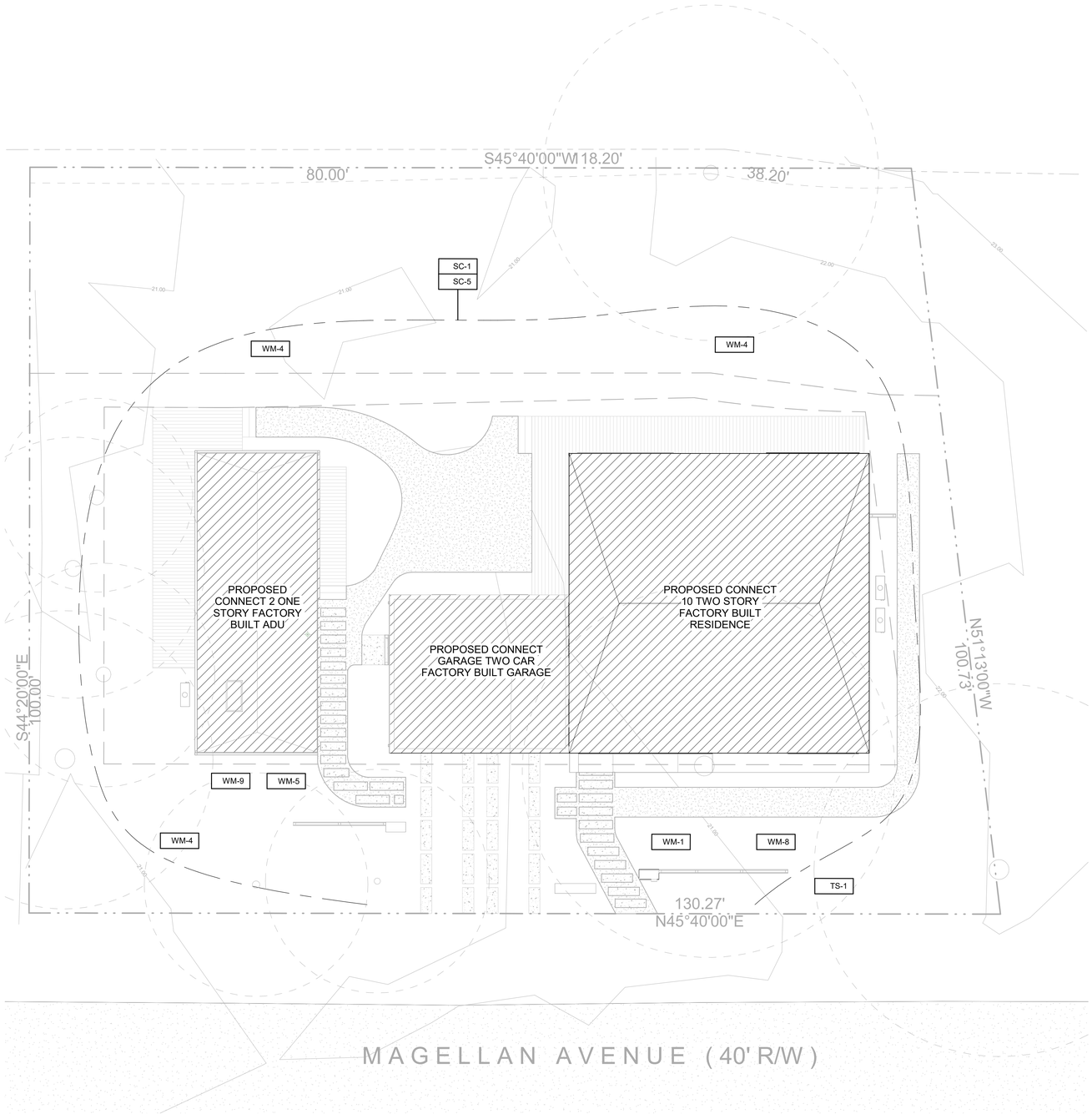

1 SITE DEVELOPMENT PLAN
SCALE: 1/8" = 1'-0"

BMP SCHEDULE & NOTES

BMP SCHEDULE:

BMPs NEED TO BE IMPLEMENTED WITH THE COMMENCEMENT OF THE CONSTRUCTION ACTIVITIES, AND MUST BE IMPLEMENTED YEAR ROUND, AS APPROPRIATE, UNTIL THE PROJECT IS COMPLETE.

START OF CONSTRUCTION:
- IMPLEMENT ALL REQUIRED BMPS PRIOR TO CONSTRUCTION ACTIVITY

DURING CONSTRUCTION:
- SCHEDULE MONTHLY INSPECTIONS OF BMPS AND REPAIR AS NEEDED
- INSPECT AND REPAIR BMPS AFTER STORMS AFTER CONSTRUCTION IS COMPLETE:
- REMOVE ALL WASHOUTS AND WASTE MANAGEMENT INSTALLATIONS
- REVEGETATE AS SOON AS IS PRACTICABLE

BMP SCHEDULE NOTES

A. VEHICLE AND HEAVY EQUIPMENT INGRESS AND EGRESS TO THE CONSTRUCTION SITE SHALL BE LIMITED TO PAVED OR REINFORCED ENTRANCES. REINFORCED ENTRANCES SHALL BE DESIGNED, BUILT, AND MAINTAINED SO AS TO PREVENT SEDIMENT FROM "TRACKING-OUT" INTO THE PUBLIC RIGHT-OF-WAY ON VEHICLE AND HEAVY EQUIPMENT TIRES.

B. ALL DIRT OR SEDIMENT TRACKED INTO THE PUBLIC RIGHT-OF-WAY SHALL BE PROMPTLY REMOVED AS SOON AS FEASIBLE AND NO LESS FREQUENTLY THAN AT THE END OF EACH WORKING DAY. DRY SWEEPING METHODS ARE TO BE USED FOR SWEEPING.

C. EXISTING VEGETATION SHALL BE PRESERVED WHEREVER FEASIBLE TO MINIMIZE DISTURBED SOIL AREA AND ASSOCIATED EROSION.

D. ALL CONSTRUCTION PRODUCTS INCLUDING UNCURED PAINT, CONCRETE, STUCCO, DRYWALL MUD, AND MORTAR SHALL BE PROTECTED FROM RUN-ON DURING PRECIPITATION AND WASTES DISPOSED OF PROPERLY IN A DESIGNATED WASHOUT.

E. ALL STOCKPILES OF ERODIBLE MATERIALS SHALL BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS TO PREVENT EROSION AND DUST GENERATION.

F. ALL STORM DRAIN INLETS ON THE SITE OR RECEIVING DIRECT DISCHARGES OF STORMWATER FROM THE SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN DISCHARGES USING APPROPRIATE BEST MANAGEMENT PRACTICES.

BEST MANAGEMENT PRACTICE NOTES:

- NO LANDSCAPE IRRIGATION SYSTEM
- LANDSCAPING IS OUTSIDE THE SCOPE OF THIS PROJECT
- ALL GRADES ADJACENT TO HOUSE AND GARAGE TO HAVE MIN. 2% SLOPE
- DISPLACED TOPSOIL SHALL BE STOCKPILED FOR REUSE IN A DESIGNATED AREA AND COVERED OR PROTECTED FROM EROSION. PROTECTION FROM EROSION INCLUDES COVERING WITH TARPS, STRAW, MULCH, CHIPPED WOOD, VEGETATIVE COVER, OR OTHER MEANS ACCEPTABLE TO THE ENFORCING AGENCY TO PROTECT THE TOPSOIL FOR LATER USE.
- THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND DELINEATED BY FENCING TO LIMIT CONSTRUCTION ACTIVITY TO THE CONSTRUCTION AREA. HEAVY EQUIPMENT OR VEHICLE TRAFFIC AND MATERIAL STORAGE OUTSIDE THE CONSTRUCTION AREA SHALL BE LIMITED TO AREAS THAT ARE PLANNED TO BE PAVED.
- CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES; PAINTS; CONCRETE; PETROLEUM PRODUCTS; CHEMICALS; WASH WATER OR SEDIMENTS; RINSE WATER FROM ARCHITECTURAL COPPER; AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES
- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS/WASTES PROPERLY TO PREVENT CONTACT WITH STORMWATER
- DO NOT CLEAN, FUEL, OR MAINTAIN VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED
- TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES/SUBCONTRACTORS RE: CONSTRUCTION BMPS
- PROTECT ALL STORM DRAIN INLETS IN VICINITY OF SITE USING SEDIMENT CONTROLS SUCH AS BERMS, FIBER ROLLS, OR FILTERS
- LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS
- DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES, AND DRAINAGE COURSES
- PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER
- USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING AND OBTAIN ALL NECESSARY PERMITS
- DIVERT ON-SITE RUNOFF AROUND EXPOSED AREAS; DIVERT OFF SITE RUNOFF AROUND THE SITE
- PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING SEDIMENT BARRIERS AND MULCHING
- NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE IN COMPLIANCE WITH AT LEAST 65% REDUCTION

BMP LEGEND

PROPERTY LINE

SETBACK LINE

PROPOSED BUILDING FOOTPRINT

MATERIAL & WASTE MANAGEMENT CONTROL BMP'S

WM-1	MATERIAL DELIVERY AND STORAGE
WM-4	SPILL PREVENTION & CONTROL
WM-5	SOLID WASTE MANAGEMENT
WM-8	CONCRETE WASTE MANAGEMENT
WM-9	SANITARY WASTE MANAGEMENT

TEMPORARY RUNOFF CONTROL BMP'S

SC-1	SILT FENCE
SC-5	FIBER ROLLS

TOP SOIL PROTECTION

TS-1	COVERED TOP SOIL STOCKPILE

GENERAL NOTES PLAN

- OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO BUILDING OCCUPANT OR OWNER, RECYCLING BY OCCUPANTS

- UTILITY LINE COORDINATION FOR DIAGRAMMATIC PURPOSE ONLY, ACTUAL UTILITY LINE LOCATION AND CONNECTIONS TO BE FINALIZED BY LOCAL CONTRACTOR

HUARD RESIDENCE

121 MAGELLAN AVE, HALF MOON BAY, CA 94019

CONNECT HOMES

304 South Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

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ISSUANCE

Rev. No.	Date	Description
	1/20/23	COASTAL DESIGN REVIEW
5	01/22/24	COASTAL DESIGN REVIEW REV 5

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
SITE DEVELOPMENT PLAN

SCALE **NORTH ARROW**

North / True North

SHEET NO.
DR-1.2

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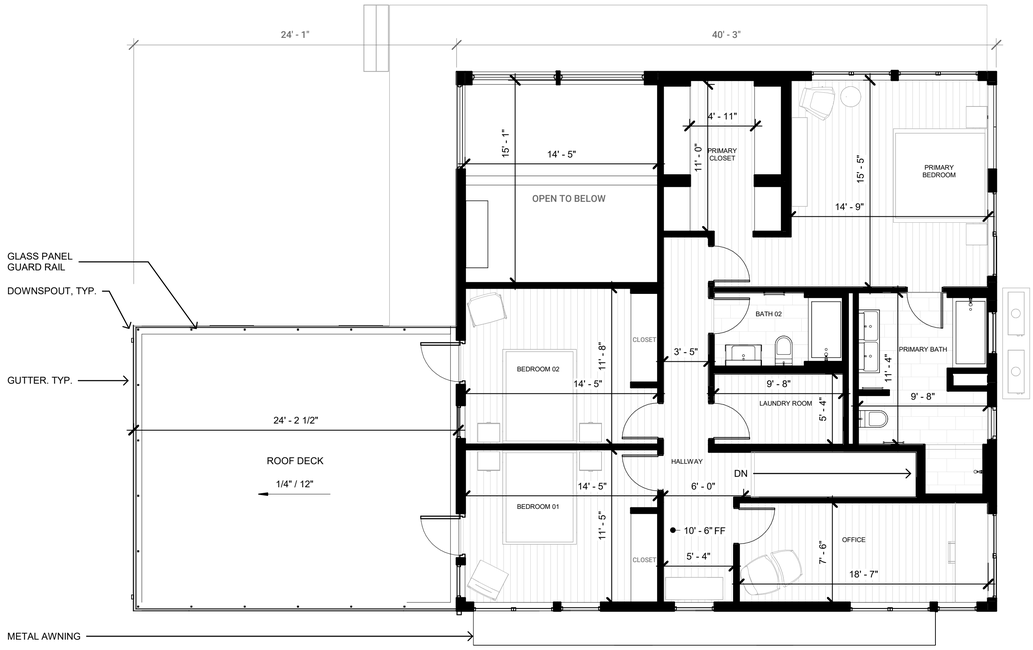
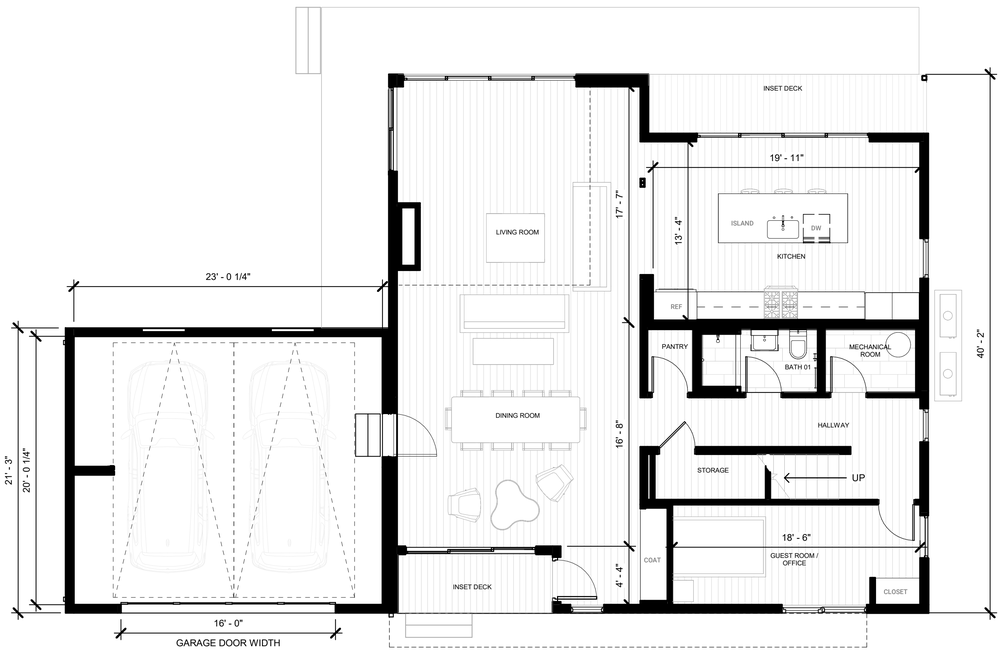


2 LEVEL 2 FLOOR PLAN

SCALE: 3/16" = 1'-0"



1 LEVEL 1 FLOOR PLAN

SCALE: 3/16" = 1'-0"

FLOOR AREA

Area Schedule (Gross Building) C10		
Name	Level	Area
C10	C10 LEVEL 1 FF	1,617 SF
C10 DECK	C10 LEVEL 1 FF	318 SF
C10	C10 LEVEL 2 FF	1,382 SF
Grand total		3,316 SF

KEY PLAN

HUARD RESIDENCE

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SHEET SET

PROJECT NAME

HUARD RESIDENCE

PROJECT NUMBER

22-0032

DESCRIPTION

FLOOR PLAN C10+CG

SCALE **NORTH ARROW**

SHEET NO.

DR-2.1

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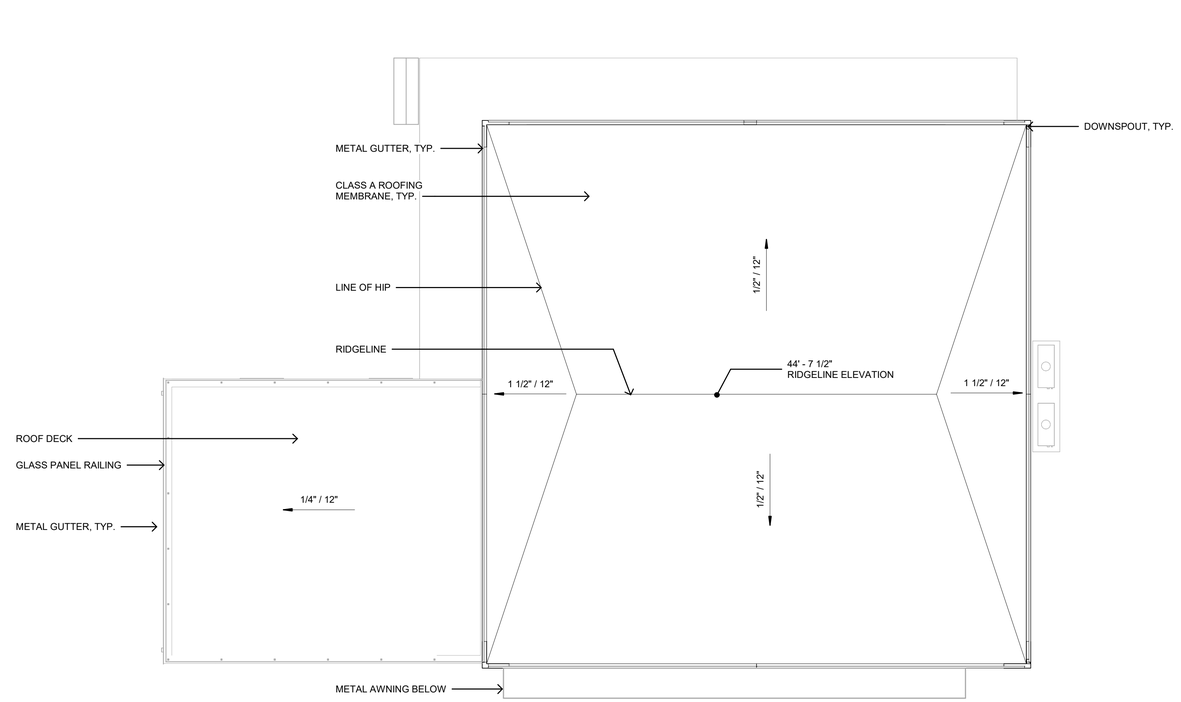
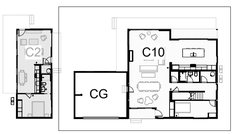


1 ROOF PLAN C10 + CG
SCALE: 3/16" = 1'-0"

SHEET

GENERAL

KEY PLAN



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CONNECT HOMES

304 South Broadway #320,
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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
ROOF PLAN C10+CG

SCALE

NORTH ARROW

SHEET NO.
DR-2.2

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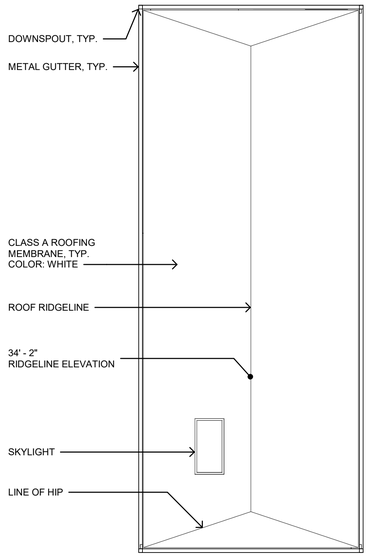
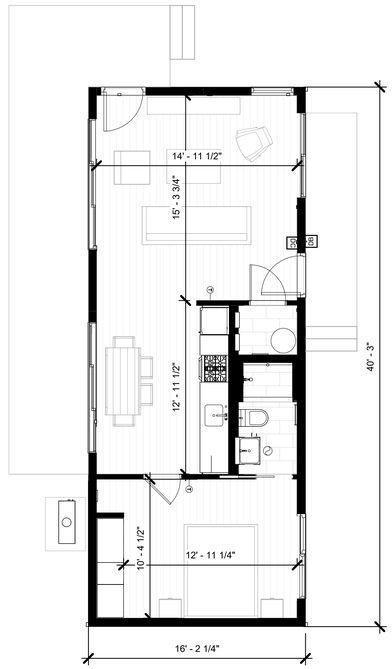


2 ROOF PLAN
SCALE: 3/16" = 1'-0"



1 LEVEL 1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

FLOOR AREA

Area Schedule (Gross Building) C2		
Name	Level	Area
C2	C10 LEVEL 1 FF	652 SF
C2 DECK 2	C10 LEVEL 1 FF	244 SF
C2 DECK 1	C10 LEVEL 1 FF	61 SF
Grand total		957 SF

KEY PLAN

HUARD RESIDENCE

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
FLOOR PLAN C2

SCALE

NORTH ARROW

SHEET NO.
DR-2.3

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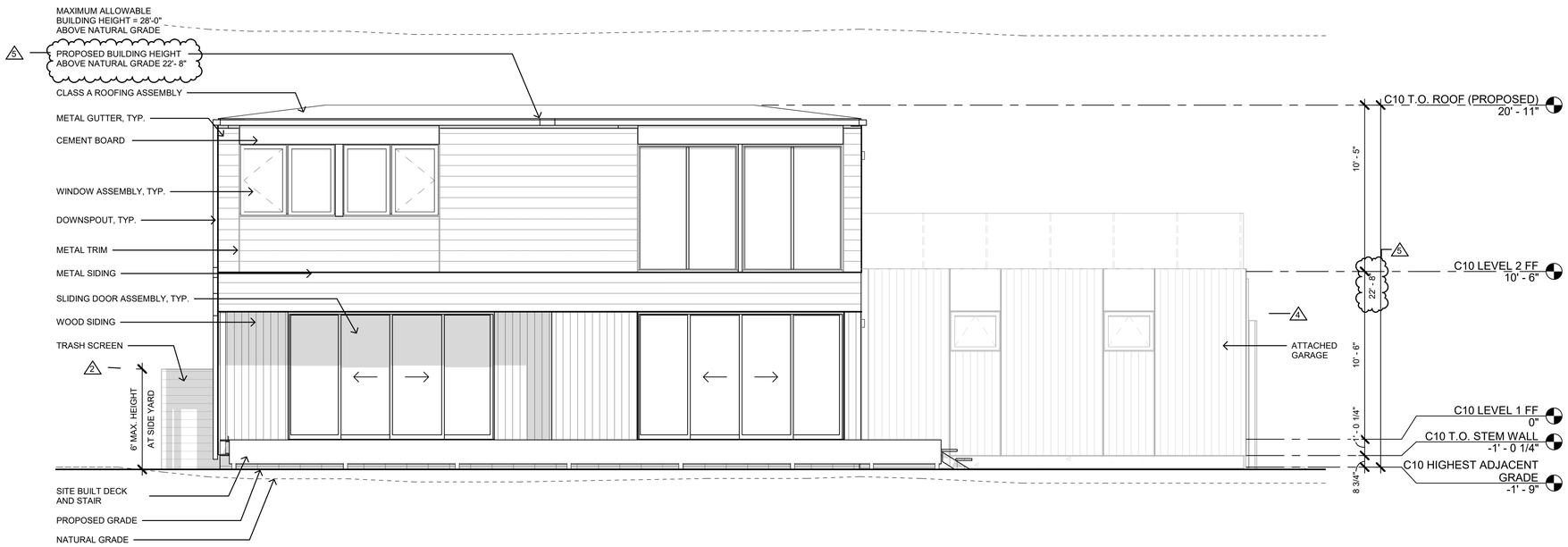
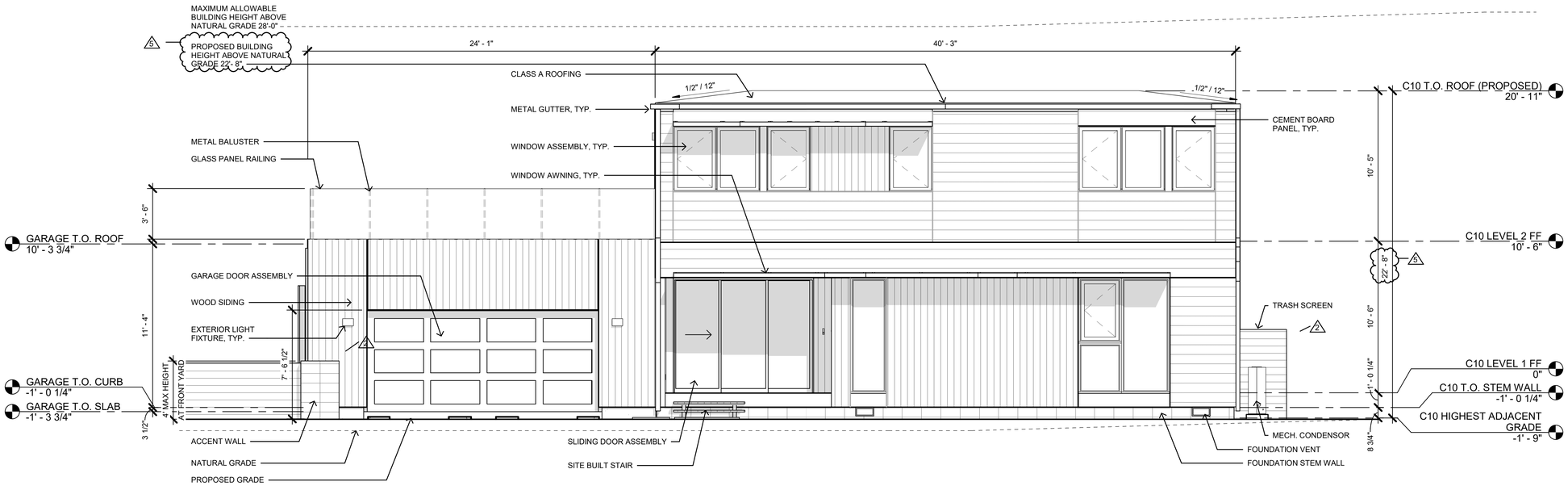


2 DR - NORTH ELEVATION C10 + CG

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



1 DR - SOUTH ELEVATION C10 + CG

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

EXT. MATERIAL LEGEND

NOTE:
REFER TO DR-6.0 FOR FINISH MATERIAL COLOR AND TEXTURE

- WOOD SIDING
- METAL SIDING
- CEMENT BOARD PANEL

KEY PLAN

HUARD RESIDENCE

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SHEET SET

PROJECT NAME

HUARD RESIDENCE

PROJECT NUMBER

22-0032

DESCRIPTION

EXTERIOR ELEVATIONS C10+CG

SCALE

SHEET NO.

DR-3.0

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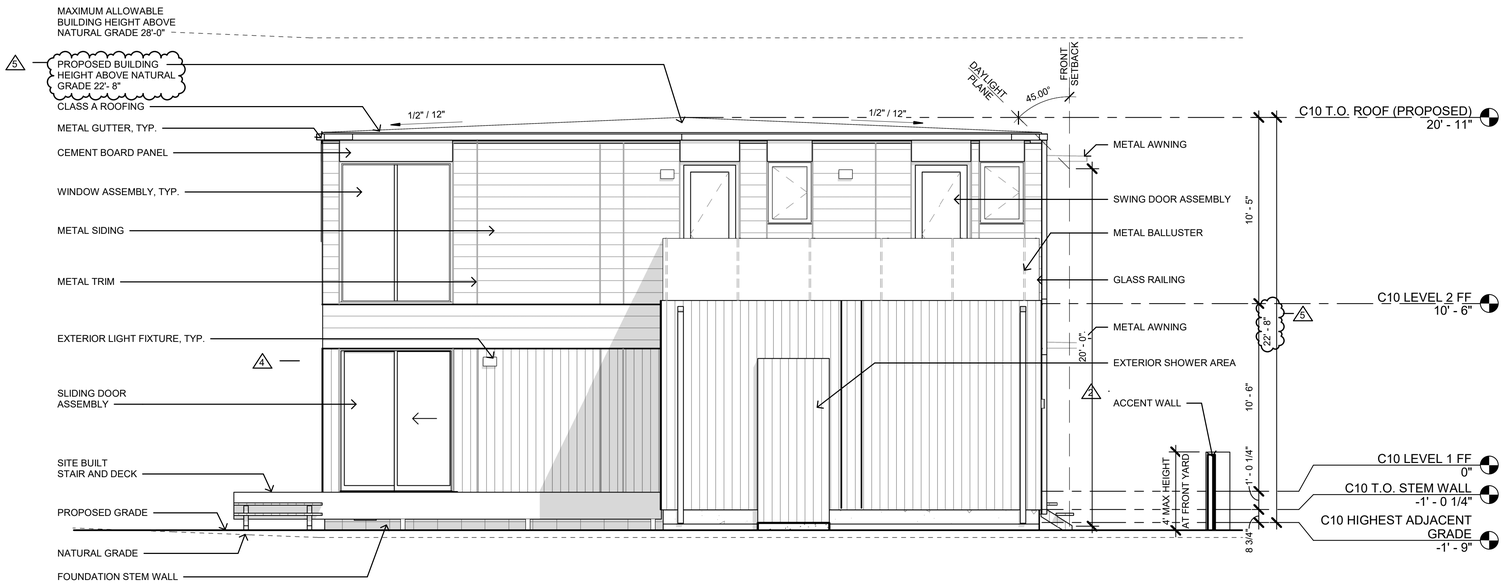
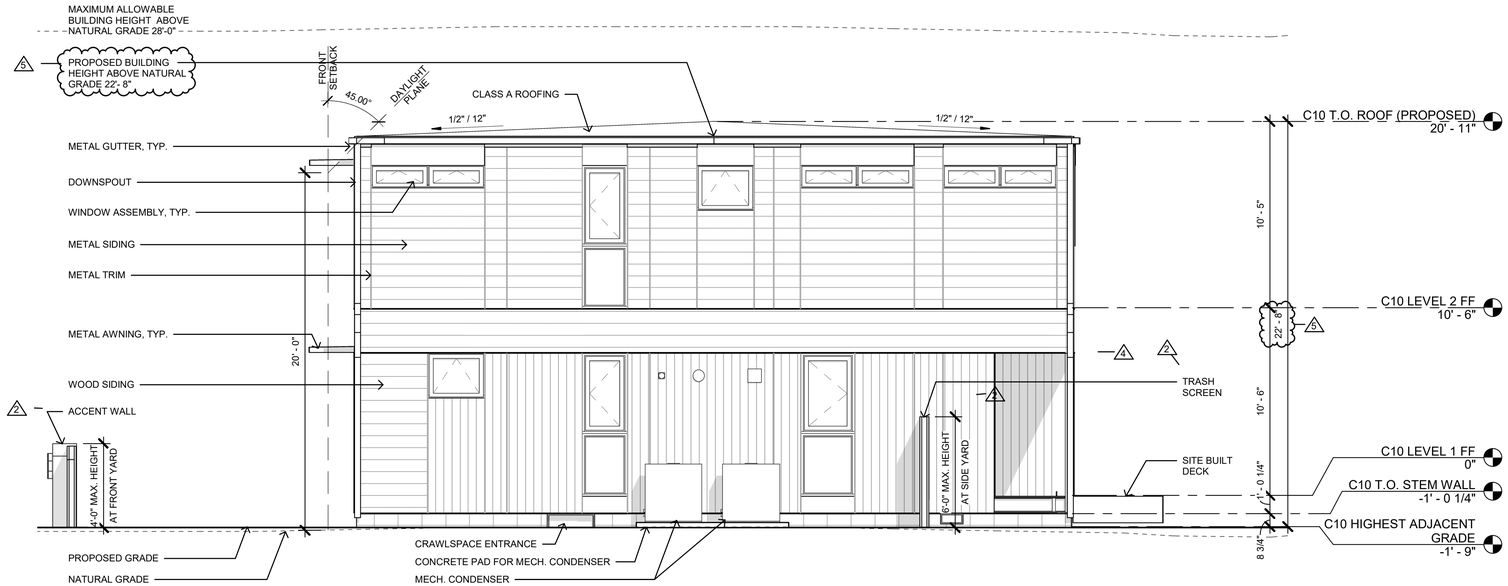


2 WEST ELEVATION C10 + CG

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



1 EAST ELEVATION C10 + CG

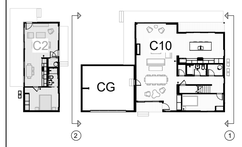
SCALE: 1/4" = 1'-0"

EXT. MATERIAL LEGEND

NOTE:
REFER TO DR-6.0 FOR FINISH MATERIAL COLOR AND TEXTURE

- WOOD SIDING
- METAL SIDING
- CEMENT BOARD PANEL

KEY PLAN



HUARD RESIDENCE

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MOON BAY, CA 94019

CONNECT HOMES

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SHEET SET

PROJECT NAME

HUARD RESIDENCE

PROJECT NUMBER

22-0032

DESCRIPTION

EXTERIOR ELEVATIONS C10+CG

SCALE

SHEET NO.

DR-3.1

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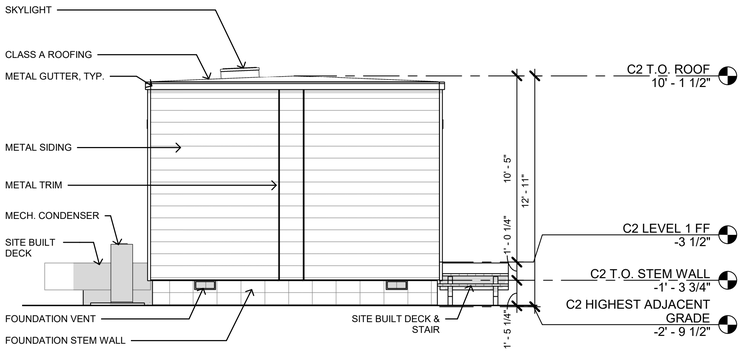
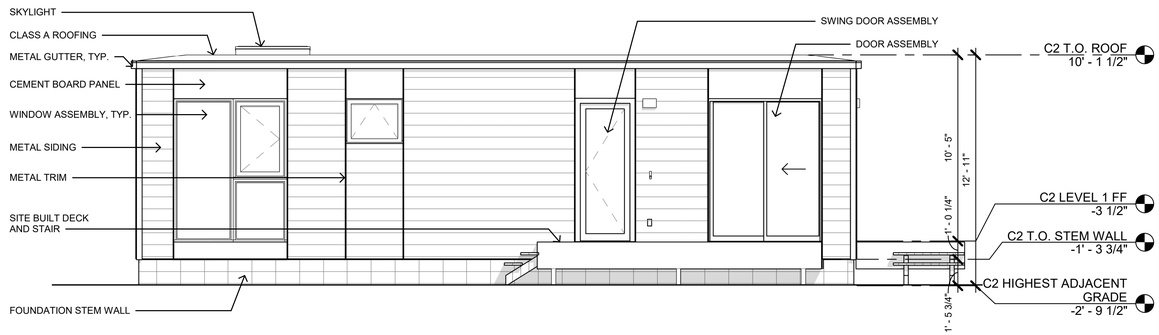


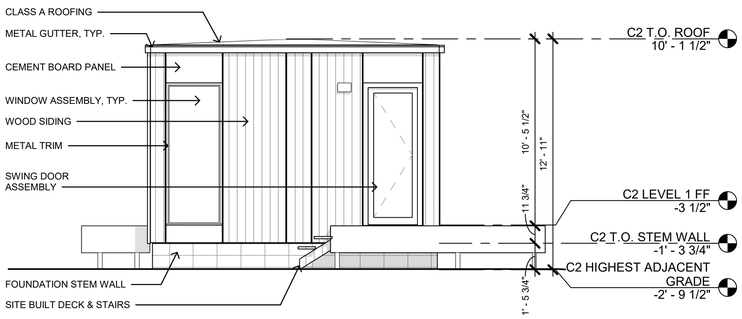
4 SOUTH ELEVATION C2

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



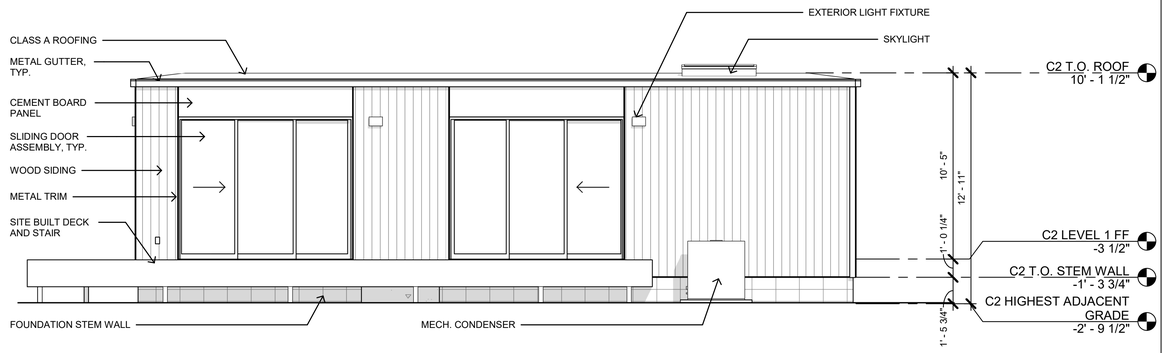
2 EAST ELEVATION C2

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



3 NORTH ELEVATION C2

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



1 WEST ELEVATION C2

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

SHEET NOTES

EXT. MATERIAL LEGEND

NOTE:
REFER TO DR-6.0 FOR FINISH MATERIAL COLOR AND TEXTURE

- WOOD SIDING
- METAL SIDING
- CEMENT BOARD PANEL

KEY PLAN

HUARD RESIDENCE

121 MAGELLAN AVE, HALF
MOON BAY, CA 94019

CONNECT HOMES

304 South Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

SEAL / SIGNATURE

ISSUANCE

Rev. No.	Date	Description
	1/20/23	COASTAL DESIGN REVIEW
5	01/22/24	COASTAL DESIGN REVIEW REV 5

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SHEET SET

PROJECT NAME

HUARD RESIDENCE

PROJECT NUMBER

22-0032

DESCRIPTION

EXTERIOR ELEVATIONS C2

SCALE

SHEET NO.

DR-3.2

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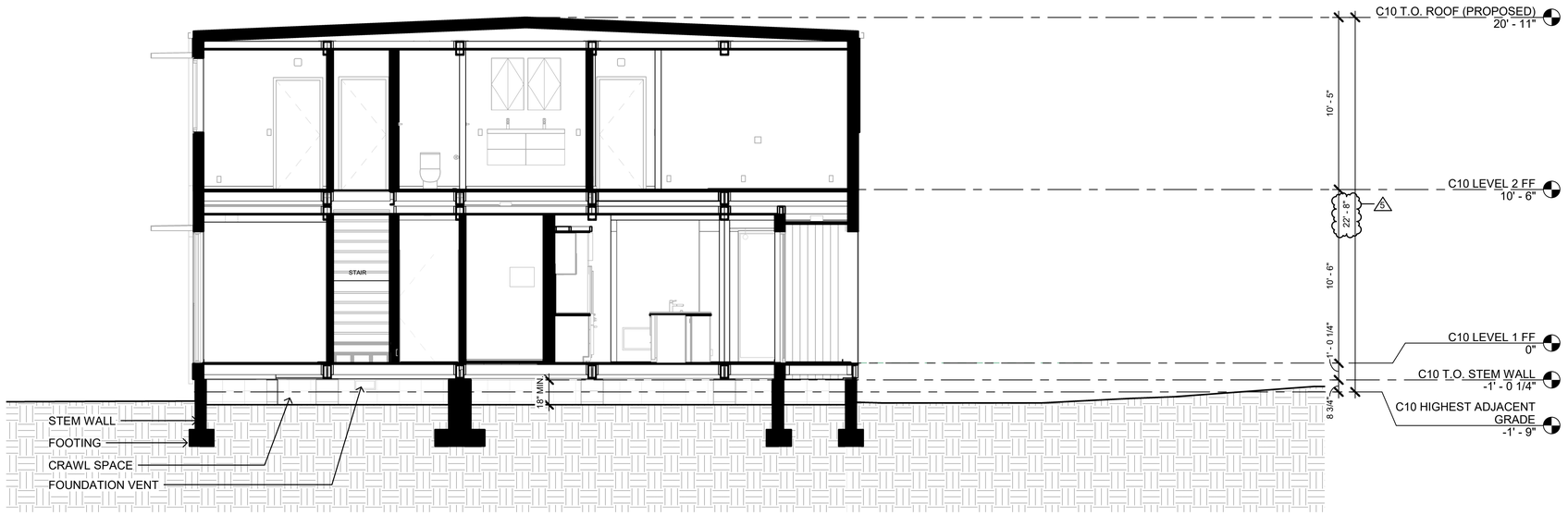
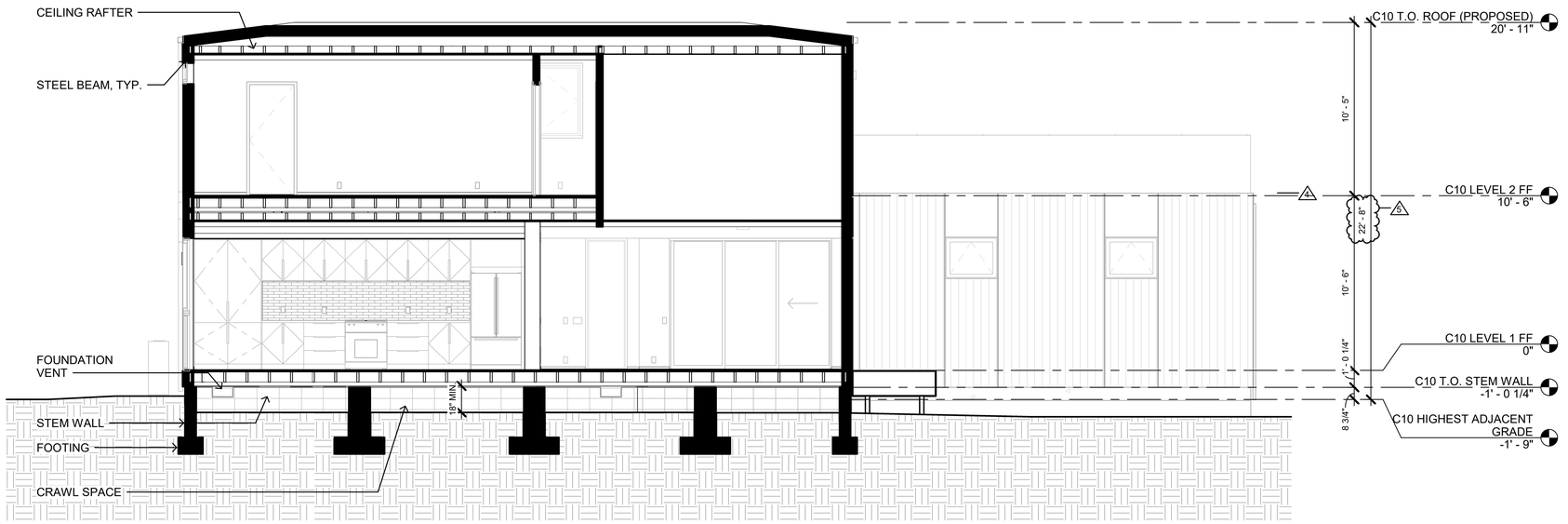


2 SECTION C10

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



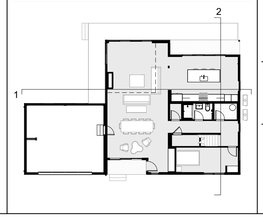
1 SECTION C10

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

SHEET

GENERAL

KEY PLAN



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Rev. No.	Date	Description
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SHEET SET

PROJECT NAME

HUARD RESIDENCE

PROJECT NUMBER

22-0032

DESCRIPTION

SECTIONS C10

SCALE

SHEET NO.

DR-4.1

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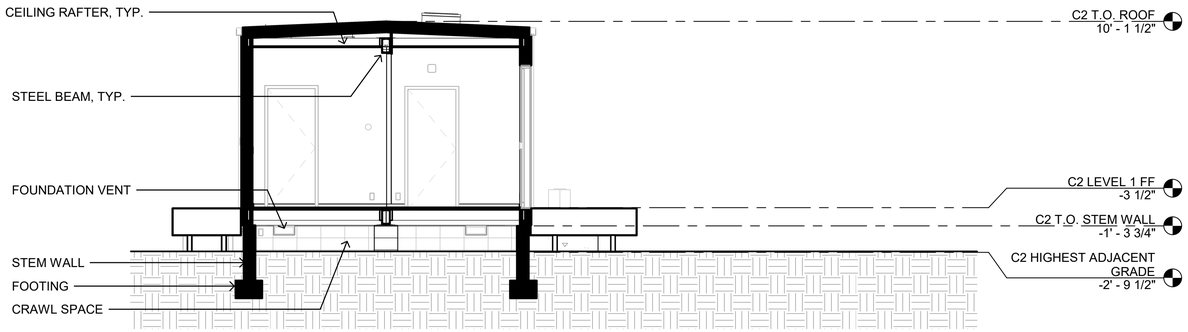
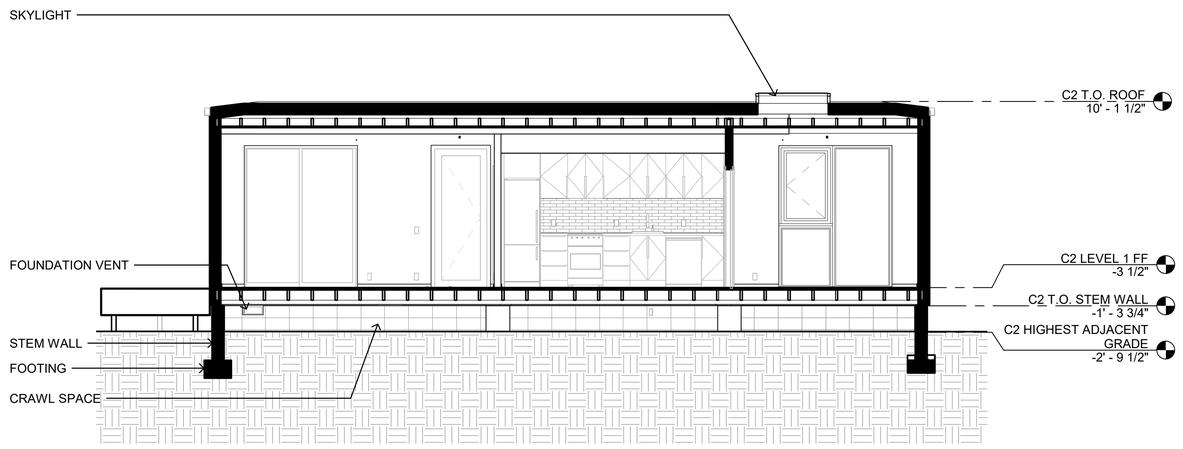


2 SECTION C2

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



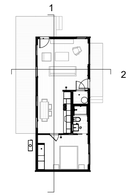
1 SECTION C2

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

SHEET

GENERAL

KEY PLAN



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PROJECT NAME

HUARD RESIDENCE

PROJECT NUMBER

22-0032

DESCRIPTION

SECTIONS C2

SCALE

SHEET NO.

DR-4.2

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COURTYARD PERSPECTIVE
SCALE: NTS

NORTH WEST PERSPECTIVE
SCALE: NTS

ENTRY WALKWAY PERSPECTIVE
SCALE: NTS

SOUTH WEST PERSPECTIVE
SCALE: NTS

HUARD RESIDENCE

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CONNECT HOMES

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
PERSPECTIVE VIEWS

SCALE

SHEET NO.
DR-5.0

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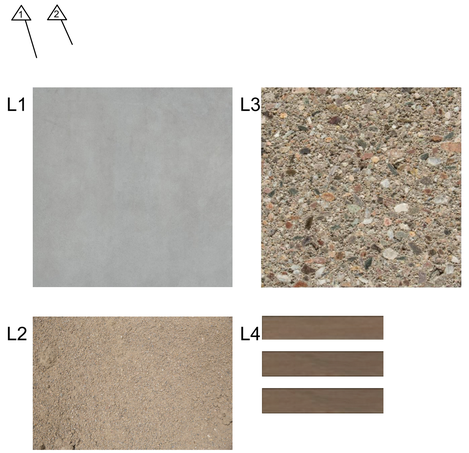
FINISH MATERIALS
SCALE: NTS



LANDSCAPE MATERIALS
SCALE: NTS

RENDERED ELEVATION
SCALE: NTS

FINISH MATERIALS

1 - METAL SIDING
MFGR: TAYLOR METAL PRODUCTS
TYPE: CORRUGATED METAL SIDING PANEL
PAINT MFGR: KYNAR COATED (MANUFACTURER FINISH)
PAINT COLOR: GLACIER WHITE SRI-85

2 - WOOD SIDING
WOOD: WESTERN RED CEDAR
GRADE: STK
DRESSING: SMOOTH
STAIN MFGR: SHERWIN WILLIAMS
POLYURETHANE, SEMI-TRANSPARENT
STAIN COLOR: REDWOOD

3 - CEMENT BOARD PANEL
MFGR: HARDIE PANEL
COLOR: SHERWIN WILLIAMS, TO MATCH MATERIAL 1

4 - ALUMINUM DOOR & WINDOW FRAMING
TYPE/FINISH: ALL WEATHER SERIES
COLOR: DARK BRONZE ANODIZED

5 - INSULATED GLASS

6 - WALL MOUNTED LIGHT FIXTURE
MFGR: HINKLEY
TYPE: ATLANTIS LED OUTDOOR WALL LANTERN
COLOR: SATIN BLACK

7 - GARAGE DOOR
MFGR: CLOPAY
TYPE: AVANTE AX
FRAME COLOR: BLACK ANNODIZED ALUMINUM
GLASS: FROSTED GLASS DOOR

8 - METAL TRIM
COLOR: SHERWIN WILLIAMS, TO MATCH MATERIAL 1

9 - GUTTER, DOWNSPOUT
COLOR: SHERWIN WILLIAMS, TO MATCH MATERIAL 1

10 - METAL AWNING
COLOR: SHERWIN WILLIAMS, TO MATCH MATERIAL 1

11 - GLASS PANEL RAILING WITH METAL POSTS

LANDSCAPE MATERIALS

L1 - CONCRETE WALKWAY & DRIVEWAY PAVER
FINISH: BRUSHED
COLOR: AS DEPICTED

L2 - CRUSHER FINES PATHWAY
COLOR: AS DEPICTED (NATURAL VARIATION DUE TO ROCK SOURCE)

L3 - CMU ACCENT WALL
MFGR: ECHELON
FINISH: PEBBLE BEACH

L4 - ACCENT WALL FENCING
COLOR: TO MATCH MATERIAL 2

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
MATERIALS, FINISHES + LIGHTING

SCALE

SHEET NO.
DR-6.0

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SHEET SET

PROJECT NAME

HUARD RESIDENCE

PROJECT NUMBER

22-0032

DESCRIPTION

REFERENCE IMAGES

SCALE

1/4" = 1'-0"

SHEET NO.

DR-6.1

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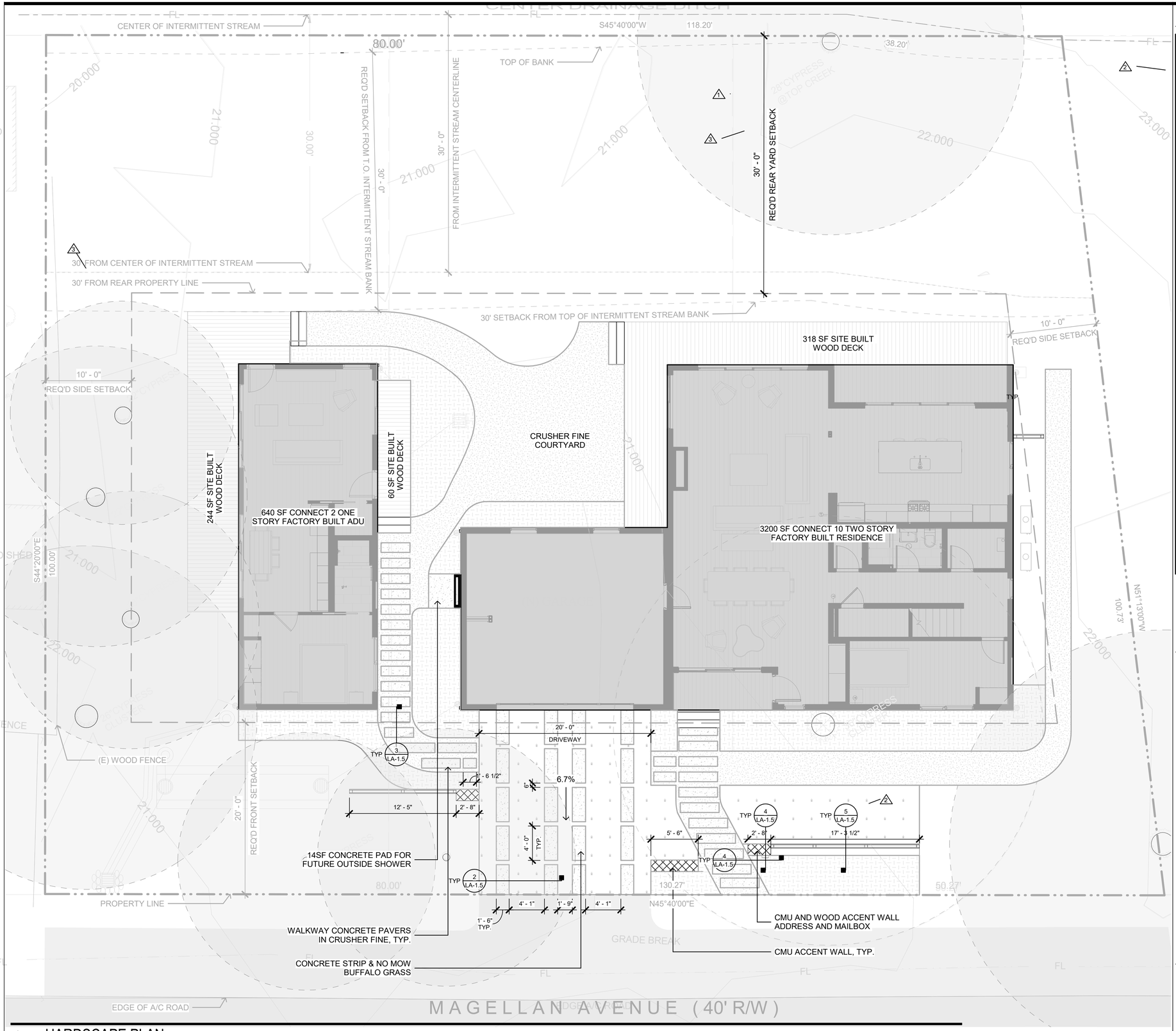

1 HARDSCAPE PLAN
SCALE: 3/16" = 1'-0"

LANDSCAPE LOT AREAS

TOTAL LOT AREA	12,424SF	
	PERMITTED (SF)	**PROPOSED (SF)**
LOT COVERAGE (HOUSE)	3727 SF = 30%	2780 SF = 22%
LOT COVERAGE (HARDSCAPE OVER 18")		
IMPERVIOUS AREA	1,170 SF (MAX.)	1,080 SF
LANDSCAPE AREA (TOTAL)	8,697 SF (MIN. 70%)	2910 SF
NATIVE/EXISTING LANDSCAPE	NOT IRRIGATED	2872 SF
NO MOW BUFFALO GRASS (TOTAL)	2503 SF = (MAX. 25% LANDSCAPE)	512 SF
FRONT YARD		
DRIVEWAY AREA (CONCRETE)		118 SF
WALKWAY (CONCRETE PAVER)		120 SF
WALKWAY (CRUSHER FINES)		274 SF
DETENTION TANK		100 SF
SOFT LANDSCAPING AREA (GARDEN BEDS)		410 SF
NO MOW BUFFALO GRASS		200 SF
DRIVEWAY NO MOW BUFFALO GRASS		312 SF
NATIVE/EXISTING LANDSCAPE	NOT IRRIGATED	1,319 SF
FRONT YARD LANDSCAPING AREA		**1395SF**
BACKYARD (REAR)		
HARDSCAPE AREA (WOOD DECK/STAIRS)		475 SF
WALKWAY (CONCRETE PAVER)		57 SF
WALKWAY (CRUSHER FINES)		496 SF
SOFT LANDSCAPING AREAS (GARDEN BEDS)		268 SF
NATIVE/EXISTING LANDSCAPE	NOT IRRIGATED	351 SF
BACKYARD LANDSCAPING AREA		**1224 SF**
SIDEYARDS		
HARDSCAPE AREA (WOOD DECK)		210 SF
WALKWAY CRUSHER FINES		120 SF
SOFT LANDSCAPING AREA (GARDEN BEDS)		N/A
NATIVE/EXISTING LANDSCAPE	NOT IRRIGATED	1021 SF
SIDE YARD LANDSCAPING AREA		**294 SF**

LEGEND

MATERIALS

- MULCH FOR GARDEN BEDS
- NO MOW BUFFALO GRASS
- CRUSHER FINES
- CONCRETE
- WOOD DECK

DETAIL LEGEND

- LANDSCAPE DETAIL

NOTES

SEE SHEET DR-6.0 FOR WALKWAY AND DRIVEWAY MATERIAL SAMPLES

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1	05/31/23	COASTAL DESIGN REVIEW REV 1
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3	08/30/23	COASTAL DESIGN REVIEW REV 3
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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
HARDSCAPE PLAN

SCALE

NORTH ARROW
North

SHEET NO.
LA-1.1

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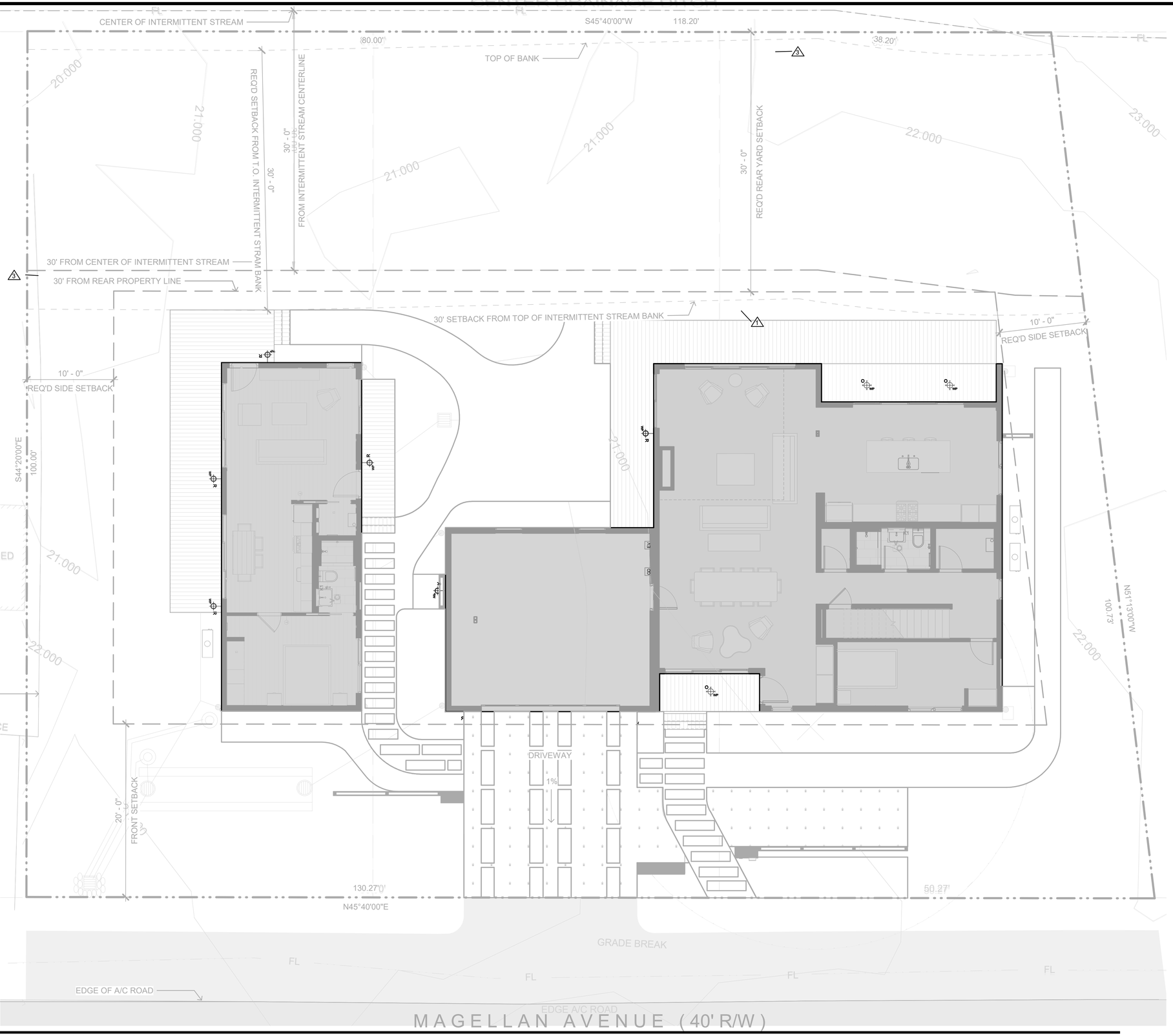

1 LANDSCAPE LIGHTING PLAN

SCALE: 3/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

- SEE SHEET DR-6.O - MATERIALS AND FINISHES, FOR LIGHTING ARCHITECTURAL EXTERIOR LIGHTING SPECIFICATIONS

LEGEND

WP R — WALL MOUNTED LIGHT FIXTURE - EXTERIOR WATERPROOF

WP — CEILING MOUNTED - EXTERIOR WATERPROOF

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
LIGHTING PLAN

SCALE

NORTH ARROW
North

SHEET NO.
LA-1.2

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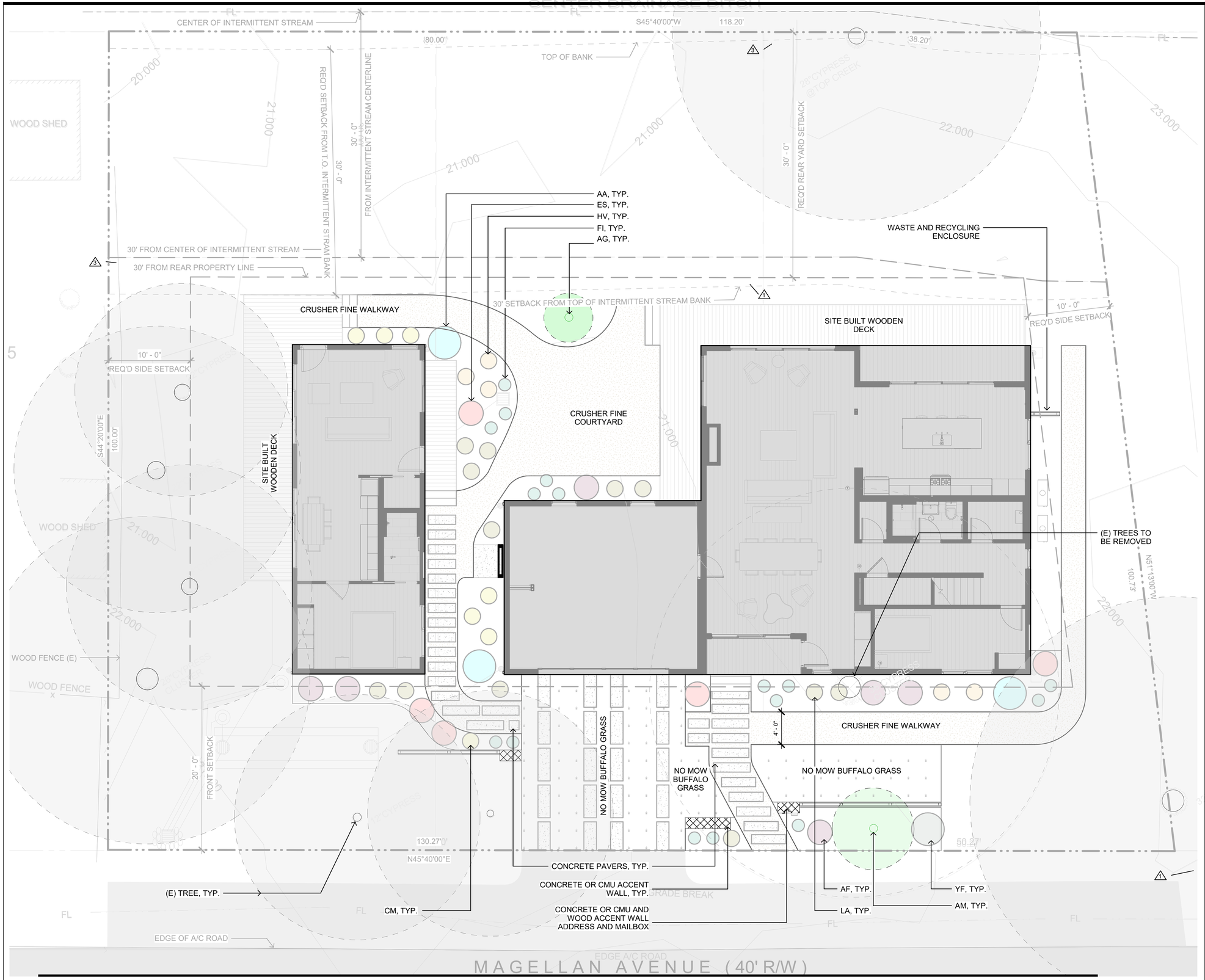

1 LANDSCAPE PLAN
SCALE: 3/16" = 1'-0"

SHEET NOTES

GENERAL

1. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

2. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE OWNER WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENENCE.

3. CONTRACTORS MUST SEE THE SOIL REPORT TO FOLLOW THE RECOMENDATIONS OF THE LAB FOR SOIL PREPARATION

LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

-SEE SHEET LA-1.4 FOR PLANTING PLAN SCHEDULE

-SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
PLANTING PLAN

SCALE

NORTH ARROW
North

SHEET NO.
LA-1.3

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TREE	WUCOLS	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT - SPREAD	SPACING	COLOR	BLOOMS	CONTAINER SIZE	QTY.	SAMPLE IMAGE
AM	L	*Arbutus 'Marina'*	Marina Arbutus	H 25-40FT W 25-30FT	20FT	White - Pink	Spring	25 gal.	1	
AG	VL	*Arctostaphylos glauca*	Big Berry Manzanita	6-15FT	10FT	White - Pink	Winter	10 gal.	1	
PERENIALS	**WUCOLS**	**BOTANICAL NAME**	**COMMON NAME**	**MATURE HEIGHT - SPREAD**	**SPACING**	**COLOR**	**BLOOMS**	**CONTAINER SIZE**	**QTY.**	**SAMPLE IMAGE**
LA	VL	*Lupinus arboreus*	Coastal Bush Lupine	1-3FT	1.5FT	Yellow	Spring	3 gal.	12	
AF	L	*Anigozanthos flavidus*	Kangaroo Paw 'RED'	3-6FT	3FT	Red	Spring - Summer	5 gal.	6	
CM	L	*Coreopsis maritima*	Sea Dahlia	1-3FT	1.5FT	Yellow	Summer	3 gal.	7	
HV	L	*Heterotheca villosa*	Hairy Golden Aster	2-3FT	1.5FT	Yellow	Summer	3 gal.	5	
ES	L	*Epilobium septentrionale*	California Fuchsia	1-3FT	1.5FT	Red	Summer	3 gal.	5	
DESERT/ SUCCULENTS	**WUCOLS**	**BOTANICAL NAME**	**COMMON NAME**	**MATURE HEIGHT - SPREAD**	**SPACING**	**COLOR**	**BLOOMS**	**CONTAINER SIZE**	**QTY.**	**SAMPLE IMAGE**
AA	L	*Agave spp*	Agave Foxtail	3-5FT	3FT	N/A	N/A	5 gal.	3	
YF	L	*Yucca filamentosa*	Yucca	3-5FT	3FT	White	Summer	5 gal.	1	
GRASS	**WUCOLS**	**BOTANICAL NAME**	**COMMON NAME**	**MATURE HEIGHT - SPREAD**	**SPACING**	**COLOR**	**BLOOMS**	**CONTAINER SIZE**	**QTY.**	**SAMPLE IMAGE**
FI	VL	*Festuca idahoensis*	Idaho Fescue	1-5FT	1.5FT	N/A	N/A	1 gal.	16	
GROUNDCOVER	**WUCOLS**	**BOTANICAL NAME**	**COMMON NAME**	**MATURE HEIGHT - SPREAD**	**SPACING**	**COLOR**	**BLOOMS**	**CONTAINER SIZE**	**QTY.**	**SAMPLE IMAGE**
BG	L	*Bouteloua gracilis*	UC Verde Buffalo Grass	N/A	1FT	N/A	N/A	1 qt.	N/A	

PLANTING SCHEDULE

SCALE: NTS

JOB CONDITIONS:
Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.
Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.
Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:
Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect or Designer. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety. All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted. Site water shall be verified by Contractor prior to submission of bids. The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

TREES:
The most critical factor for selecting a healthy tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia caraiba excluded), but must be intact with apical (leading) bud.
Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4".
Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material.
Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves.
10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:
Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

RELOCATED TREES:
These trees may not conform to grades and standards, yet do have quality criteria which effect the health, longevity and safety of the tree (and person which may contact tree). This is NOT meant to be a guideline for transplanting trees, but rather the criteria by which relocated trees will meet Town, County, State or governing agency guidelines. Trees which require excessive pruning should NOT be used. Damaged or dead relocated trees will be replaced with appropriate number of caliper inches and species equal to relocated or dead tree, as approved by the Landscape Architect.
No more than 20% of the foliage should be removed for any reason. Trees should be corrected for any structural defects, touching branches, dead or rotting wood, V-shaped branching or branching which may effect human safety issues post relocation. Topping a relocated tree is not acceptable. Damage to the trunk/branches will not exceed 10% of the trunk diameter and 2" in height.
Any major limb or canopy pruning will be qualified and performed by a Certified Arborist.

IRRIGATION
Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by owner and Landscape Architect.

MATERIALS LIST:
Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:
No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

MEASUREMENTS:
Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade.
Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.
Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:
100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:
All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:
A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

SOIL:
For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.

TURF:
All turf shall be installed in such a manner that there is an even surface, staggered pattern. Turf will be green in color and in good health. NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

STAKING:
Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:
Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval.
Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis.
Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of backfill, per manufacturer's recommendations.
All shall comply with the State of California fertilizer laws.

CLEANUP:
Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

IRRIGATION INSPECTION:
An irrigation audit report shall be completed at the time of final inspection.

COMPLETION:
A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed contractor for the project.

HUARD RESIDENCE
121 MAGELLAN AVE, HALF MOON BAY, CA 94019

CONNECT HOMES
304 S Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

ISSUANCE

Rev. No.	Date	Description
5	01/22/24	COASTAL DESIGN REVIEW REV 5

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
PLANTING PLAN SCHEDULE

SCALE

SHEET NO.
LA-1.4

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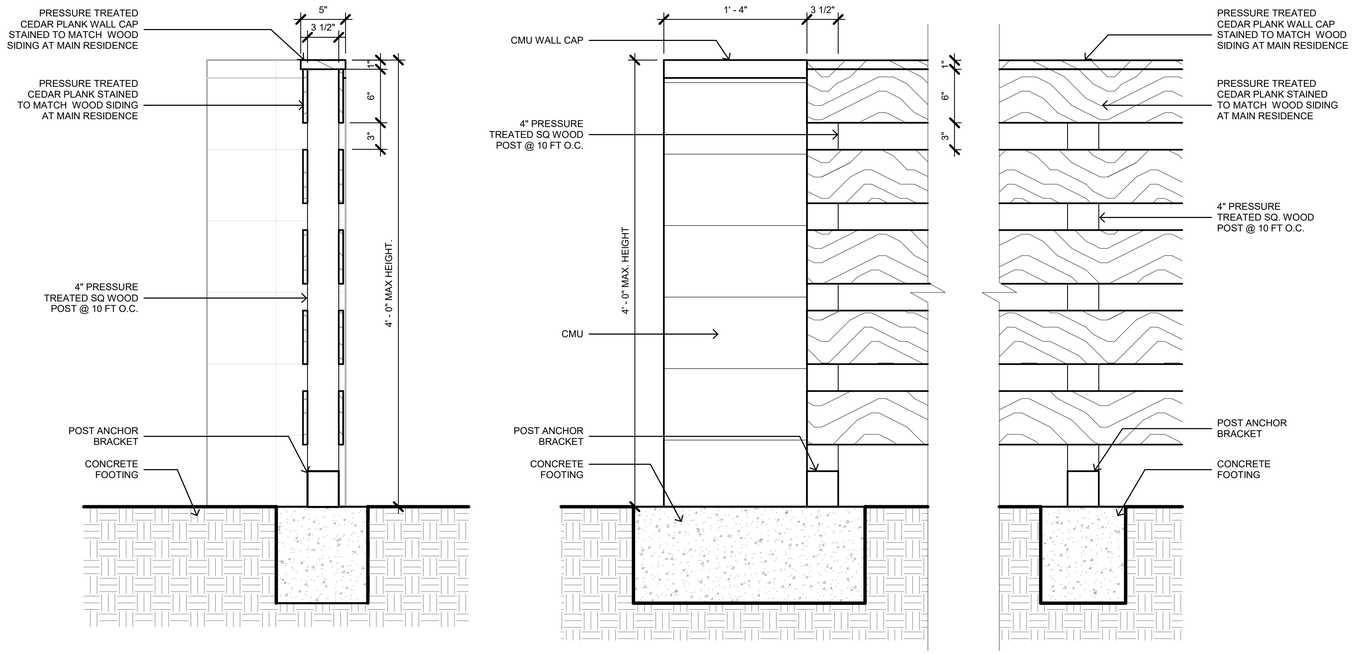
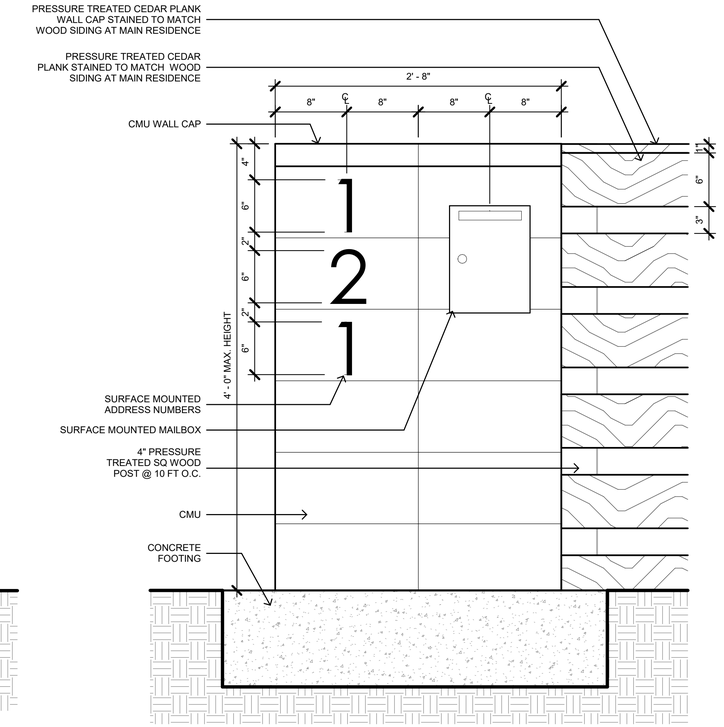


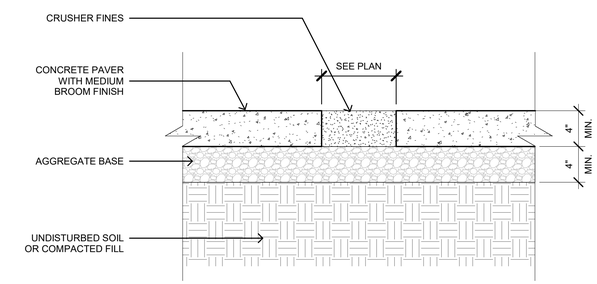
5 WOOD ACCENT WALL

SCALE: 1 1/2" = 1'-0"



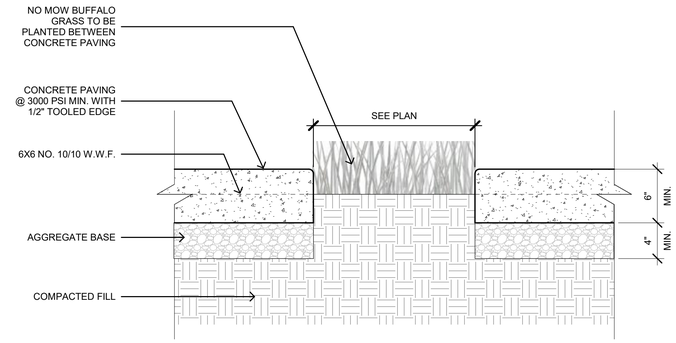
4 MAILBOX & ADDRESS ACCENT WALL

SCALE: 1 1/2" = 1'-0"



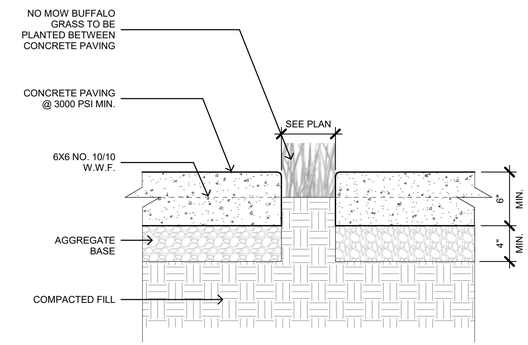
3 CONCRETE WALKWAY

SCALE: 1 1/2" = 1'-0"



2 CONCRETE DRIVEWAY WITH NO MOW GRASS 2

SCALE: 1 1/2" = 1'-0"



1 CONCRETE DRIVEWAY WITH NO MOW GRASS

SCALE: 1 1/2" = 1'-0"

HUARD RESIDENCE

121 MAGELLAN AVE, HALF
MOON BAY, CA 94019

CONNECT HOMES

304 S Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

ISSUANCE

Rev. No.	Date	Description
	01/20/23	COASTAL DESIGN REVIEW
1	05/31/23	COASTAL DESIGN REVIEW REV 1
2	08/07/23	COASTAL DESIGN REVIEW REV 2
	01/22/24	COASTAL DESIGN REVIEW REV 5

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SHEET SET

PROJECT NAME

HUARD RESIDENCE

PROJECT NUMBER

22-0032

DESCRIPTION

LANDSCAPE DETAILS & NOTES

SCALE

SHEET NO.

LA-1.5

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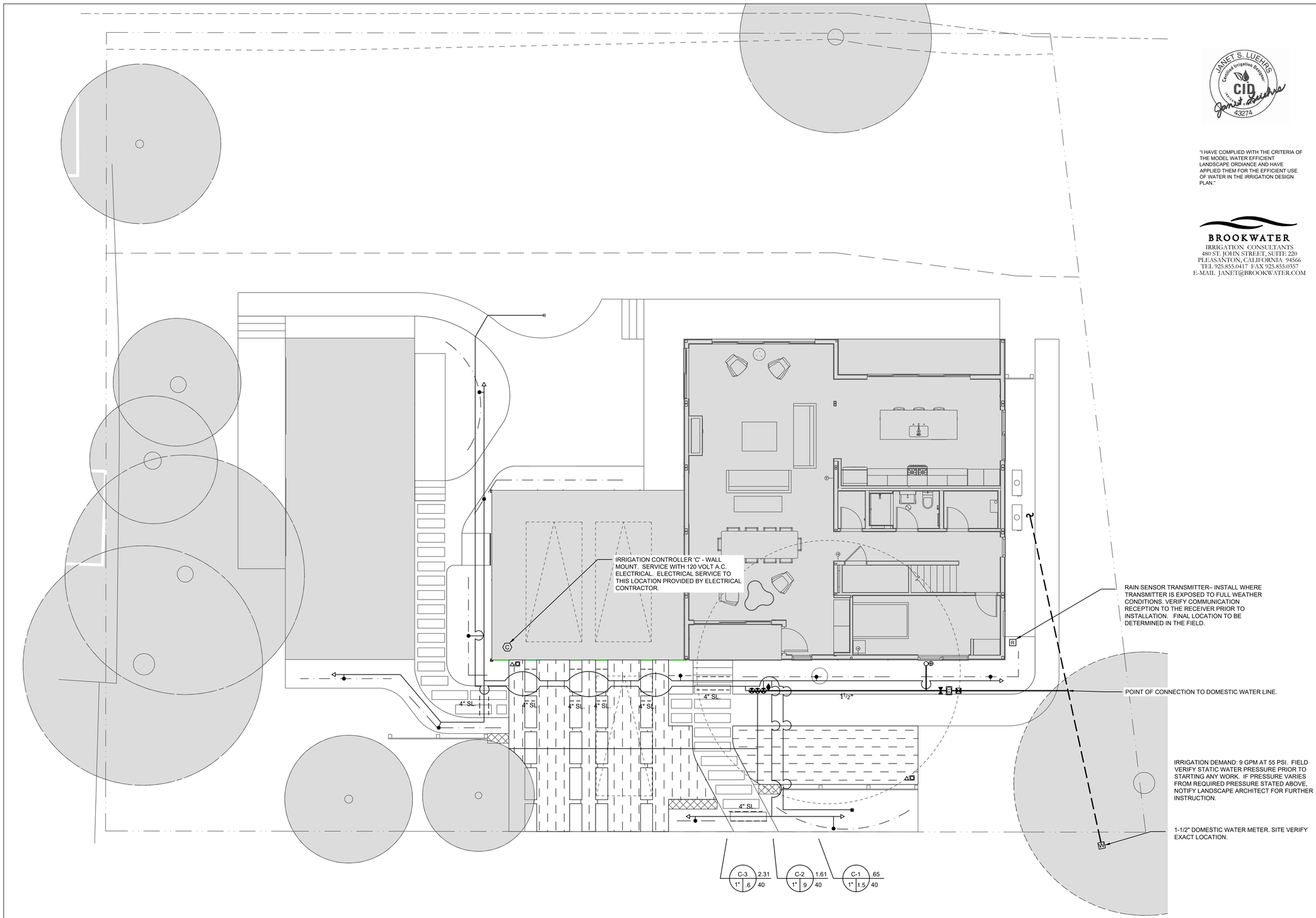

1 IRRIGATION PLAN
SCALE: 3/16" = 1'-0"

JANET S. LUEHRS
Certified Irrigation Designer
CID
43274

"I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDIANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."

BROOKWATER
IRRIGATION CONSULTANTS
480 ST. JOHN STREET, SUITE 220
PLEASANTON, CALIFORNIA 94566
TEL 925.855.0417 FAX 925.855.0357
E-MAIL JANET@BROOKWATER.COM

HUARD RESIDENCE

121 MAGELLAN AVE, HALF MOON BAY, CA 94019

CONNECT HOMES
304 S Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

ISSUANCE

Rev. No.	Date	Description
	11/11/2022	DESIGN REVIEW
5	01/22/24	COASTAL DESIGN REVIEW REV 5

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
IRRIGATION PLAN

SCALE
3/16" = 1'-0"

SHEET NO.
IR-1

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IRRIGATION NOTES

1. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.

2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO THEIR WORK.

3. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.

4. PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER. TRENCHES SHALL BE AMPLE SIZE TO PERMIT THE PIPES TO BE LAID AT THE ELEVATIONS INTENDED AND TO PERMIT SPACE FOR JOINING.

5. CONTRACTOR SHALL RESTORE SURFACES, EXISTING UNDERGROUND INSTALLATIONS, ETC., DAMAGED OR CUT AS A RESULT OF EXCAVATIONS, TO ORIGINAL CONDITIONS IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE.

6. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. COORDINATE WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.

8. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL WORK AND PLAN WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.

9. ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. IRRIGATION CONTROL WIRE SHALL BE #14, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 U.L. APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE.

10. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.

11. REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED. ATTACH A LABEL TO CONTROL WIRE AT THE CONTROLLER AND ATTACH AN ID TAG AT EACH REMOTE CONTROL VALVE INDICATING CONTROLLER AND STATION NUMBER.

12. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.

13. WIRE CONNECTORS SHALL BE 3M-DBR/Y-6 DIRECT BURY UNLESS OTHERWISE NOTED.

14. INSTALL TWO (2) SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

15. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE.

16. INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, LAWN, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.

17. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

18. LOCATE QUICK COUPLING VALVE 12" FROM HARDSCAPE AREA.

19. THOROUGHLY FLUSH MAIN LINE BEFORE INSTALLING VALVES.

20. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR. FOR DRIP OR BUBBLER CIRCUITS, INSTALL KING BROS. CV SERIES CHECK VALVES IN LATERAL LINES FOR EVERY 10' OF ELEVATION CHANGE.

21. ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION, BUBBLERS AND DRIP TUBING. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES.

22. NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS/HER INSTRUCTIONS ARE OBTAINED.

23. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

24. ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCH AND FREE OF ROCKS AND OTHER FOREIGN COURSE MATERIAL. COMPACT BACKFULL TO A MINIMUM OF 90 PERCENT OF ORIGINAL SOIL DENSITY. REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK.

25. CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.

26. ALL CONSTANT PRESSURE PIPES SHALL BE TESTED AT A MINIMUM OF 125 PSI FOR TWO HOURS. CENTER LOAD PIPING WITH A SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTINGS SHALL BE COVERED. REPAIR FAULTY JOINTS WITH NEW MATERIALS. DO NOT USE CEMENT OR CAULKING TO REPAIR LEAKS.

27. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE 2 INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN 24 HOURS; WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

28. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

29. IRRIGATION DEMAND: REFER TO IRRIGATION POINTS OF CONNECTION.

30. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.

31. NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

32. NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.

33. AT LEAST 10 DAYS PRIOR TO COMPLETION OF CONSTRUCTION, PROVIDE THE OWNER WITH A MAINTENANCE MANUAL. DATA SHALL BE ON 8 1/2" X 11" SHEETS, IN A 3-RING BINDER AND SHALL INCLUDE:
- INDEX SHEET WITH CONTRACTOR'S CONTACT INFORMATION AND LIST OF EQUIPMENT WITH LOCAL MANUFACTURER'S REPRESENTATIVES.
- CATALOG AND PARTS SHEET OF ALL MATERIAL AND EQUIPMENT.
- COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT.
- COMPLETE AND DATED MANUFACTURER'S WARRANTIES.

35. AT COMPLETION OF MAINTENANCE PERIOD, PROVIDE OWNER WITH THREE (3) EACH OF ALL OPERATING AND SERVICING KEYS AND WRENCHES REQUIRED FOR COMPLETE MAINTENANCE AND OPERATION OF ALL HEADS AND VALVES. PROVIDE TWO (2) EACH OF KEYS AND HOSE SWIVELS FOR QUICK COUPLERS AND KEYS TO CONTROLLER CABINETS.

36. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

37. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

38. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

39. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	FLOW RATE (GPM)	DETAIL #
NOT SHOWN	T-DPC04-DC, T-DPC02-DC	TORO NGE SINGLE OUTLET EMITTER	40	1 GPH, 1/2 GPH	15
●	-	COMPRESSION FITTING STUB-OUT FROM PVC RIGID PIPE TO POLY TUBING			14
△	T-FCH-H-FIPT	TORO DL2000 FLUSH VALVE			12
NOT SHOWN	T-YD-500-34	TORO DL2000 AIR VENT			13
◘	T-DL-MP9	TORO DL2000 POP-UP OPERATION INDICATOR			11
⊛	DZK-700 / LT-1000-T	TORO DRIP ZONE VALVE KIT - INCL. REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN, AND PRESET PRESSURE REGULATOR / NDS SCH 80 PVC BALL VALVE			3
◆	100-2SLLVC/075-MHS	TORO QUICK COUPLING VALVE WITH 3/4" HOSE SWIVEL			8
⋈	T-113-LF	NIBCO LEAD FREE GATE VALVE (LINE SIZE)			7
EZ	EZ001CX-CBV-100	EZ-FLO FERTILIZER INJECTOR. INSTALL IN 15"x10"x12" VALVE BOX			18
▬	975XL2-1"	WILKINS LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER			1
R	WR-CLIK	HUNTER RAIN SENSOR			10
C	HUNTER HC600-I	HUNTER 6 STATION WIFI CONTROLLER			2

C-1 / 1" | 15 | 1.6 / 30	CONTROLLER AND STATION NUMBER APPLICATION RATE (INCHES) OPERATING PRESSURE (PSI) APPROXIMATE GALLONS PER MINUTE REMOTE CONTROL VALVE SIZE
	MAIN LINE: 1120-SCHEDULE 40 PVC SOLVENT WELD PLASTIC PIPE WITH SCHEDULE 80 AND SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.
	LATERAL LINE: 1120-CLASS 200 PSI PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.
	DRIP TUBING: TORO T-EHD1645 BLUE STRIPE HOSE WITH TORO LOC-EZE FITTINGS. 4" COVER. DISTRIBUTION TUBING: TORO EHW0437-010 1/4" HOSE.
	SUB-SURFACE DRIPLINE: TORO DL2000 RGP-212-10 DRIPLINE WITH ROOT GUARD. USE ONLY DL2000 DRIPLINE TRI-LOC FITTINGS. 2" COVER. (12" EMITTER SPACING; 1 GPH PER EMITTER)
	SLEEVE (SL): 1120-CLASS 200 PVC PLASTIC PIPE. 24" COVER.

DRIP IRRIGATION NOTES

1. THE CONTRACTOR SHALL PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS, AND GROUNDCOVER AS INDICATED ON THE IRRIGATION PLAN AND DETAILS.

2. EMITTERS ARE NOT SHOWN ON THE IRRIGATION PLAN. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD USING THE IRRIGATION PLAN AND THE DRIP IRRIGATION DETAILS AS A GUIDE, WHILE USING THE PLANTING PLAN FOR THE LOCATION AND QUANTITIES OF EMITTERS.

3. EACH 15 GALLON SHRUB SHALL RECEIVE THREE 1 GPH EMITTERS DISTRIBUTED EVENLY AROUND SHRUB (TWO SHALL BE ON UPHILL SIDE OF SHRUB), VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITY OF SHRUBS.

4. EACH 5 GALLON SHRUB SHALL RECEIVE TWO 1 GPH EMITTERS ON OPPOSITE SIDES AND UPHILL OF SHRUB, VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITY OF SHRUBS.

5. EACH 1 GALLON SHRUB SHALL RECEIVE TWO 1/2 GPH EMITTERS ON OPPOSITE SIDES AND UPHILL OF SHRUB, VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITY OF SHRUBS.

6. INSTALL THE EMITTERS ON TOP OF THE ROOT BALL AND AS FAR FROM THE TRUNK OF THE PLANT AS POSSIBLE.

7. DISTRIBUTION TUBING SHALL BE A MAXIMUM OF 5' IN LENGTH FROM ½" TUBING TO EMITTER. EACH LENGTH OF 1/2" DRIP TUBING SHALL BE A MAXIMUM OF 25'.

8. INSTALL FLUSH VALVES AT THE END OF THE RIGID PVC AS SHOWN ON PLANS.

9. ALL PVC LATERAL PIPE TO DRIP TUBING SHALL BE 3/4" UNLESS OTHERWISE NOTED.

10. THE DRIP EMITTER SYSTEM LAYOUT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION AND AFTER PLANTING HAS BEEN COMPLETED.

DRIPLINE NOTES

1. PLANS ARE DIAGRAMMATIC. INSTALL DRIPLINE AND COMPONENTS PER MANUFACTURERS INSTRUCTIONS AND INSTALLATION DETAILS.

2. INSTALL DRIPLINE A MAXIMUM OF 12" APART WITH EMITTERS TRIANGULARLY SPACED. INSTALL 2" FROM PERIMETER OF PLANTED AREA. THERE SHOULD BE A MINIMUM OF TWO DRIPLINE LATERALS IN EACH PLANTED AREA. DRIPLINE SHALL BE INSTALLED AT A CONSISTANT DEPTH THROUGHOUT THE CIRCUIT.

3. PLACE AIR/VACUUM RELIEF VALVES AT THE HIGHEST POINTS OF EACH ZONE AND JUST BELOW CHECK VALVES ON SLOPES. INSTALL ONE AIR/VACUUM RELIEF VALVE FOR EVERY 390' OF TOTAL DRIPLINE PER ZONE.

4. PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE EXHAUST HEADER OR AT LOW POINT ON SLOPES. INSTALL MINIMUM OF ONE FOR EVERY 15 GPM.

5. INSTALL IN-LINE CHECK VALVES ON SLOPES GREATER THAN 3% AND WHERE LOW-LINE DRAINAGE COULD CAUSE WET AREAS IN THE LOWEST AREAS OF AN IRRIGATION ZONE. CHECK VALVES SHALL BE PLACED EVERY 4-5 FEET BETWEEN DRIPLINE LATERALS AND BEFORE THE FLUSH VALVE.

6. ON ALL SLOPES AND MOUNDS, PLACE THE DRIPLINE LATERALS PARALLEL TO THE SLOPE CONTOUR WHERE POSSIBLE. INCREASE THE LATERAL SPACING BY 25% ON THE LOWER ONE-THIRD OF THE SLOPE TO AVOID EXCESS DRAINAGE.

7. PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):
- 0-8 GPM – 3/4"
- 8.1-15 GPM – 1"
- 15.1-25 GPM – 1 1/4"

8. FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIPLINE.

9. STAPLE DRIPLINE TO GROUND EVERY 3 FEET. USE ADDITIONAL STAPLES OVER EACH TEE, ELBOW OR CROSS. USE U-SHAPED STAPLES TO AVOID PINCHING THE DRIPLINE.

10. THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.

11. IN TURF OR NOW-MOW GRASS AREAS, A TEMPORARY OVERHEAD SPRAY SYSTEM WILL NEED TO BE PROVIDED UNTIL THE TURF SEED OR SOD IS ESTABLISHED. OVERHEAD WATERING CAN BE DISCONTINUED WHEN EDGES OF THE SOD CANNOT BE PULLED UP. RUN THE DRIPLINE SYSTEM SEVERAL TIMES DAILY IN ADDITION TO THE TEMPORARY OVERHEAD SYSTEM.

12. RUN THE DRIPLINE SYSTEM EVERY DAY OR EVERY OTHER DAY TO ESTABLISH PLANT MATERIAL. MAINTAIN A CONSISTENT MOISTURE BALANCE IN THE SOIL. IT IS IMPORTANT TO KEEP THE SOIL MOIST WITHOUT SATURATION.

JANET S. LUEHRS
Certified Irrigation Designer
CID
Janet Luehrs
43274

"I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDIANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."

BROOKWATER
IRRIGATION CONSULTANTS
480 ST. JOHN STREET, SUITE 220
PLEASANTON, CALIFORNIA 94566
TEL 925.855.0417 FAX 925.855.0357
E-MAIL JANET@BROOKWATER.COM

HUARD RESIDENCE

121 MAGELLAN AVE, HALF
MOON BAY, CA 94019

CONNECT HOMES
304 S Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

ISSUANCE

Rev. No.	Date	Description
	11/11/2022	DESIGN REVIEW
5	01/22/24	COASTAL DESIGN REVIEW REV 5

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
IRRIGATION NOTES & LEGEND

SCALE

SHEET NO.
IR-2

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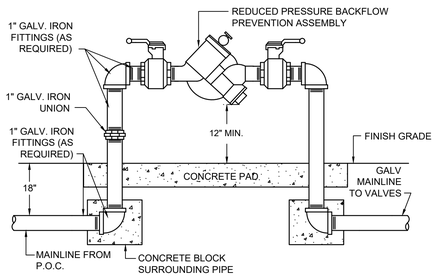
BROOKWATER
IRRIGATION CONSULTANTS
480 ST. JOHN STREET, SUITE 220
PLEASANTON, CALIFORNIA 94566
TEL 925.855.0417 FAX 925.855.0357
E-MAIL JANET@BROOKWATER.COM

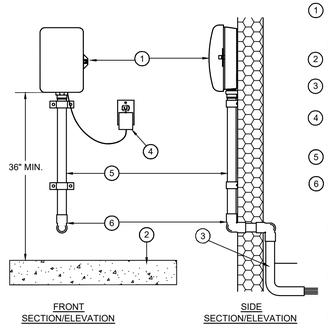
"I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDIANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."

JANET S. LUEHRS
Certified Irrigation Designer
CID
43274

NOTE: EVENLY COAT METAL FITTINGS EXPOSED TO SOIL AND CONCRETE WITH 3M SCOTCHRAP PIPE PRIMER AND THEN WRAP WITH 3M SCOTCHRAP NO. 51 BLACK TAPE (3/4" OVERLAP). USE DIELECTRIC FITTINGS WHERE DISSIMILAR METALS COME INTO CONTACT.



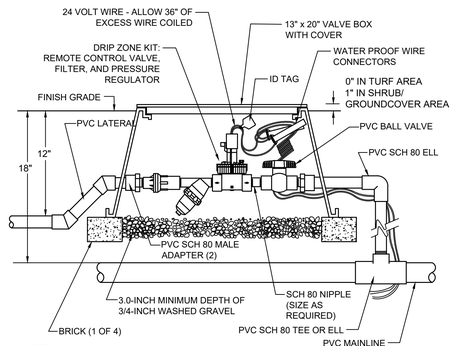
1 REDUCED PRESSURE BACKFLOW ASSEMBLY
NOT TO SCALE



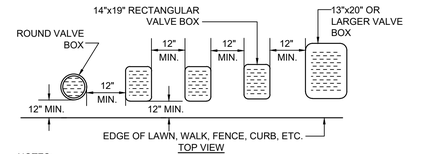
1. WALL MOUNT AUTOMATIC SPRINKLER CONTROLLER (INTERIOR WALL MOUNT WITH EXTERNAL TRANSFORMER)
2. INTERIOR FLOOR OF GARAGE
3. PVC SWEEP ELL FOR CONTROL WIRES
4. EXTERNAL PLUG-IN TRANSFORMER (PROVIDED WITH CONTROLLER)
5. 2" PVC SCHEDULE 40 CONTROL WIRE CONDUIT
6. PVC SCHEDULE 80 FITTINGS THROUGH WALL. DRILL THROUGH SHEETROCK AND WALL SIDING FOR INSTALLATION OF CONDUIT. USE EXPANDING INSULATION FOAM TO SEAL CONDUIT AT INTERIOR AND EXTERIOR WALL.

NOTE: ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS.

2 RESIDENTIAL CONTROLLER - INDOOR.
NOT TO SCALE

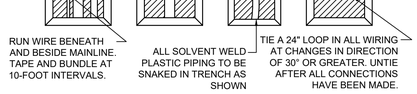


3 TORO DRIP ZONE KIT
NOT TO SCALE



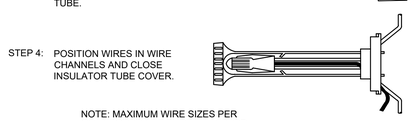
NOTES:
1. CENTER BOX OVER VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER/SHRUB AREA DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. VALVE BOXES SHALL HAVE BOLT DOWN LIDS WITH BOLTS INSTALLED.
7. VALVE BOXES SHALL BE BY NDS, CARSON, OR EQUAL.

4 VALVE BOX INSTALLATION DETAIL
NOT TO SCALE



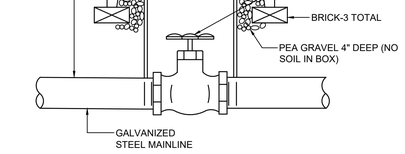
NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SPECIFIED PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS REFER TO IRRIGATION LEGEND AND SPECIFICATIONS.

5 PIPE AND WIRE TRENCHING
NOT TO SCALE

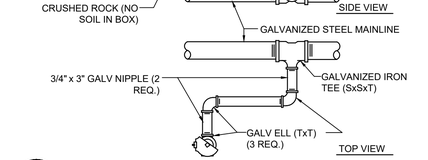


NOTE: MAXIMUM WIRE SIZES PER CONNECTOR ARE THREE # 14'S OR TWO #12'S.

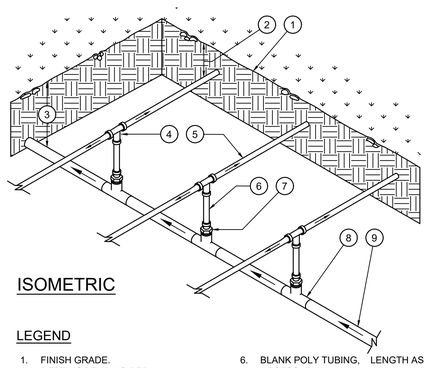
6 WIRE CONNECTION DETAIL
NOT TO SCALE



7 GATE VALVE DETAIL
NOT TO SCALE



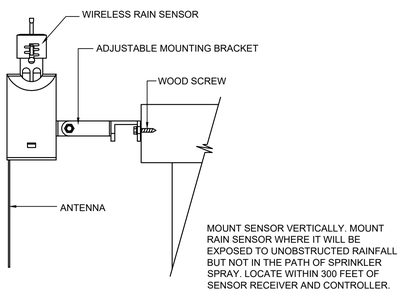
8 QUICK COUPLER IN BOX DETAIL
NOT TO SCALE



LEGEND

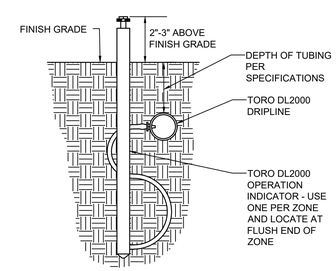
1. FINISH GRADE.
2. DEPTH OF TUBING PER SPECIFICATIONS
3. DEPTH OF PVC SUPPLY MANIFOLD PER SPECIFICATIONS.
4. DRIPLINE TEE FITTING.
5. DRIPLINE LATERAL.
6. BLANK POLY TUBING, LENGTH AS NECESSARY.
7. DRIPLINE MPT ADAPTER.
8. PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
9. PVC SUPPLY MANIFOLD FROM REMOTE CONTROL VALVE ASSEMBLY.

9 CENTER FEED MANIFOLD
NOT TO SCALE

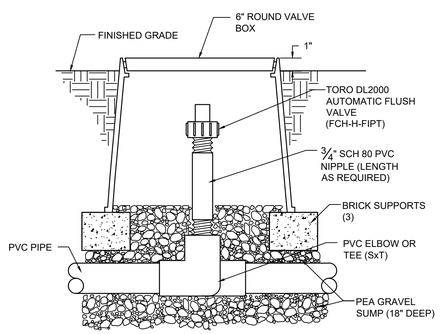


MOUNT SENSOR VERTICALLY. MOUNT RAIN SENSOR WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL BUT NOT IN THE PATH OF SPRINKLER SPRAY. LOCATE WITHIN 300 FEET OF SENSOR RECEIVER AND CONTROLLER.

10 WIRELESS RAIN SENSOR INSTALLATION DETAIL
NOT TO SCALE



11 TORO DL2000 OPERATION INDICATOR
NOT TO SCALE



12 TORO DL2000 AUTOMATIC FLUSH VALVE - PLUMBED TO PVC
NOT TO SCALE

HUARD RESIDENCE

121 MAGELLAN AVE, HALF MOON BAY, CA 94019

CONNECT HOMES
304 S Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

ISSUANCE

Rev. No.	Date	Description
	11/11/2022	DESIGN REVIEW
5	01/22/24	COASTAL DESIGN REVIEW REV 5

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
IRRIGATION DETAILS

SCALE

SHEET NO.
IR-3

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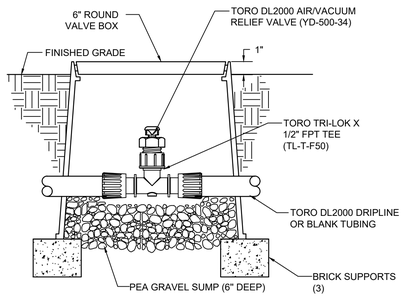
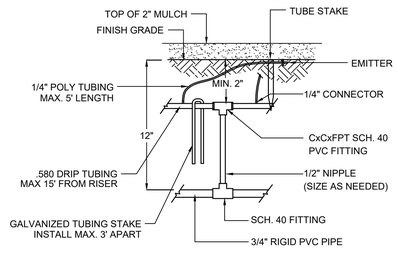


NOTE:
AIR/VACUUM RELIEF VALVE CANNOT BE CONNECTED LOWER THAN DRIPLINE LATERALS.

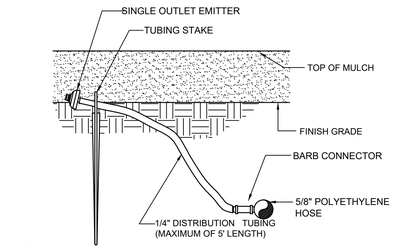
13 TORO DL2000 AIR/VACUUM RELIEF VALVE - PLUMBED TO TUBING

NOT TO SCALE



14 RISER TO DRIP TUBING DETAIL

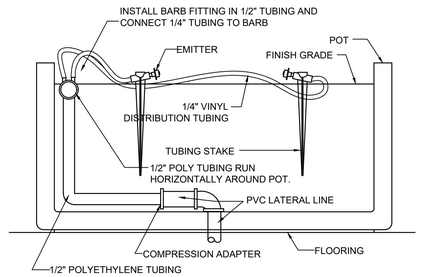
NOT TO SCALE



NOTE:
1. CONNECT 5/8" TUBE TO PVC LATERAL LINE USING COMPRESSION FITTINGS.
2. 5/8" HOSE SHALL NOT RUN LONGER THAN 20' FROM PVC LATERAL LINE.

15 SINGLE OUTLET EMITTER DETAIL

NOT TO SCALE



16 DRIP TO POT DETAIL

NOT TO SCALE

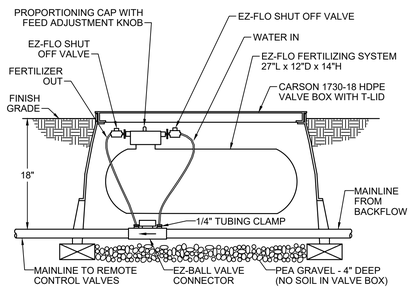
17 CENTER FEED INLINE DRIP LAYOUT

NOT TO SCALE

PLAN

18 TYPICAL ISLAND LAYOUT END FEED

NOT TO SCALE



NOTE: EZ-FLO FERTILIZING SYSTEM TO BE INSTALLED ADJACENT TO MAINLINE. CONTRACTOR TO ENSURE EZ-BALL CONNECTOR IS ACCESSIBLE WITHIN VALVE BOX FOR MAINTENANCE.

19 EZ-FLO FERTILIZING SYSTEM (EZ001CX-CBV)

NOT TO SCALE

CITY OF
HALF MOON BAY
LANDSCAPE WATER USE STATEMENT

PROJECT NAME: **HUARD RESIDENCE**
PROJECT ADDRESS: 185 MEGELLAN AVE.

PREPARED BY: JANET LUEHRS (CID, CLIA #43274)
BROOKWATER INC., IRRIGATION CONSULTANTS
480 SAINT JOHN STREET, SUITE 220
PLEASANTON, CA 94566
925-855-0417
925-855-0357 (FAX)
Janet@Brookwater.com (e-mail)

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed: Janet Luehrs

PART ONE	**MAXIMUM APPLIED WATER ALLOWANCE (MAWA)**	
		MAWA = ETo x .62 x [(ETAF x HA) + ((1-ETAF) x SLA)]
	YEARLY ETo	33.7
	CONVERSION FACTOR	0.62
	ETAF	0.55
	TOTAL IRRIGATED LANDSCAPE AREA (HA)	745 SQUARE FEET
	SPECIAL LANDSCAPE AREA (SLA)	0 SQUARE FEET
	LANDSCAPE WATER ALLOWANCE	**8,561 GALLONS PER YEAR**
	TOTAL ACRE FEET	0.03 ACRE FEET
PART TWO	**ESTIMATED TOTAL WATER USE (ETWU)**	
		(AVERAGE *ETAF* AND *ETWU* FROM WATER EFFICIENT LANDSCAPE WORKSHEET)
	AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS (TOTAL ETAF x AREA / TOTAL AREA)	0.37
	ETWU FOR REGULAR LANDSCAPE AREAS	**5,765 GALLONS PER YEAR**
	SITE WIDE ETAF	0.37
	ETWU FOR ALL LANDSCAPE AREAS	**5,765 GALLONS PER YEAR**
	TOTAL ACRE FEET	0.02 ACRE FEET

*Hydrozone Description	Total Sq. Ft.	% of Landscape
Cool Season Turf (CST)	0	0.0%
Warm Season Turf (WST)	0	0.0%
High Water Use Plants (HW)	0	0.0%
Bioretention Plants (BR)	0	0.0%
Medium Water Use Plants (MW)	0	0.0%
Low Water Use Plants (LW)	745	100.0%
Very Low Water Use Plants (VLW)	0	0.0%
Water Feature	0	0.0%
Special Landscape Area (SLA)	0	0.0%
TOTAL	745	100.0%

**Irrigation Method	Total Sq. Ft.	% of Landscape
Rotor (FC-R, PC-R)	0	0.0%
Multi-Stream Rotator (MR)	0	0.0%
Spray (S)	0	0.0%
Bubbler (B)	25	3.4%
Drip (D)	228	30.6%
In-Line Drip (DL)	492	66.0%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%

HUARD RESIDENCE
WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (Eto) **33.7**

ZONE NO.	PLANT TYPE	HYDROZONE* (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD**	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	HYDROZONE AREA (HA) (Sq Ft)	ETAF x HA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LANDSCAPE AREA										
C-1	SHRUB	LW	0.30	D	0.81	0.37	228	84	1,764	30.6%
C-2	NO MOW	LW	0.30	DL	0.81	0.37	492	182	3,807	66.0%
C-3	TREE	LW	0.30	B	0.81	0.37	25	9	193	3.4%
TOTALS (REGULAR LANDSCAPE AREAS)							**745**	**276**	**5,765**	**100.0%**
SPECIAL LANDSCAPE AREA										
	0			0		1.00	0	0	0	0.0%
TOTALS (SPECIAL LANDSCAPE AREAS)							**0**	**0**	**0**	**0.0%**
TOTALS FOR ALL AREAS							***745***	***276***	***5,765***	***100%***

BROOKWATER
IRRIGATION CONSULTANTS
480 ST. JOHN STREET, SUITE 220
PLEASANTON, CALIFORNIA 94566
TEL 925.855.0417 FAX 925.855.0357
E-MAIL JANET@BROOKWATER.COM

"I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDIANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."

JANET S. LUEHRS Certified Irrigation Designer CID 43274

HUARD RESIDENCE

121 MAGELLAN AVE, HALF MOON BAY, CA 94019

CONNECT HOMES
304 S Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

ISSUANCE

Rev. No.	Date	Description
	11/11/2022	DESIGN REVIEW
5	01/22/24	COASTAL DESIGN REVIEW REV 5

DISCLAIMER

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
IRRIGATION DETAILS & WORKSHEET

SCALE

SHEET NO.
IR-4

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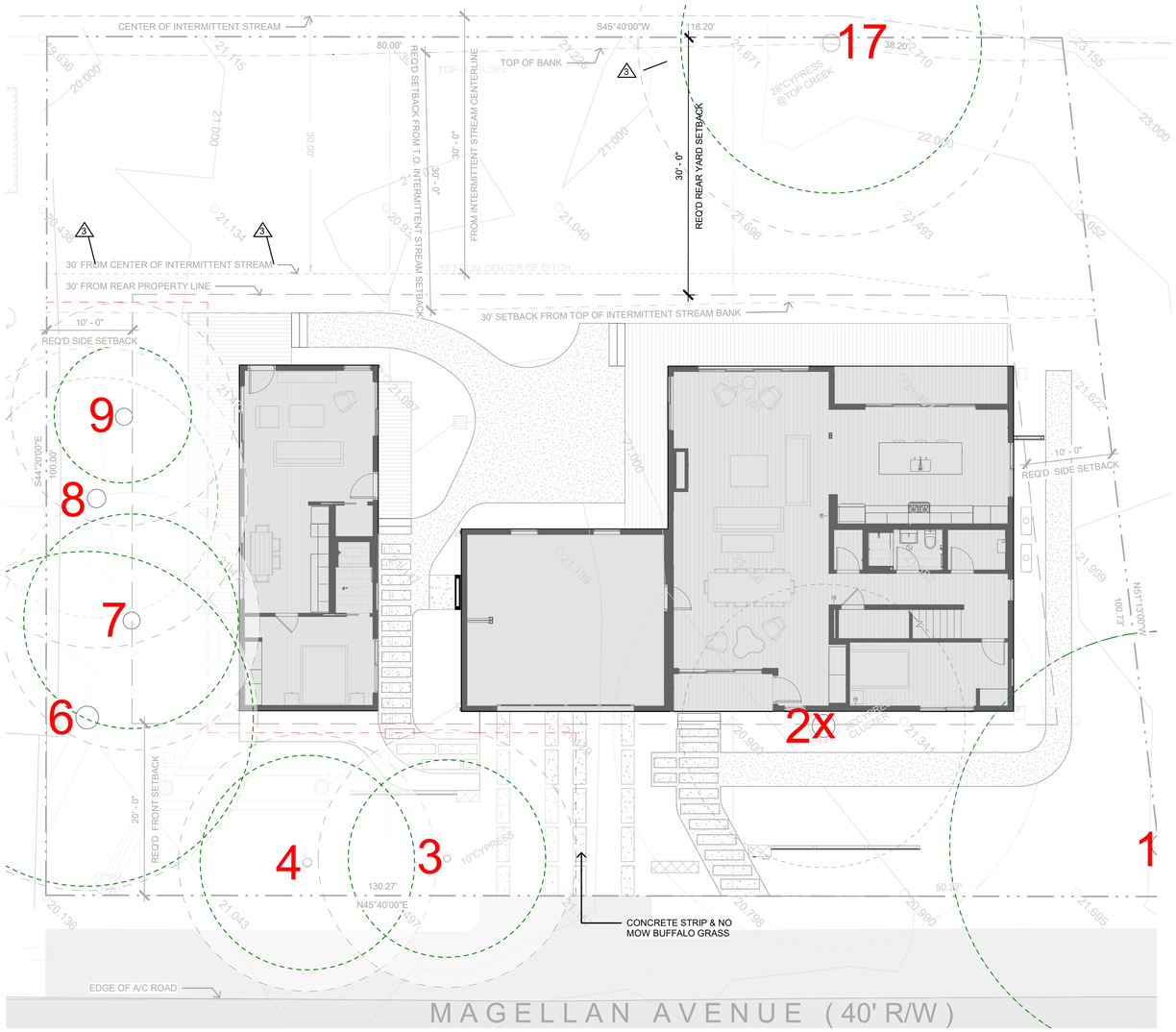

TREE PRESERVATION PLAN

SCALE: NTS

Tree Descriptions:

Tree #	Species	DBH	Height/ Spread	Health/Structure	Notes
1	Cupressus *macrocarpa*	50	45/50	Fair/Poor	Not on property
2	Cupressus macrocarpa	45	35/50	Fair/Poor	Significant Tree
3	Cupressus macrocarpa	23	25/30	Fair/Poor	Significant Tree
4	Cupressus macrocarpa	25	20/30	Fair/Poor	Significant Tree
6	Cupressus macrocarpa	39	45/40	Fair/Fair	Significant Tree
7	Cupressus macrocarpa	25	30/30	Fair/Poor	Significant Tree
8	Cupressus macrocarpa	28	30/35	Fair/Very Poor	Significant Tree
9	Cupressus macrocarpa	26	45/45	Fair/Poor	Significant Tree
17	Cupressus macrocarpa	35	50/45	Good/Good	Significant Tree

ARBORIST TREE DESCRIPTIONS SCHEDULE

SCALE: NTS

GENERAL NOTES

- SEE ARBORIST REPORT FOR TREE PROTECTION MEASURES

LEGEND

MATERIALS

- CRITICAL ROOT ZONE
- TREE CANOPY DRIPLINE
- FENCING AND TREE PROTECTION ZONE

HUARD RESIDENCE

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CONNECT HOMES

304 S Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

ISSUANCE

Rev. No.	Date	Description
	01/20/23	COASTAL DESIGN REVIEW
1	05/31/23	COASTAL DESIGN REVIEW REV 1
3	08/30/23	COASTAL DESIGN REVIEW REV 3
	01/22/24	COASTAL DESIGN REVIEW REV 5

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
TREE PRESERVATION REPORT

SCALE
As indicated

SHEET NO.
TP-1.0

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GRAPHIC SCALE

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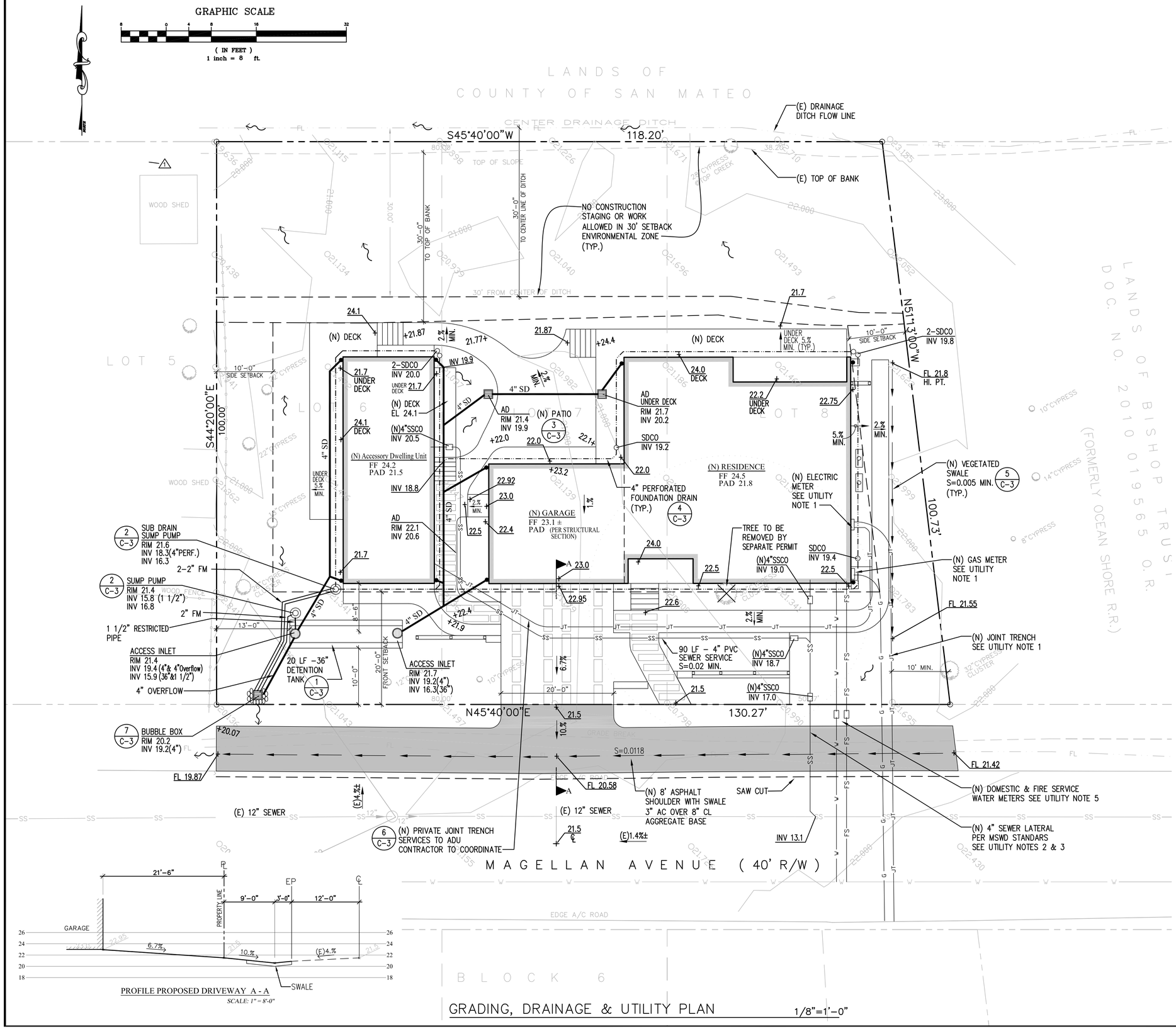
(IN FEET)
1 inch = 8 ft.



GRADING, DRAINAGE & UTILITY PLAN 1/8"=1'-0"

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS & SETBACKS WITH ARCHITECTURAL PLANS.
2. TOPOGRAPHIC INFORMATION PROVIDE BY B&H SURVEYING, INC., DATED SEPTEMBER, 2017.
3. SLOPE PORCHES, LANDINGS AND TERRACES 2% AWAY FROM RESIDENCE.
4. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM THE HOUSE PERIMETER BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 5% AWAY FROM RESIDENCE.
5. CONTRACTOR TO CONTACT SOILS ENGINEER TO COORDINATE INSPECTIONS AT LEAST ONE WEEK PRIOR TO PENDING INSPECTIONS.
6. ALL EARTHWORK, SUBSLAB PREPARATION, FOUNDATION AND SLAB CONSTRUCTION, BACKFILLING, SITE DRAINAGE, AND GEOTECHNICAL OBSERVATION AND TESTING SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT RECOMMENDATIONS.
7. THE OWNER RECOGNIZES THAT THE DRAINAGE FACILITIES WILL NEED TO BE PERIODICALLY CLEANED OF DEBRIS DURING THE FUNCTIONAL LIFE OF THE SYSTEM.
8. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION.
9. ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM.
10. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642-2444, 48 HOURS PRIOR TO EXCAVATION.
11. FOR ADDITIONAL SITE LAYOUT INFORMATION SEE ARCHITECTURAL PLANS.
12. PRIOR TO CONSTRUCTING ANY IMPROVEMENT WITHIN THE PUBLIC RIGHT OF WAY, CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE COUNTY'S ENGINEERING DIVISION PRIOR TO STARTING ANY WORK. APPLICANT SHALL OBTAIN PERMITS FROM UTILITY COMPANIES PRIOR TO APPLYING TO CITY FOR ENCROACHMENT PERMIT.
13. CONTRACTOR SHALL ADHEAR TO "BEST MANAGEMENT PRACTICES" (BMP's) GUIDELINES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR STORING, USING, AND DISPOSING OF ALL HAZARDOUS MATERIALS, IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS.
14. CONTRACTOR SHALL REVIEW AND UNDERSTAND GRADING AND DRAINAGE GUIDELINES SET FORTH IN THE GEOTECHNICAL REPORT PRIOR TO STARTING ANY SITE WORK.
15. CONTRACTOR SHALL ADHEAR TO CAL OSHA STANDARD WHEN GRADING AND EXCAVATING.
16. CONTRACTOR AND OWNER SHALL OBTAIN ALL NECESSARY COUNTY STANDARD DETAILS, FROM THE COUNTY, TO PERFORM ALL TRENCHING AND SITE WORK IN THE PUBLIC RIGHT-OF-WAY.
17. APPLICANT/CONTRACTOR SHALL REMOVE AND REPLACE ALL CRACKED, DAMAGED, UPLIFTED OR DEPRESSED FRONTAGE IMPROVEMENTS, EXISTING OR DAMAGED BY CONSTRUCTION ACTIVITIES, PER COUNTY STANDARDS ALONG THE ENTIRE PROPERTY FRONTAGE ON MAGELLAN AVENUE.
18. STORM WATER RUNOFF GENERATED BY THE NEW DEVELOPMENT SHALL NOT DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT.

UTILITY NOTES:

1. CONTRACTOR TO ASSIST OWNER IN COORDINATION WITH PG&E FOR THE INSTALLATION OF GAS, ELECTRIC, PHONE AND TV SERVICES.
2. CONTRACTOR TO ASSIST OWNER IN OBTAINING A NEW SEWER LATERAL PERMIT FROM THE MONTARA WATER & SEWER DISTRICT. NEW 4" SEWER LATERAL AND SERVICE TO BE INSTALLED TO HOME PER MWSD STANDARD DETAILS.
3. ALL SEWER WORK TO BE IN CONFORMANCE WITH THE MWSD AND COUNTY STANDARDS.
4. ALL DOWN SPOUTS SHALL PIPED AS SHOWN ON PLANS. ALL PIPE SHALL BE PVC WITH RATING OF SDR 35 OR GREATER.
5. CONTRACTOR TO ASSIST OWNER IN OBTAINING A NEW WATER METER FROM THE MONTARA WATER & SEWER DISTRICT (MWSD). WATER LATERAL AND METER TO BE INSTALLED BY MWSD. SERVICE TO HOME TO BE INSTALLED BY CONTRACTOR. SIZING OF SERVICE AND METER TO MEET ALL DOMESTIC AND FIRE SUPPRESION REQUIREMENTS.NO WATER SERVICE UPGRADES OR REPAIR WORK ANTICIPATED FOR PROJECT. CONTRACTOR TO TAKE CARE TO PROTECT EXISTING WATER SERVICE FROM DAMAGE.

DRAINAGE MAINTENANCE REQUIREMENTS:

1. DEPRESSED LANDSCAPE AREAS SHALL BE INSPECTED IN THE FALL AND SPRING. ANY ACCUMULATED DEBRIS SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER.
2. VEGETATED SWALES SHOULD BE INSPECTED FOLLOWING RAIN EVENTS, TO CONFIRM THEY ARE FUNCTIONING PROPERLY AND CONVEYING WATER AWAY FROM HOME. REPAIRS AND DEBRIS REMOVAL SHALL BE COMPLETED, AS REQUIRED.
3. DOWN SPOUTS AND RAIN GUTTERS SHOULD BE CHECKED AND CLEANED MONTHLY, DURING THE WINTER SEASON, TO ASSURE STORM WATER IS BEING COLLECTED AND CONVEYED AWAY FROM HOME.

EARTHWORK TABLE	CUT	FILL
HOUSE, ADU	15 CY	5 CY
DRIVEWAY	4 CY	12 CY
REAR/FRONT/SIDE YARD	0 CY	13 CY
TOTAL	19 CY	30 CY
IMPORT		11 CY

EXCESS MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER. EARTHWORK QUANTITIES HAVE BEEN PROVIDED FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL ESTIMATE HIS/HER OWN QUANTITIES TO COMPLETE JOB PER CONTRACT WITH OWNER.

LEGEND / ABBREVIATIONS

	SILT FENCE OR FIBER ROLL	SD	STORM DRAIN PIPE SEE UTILITY NOTE 4
+101.8	SPOT SHOT (PROPOSED GRADE)	SDCO	SUB-DRAIN CLEANOUT
AC	ASPHALT	TW	TOP OF WALL
AD	AREA DRAIN	BW	BOTTOM OF WALL
CB	CATCH BASIN	(E)	EXISTING
FM	FORCE MAIN		GENERAL DRAINAGE FLOW DIRECTION
FL	FLOW LINE	4" SD	STORM DRAIN PIPE
FDCO	FOUNDATION CLEAN OUT		RAIN WATER LEADER W/ 4" SD COLLECTION PIPING TO DRAINAGE
SSCO	SEWER CLEANOUT		PROPERTY LINE
RWL	RAIN WATER LEADER		NEIGHBORING PROPERTY LINE
PD	PATIO DRAIN	X	TREE PROTECTION FENCING
MIN.	MINIMUM		VEGETATED SWALE ALIGNMENT OR SURFACE SWALE ALIGNMENT
INV	INVERT		

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel@comcast.net

REGISTERED PROFESSIONAL ENGINEER 52075 CIVIL STATE OF CALIFORNIA

HUARD RESIDENCE
121 MAGELLAN AVENUE
SAN MATEO COUNTY California
Miramar

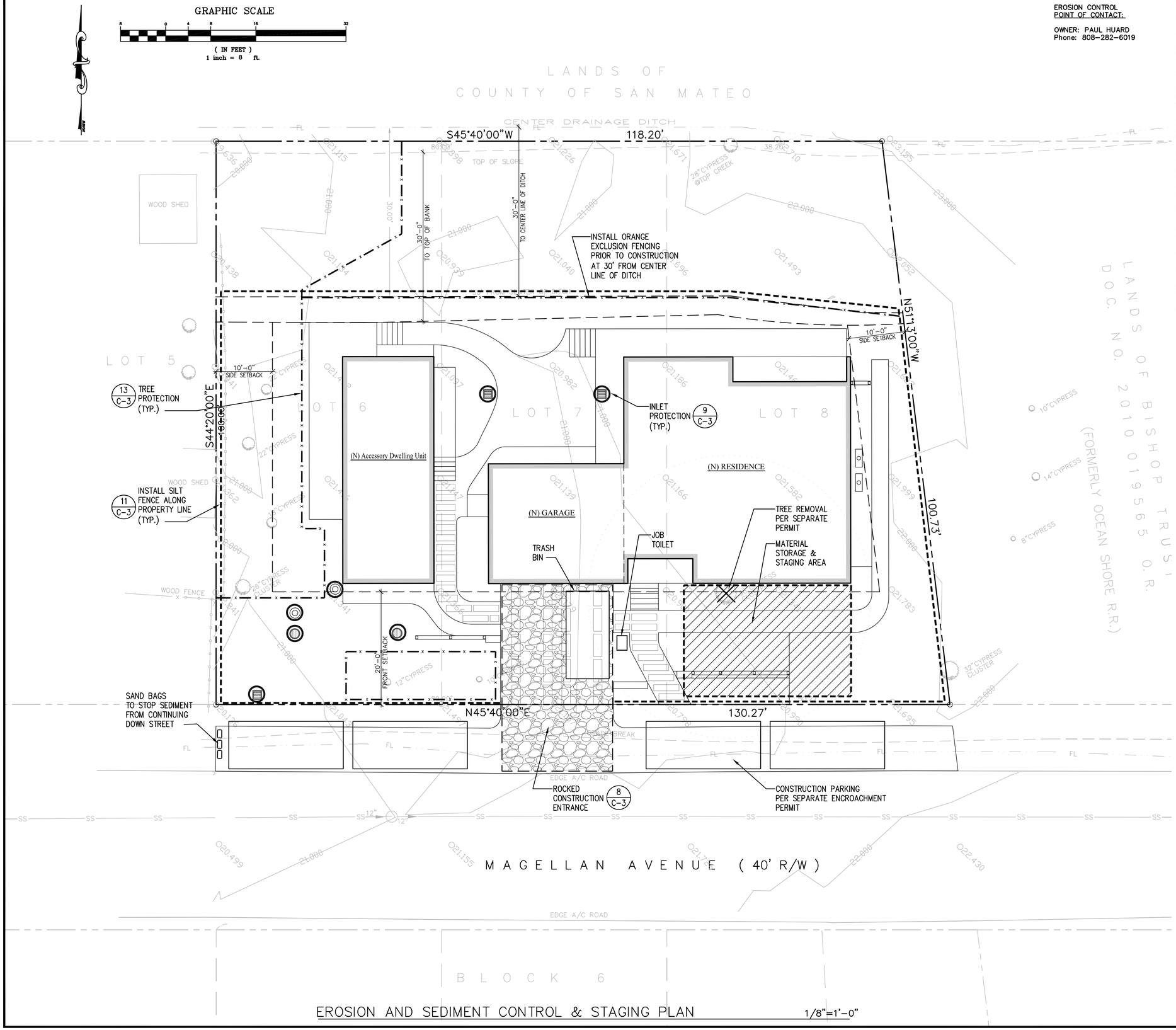
CONTENTS:
GRADING, DRAINAGE & UTILITY PLAN

DATE 05/26/23
SCALE AS NOTED
REVISIONS:
DRAWN J.G.
CHECKED C.B.
JOB No. 2023836
SHEET NO. C-1
OF 4 SHEETS

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.



EROSION CONTROL
POINT OF CONTACT:

OWNER: PAUL HUARD
Phone: 808-282-6019

EROSION AND SEDIMENT CONTROL NOTES:

1. STORM DRAIN POLLUTION PREVENTION:
PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK BAGS, TEMPORARY DRAINAGE SWALES, FIBER ROLLS, SILT FENCES, BERMS OR STORM DRAIN INLET FILTERS.

2. THE EXISTING CONCRETE DRIVEWAY SHALL SERVE AS THE STABILIZED CONSTRUCTION ENTRANCE.

3. FIBER ROLL(S) SHALL BE INSTALLED, IF REQUIRED BY COUNTY, PRIOR TO THE INCEPTION OF ANY WORK ON-SITE, AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED.

4. DRY SWEEPING METHODS SHALL BE USED TO REMOVE ANY DEBRIS AND/ OR SOIL TRACKED ON TO MAGELLAN AVENUE. DRY SWEEPING SHALL BE DONE AT THE END OF EACH WORK DAY.

5. THE CONTRACTOR SHALL FOLLOW AND USE BEST MANAGEMENT PRACTICES (BMP) FOR DISCHARGE INTO THE COUNTY'S STORM WATER SYSTEM DURING SITE STRIPPING, HAULING, EARTH MOVING ACTIVITIES, HEAVY EQUIPMENT OPERATIONS, GENERAL CONSTRUCTION AND SITE SUPERVISION, PAINTING, APPLICATIONS AND USE OF SOLVENTS AND ADHESIVES, LANDSCAPING AND GARDENING.

6. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.

7. ONCE THE PROPOSED ON-SITE DRAINAGE INLETS HAVE BEEN INSTALLED, THE CONTRACTOR SHALL PROTECT ANY BARE SOIL FROM ENTERING THE INLETS BY INSTALLING PROTECTIONS PER DETAIL 10 ON SHEET C-3.

8. CONTRACTOR SHALL CONTROL DUST AS OFTEN AS REQUIRED BY SITE CONDITIONS AND AS DIRECTED BY COUNTY OR PROJECT ENGINEER. DUST CONTROL IS REQUIRED YEAR AROUND.

9. IF EROSION DEVELOPS IN A TEMPORARY EROSION PROTECTED AREA OR ANY ESTABLISHED VEGETATED AREA, THE CONTRACTOR SHALL IMMEDIATELY ALLEVIATE AND REMEDY THE PROBLEM AND TAKE PREVENTATIVE MEASURES TO MINIMIZE THE POSSIBILITY OF ITS REOCCURRENCE AND ALSO TO PREVENT THE RESULTING FLOW OF SOILS OR WATER WITH SUSPENDED SOILS FROM GETTING INTO THE TOWN'S DRAINAGE SYSTEM OR ANY NATURAL DRAINAGE CHANNEL OR DITCH.

10. PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER. PROTECTION MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH MOVING ACTIVITIES AND CONSTRUCTION. ALL PROTECTION ARE REQUIRED YEAR AROUND.

11. ALL DISTURBED AREAS SHALL BE PROTECTED WITH BARK MULCH OR REPLANTED FOLLOWING GRADING OPERATIONS.

12. APPLICATIONS OF PESTICIDES AND FERTILIZERS SHALL BE DURING DRY WEATHER PERIODS TO PREVENT POLLUTED RUNOFF.

13. OWNERS REPRESENTATIVE AND CONTRACTOR TO PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.

14. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MEASURES ON SITE DURING "OFF SEASON". EROSION CONTROL MATERIALS ARE TO BE STORED ON SITE.

15. ALL TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING OR GRUBBING IS STARTED.

COUNTY NOTES

- THE AREAS DELINEATED ON THIS PLAN FOR PARKING, GRUBBING, STORAGE, ETC., SHALL NOT BE ENLARGED OR "RUN OVER".
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit construction access routes to stabilized, designated access points.
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Bast Management Practices.
- Construction sites are required to have erosion control materials on-site during the "off-season."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site.
- Use of plastic sheeting between October 1st and April 30th is not acceptable, unless for use on stockpiles where the stockpile is also protected with fiber rolls containing the base of the stockpile.

C. For Your Reference Only – Erosion Control Policies for Construction Sites:

Project erosion and sediment control measures shall be maintained as necessary throughout the duration of the permit to be effective. If significant field changes are made, revised plans must be submitted for approval. The building inspector has the authority to require additional measures at any time, and may cancel any requested inspection if any measures are found to be deficient. A Stop Work Notice may be issued pursuant to the County's Stormwater Enforcement Response Plan until corrections have been made and applicable fees paid for staff enforcement time. The property owner shall demonstrate via building inspection, that the site is stabilized either with adequate erosion control or landscaping, prior to issuance of the Certificate of Occupancy.

LEGEND / ABBREVIATIONS

	SILT FENCE OR FIBER ROLL	SD	STORM DRAIN PIPE SEE UTILITY NOTE 4
+101.8	SPOT SHOT (PROPOSED GRADE)	SDCO	SUB-DRAIN CLEANOUT
AC	ASPHALT	TW	TOP OF WALL
AD	AREA DRAIN	BW	BOTTOM OF WALL
CB	CATCH BASIN	(E)	EXISTING
FM	FORCE MAIN		GENERAL DRAINAGE FLOW DIRECTION
FL	FLOW LINE	4" SD	STORM DRAIN PIPE
FDCO	FOUNDATION CLEAN OUT		RAIN WATER LEADER W/ 4" SD COLLECTION PIPING TO DRAINAGE
SSCO	SEWER CLEANOUT		PROPERTY LINE
RWL	RAIN WATER LEADER		NEIGHBORING PROPERTY LINE
PD	PATIO DRAIN	X	TREE PROTECTION FENCING
MIN.	MINIMUM		VEGETATED SWALE ALIGNMENT OR SURFACE SWALE ALIGNMENT
INV	INVERT		

EROSION & SEDIMENT CONTROL & STAGING PLAN 1/8"=1'-0"

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel@comcast.net

CLIFFORD BECHTEL 52075 CIVIL STATE OF CALIFORNIA

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SAN MATEO COUNTY California
Miramar

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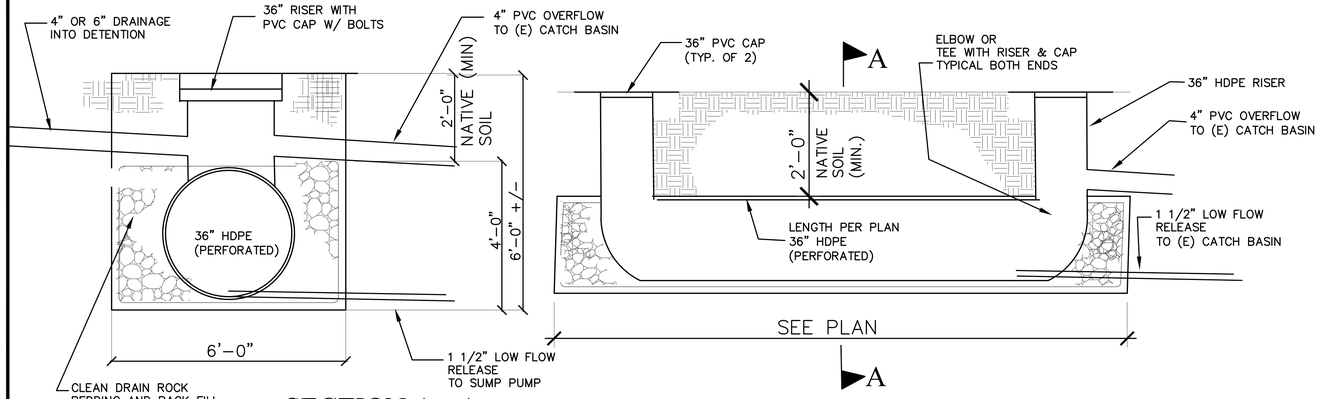
JOB No. 2023836
SHEET NO. C-2
OF 4 SHEETS



SECTION A - A

1 / C-3 DEPRESSED LANDSCAPE AREA

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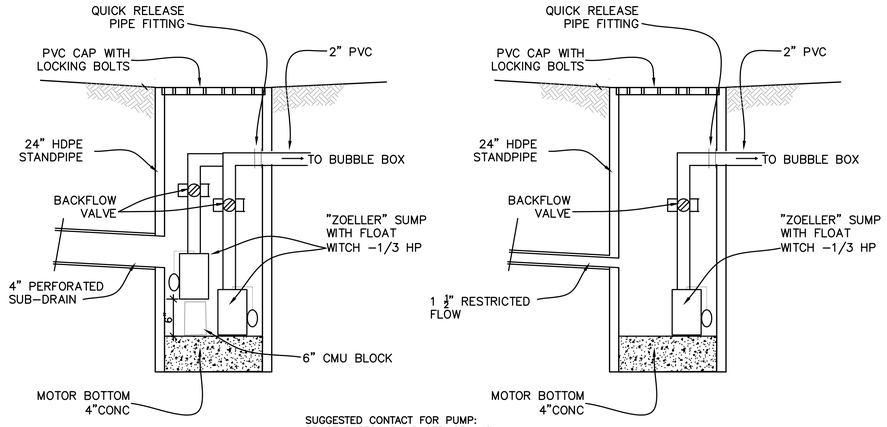

2 / C-3 SUMP PUMPS

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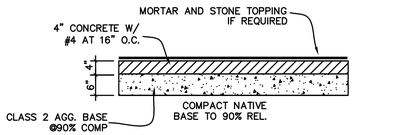
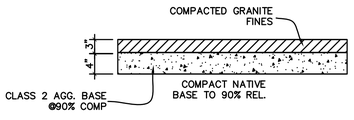


CONCRETE PATIO & PATH



GRANITE PATIO & PATH

NOTE: SEE LANDSCAPE PLANS FOR ADDITIONAL PAVEMENT DETAIL INFORMATION.

3 / C-3 PAVEMENT SECTION

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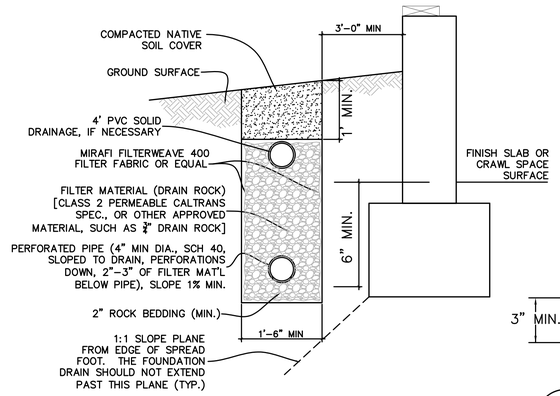

4 / C-3 FOUNDATION DRAIN

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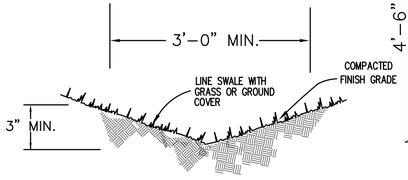

5 / C-3 VEGETATED SWALE

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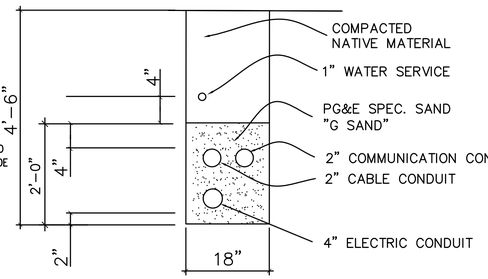

6 / C-3 PRIVATE JOINT TRENCH

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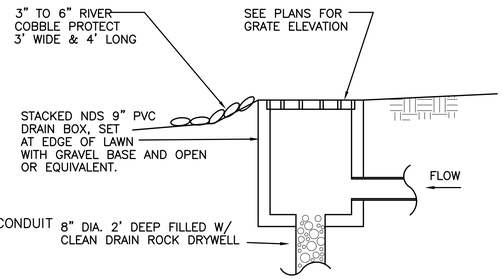

7 / C-3 BUBBLE BOX

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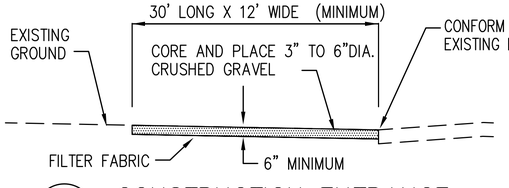

8 / C-3 CONSTRUCTION ENTRANCE

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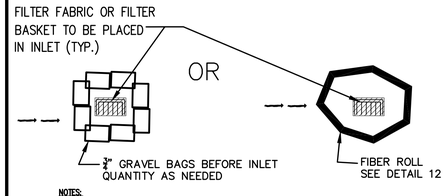
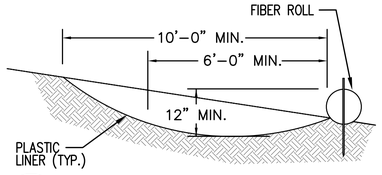


NOTES:

1. INSPECT INLETS FOLLOWING EVERY RAIN EVENT. FILTER FABRIC OR FILTER BASKET TO BE CLEANED OUT AFTER EACH RAIN EVENT OR CLEANED AS NEEDED TO FUNCTION PROPERLY.

9 / C-3 INLET PROTECTION

NOT TO SCALE



10 / C-3 CONSTRUCTION WASH OUT AREA

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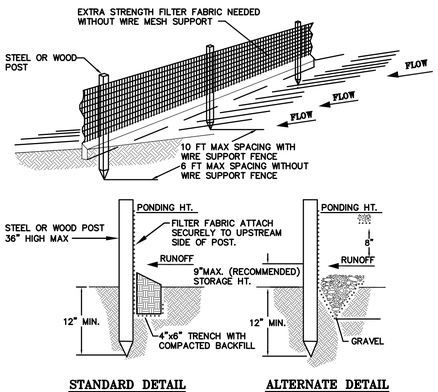
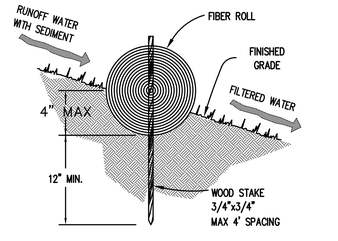


NOTES:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

11 / C-3 SILT FENCE

NOT TO SCALE



ENTRENCHMENT DETAIL

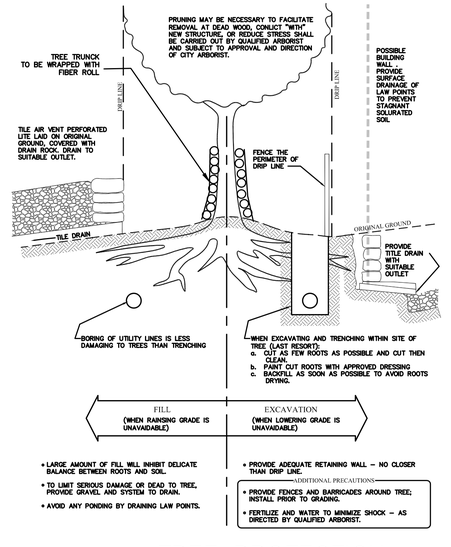
IN SLOPE AREA

NOTES:

1. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, DUG ON CONTOUR.
2. ADJACENT ROLLS SHALL TIGHTLY ABUT.
3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

12 / C-3 FIBER ROLL

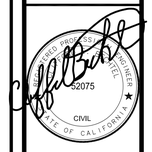
NOT TO SCALE



13 / C-3 TREE PROTECTION

NOT TO SCALE

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel@comcast.net



HUARD RESIDENCE
121 MAGELLAN AVENUE
SAN MATEO COUNTY
Miramar
California

CONTENTS:

CIVIL DETAILS

DATE 05/26/23

SCALE AS NOTED

REVISIONS:

DRAWN J.G.

CHECKED C.B.

JOB No. 2023836

SHEET NO.

C-3

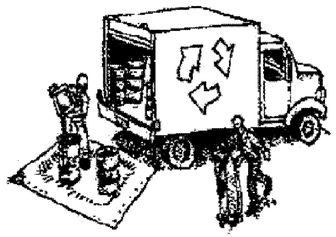
OF 4 SHEETS

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

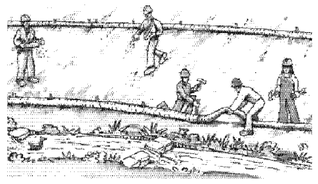
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

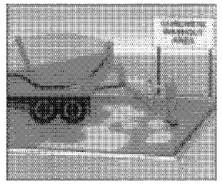
Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application

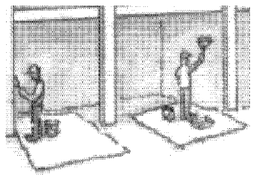


- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

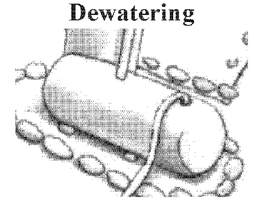
Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel@comcast.net

CLIFFORD BECHTEL 52075 CIVIL STATE OF CALIFORNIA

HUARD RESIDENCE
121 MAGELLAN AVENUE
SAN MATEO COUNTY
Miramar
California

CONTENTS:
CONSTRUCTION BMP CHECKLIST

DATE 05/26/23
SCALE AS NOTED
REVISIONS:
DRAWN J.G.
CHECKED C.B.
JOB No. 2023836
SHEET NO. C-4
OF 4 SHEETS

County of San Mateo - Planning and Building Department

ATTACHMENT D

February 8, 2024

Owner / Applicant:	Ruth and Paul Heard / Carin Friedman
File No:	PLN2023-00028
Location:	Magellan Avenue, Miramar
APN:	048-013-920
CDRC Meeting:	Meeting Link

Coastside Design Review Permit

The project has been reviewed for compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, County of San Mateo Zoning Regulations Aug 2019, Chapter 28.1, Section 6565.20.

CDRC Recommends Approval of Project PLN2023-00028.

Findings that satisfy the Standards:

The findings for this project have not changed from the October 12 recommendation. Please see attached October 12 recommendation letter.

Additional Requirements for compliance with the Standards:

1. Section 6565.20(G) Utilities and Ancillary Structures: STANDARD: "…and other ancillary structures shall be screened from view in a manner that is compatible with the building and site design. Screening materials shall be substantial and durable." **Project will add screening of condenser units proposed on east elevation.**

Additional Recommendations:

None

Attachment: CDRC_20231012_Agenda2_APN048-013-920 v2.pdf

COUNTY OF SAN MATEO
PLANNING AND BUILDING

County Government Center
455 County Center, 2nd Floor
Redwood City, CA 94063
650-363-4161 T
planning.smcgov.org

November 3, 2023

Carin Friedman
304 S. Broadway #320
Los Angeles, CA 90013

Dear Carin Friedman:

SUBJECT: Coastside Design Review Recommendation
Magellan Avenue, Miramar
APN 048-013-920; County File No. PLN2023-00028

At its meeting of October 12, 2023, the San Mateo County Coastside Design Review Committee (CDRC) considered a Coastside Design Review (DR) recommendation for a new 2,999 sq. ft., 2-story single family-residence with an attached 510 sq. ft. two-car garage and detached 652 sq. ft. accessory dwelling unit (ADU), on an existing 12,424 sq. ft. undeveloped parcel (Certificate of Compliance, PLN2010-00154), associated with a hearing-level Coastal Development Permit (CDP). The project involves the removal of one (1) significant size tree and only minor grading. The ADU is a ministerial project that does not require review by the CDRC. The CDRC's recommendation regarding the project's compliance is based on the Design Review standards. A Planning Commission public hearing on the DR Permit and CDP will take place at a later date.

Based on the plans, application forms, public testimony and accompanying materials submitted, the Coastside Design Review Committee **recommended approval** of your project based on and subject to the following findings and recommended conditions:

FINDINGS

The Coastside Design Review Committee found that:

For the Design Review

The project, as proposed and conditioned, has been reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

a. Section 6565.20(C) SITE PLANNING & STRUCTURE PLACEMENT; 2. Complement Other Structures in the Neighborhood; b. Views; Standard: The project is designed to minimize the effect on views from neighboring houses.

b. Section 6565.20(D) ELEMENT OF DESIGN; 1. Building Mass, Shape and Scale; b. Neighborhood Scale; Standards (1): The proposed residence would respect the scale of the neighborhood as the building dimensions, shape, form, and architectural details would be proportional and complementary to the style of other homes in the neighborhood.

c. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; a. Architectural Style; Standards (2): The proposed residence of Contemporary architectural style would complement the coastal, semi-rural, diverse, small-town character of the area.

d. Section 6565.20(F) LANDSCAPING, PAVED ARES, FENCES, LIGHTING, AND NOISE; 4. Lighting: All exterior lighting would be "Dark-Sky" compliant as indicated on the exterior elevations and the exterior lighting specification(s).

e. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles & Features; b. (1) Openings Windows: Windows and doors have been selected that are compatible with the dominant types on the house and in the neighborhood.

f. Section 6565.20 (F) LANDSCAPING, PAVED ARES, FENCES, LIGHTING, AND NOISE; 2. Paved Areas; Standards a.: The hardscape or impervious areas would be minimized on the site to reduce the volume and improve the quality of stormwater runoff into creeks and storm drains.

g. Section 6565.20(D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; Standards a. (2): The proposed Compatible with the exterior materials and colors used on neighboring houses. The applicant has avoided the use of colors that are too similar, repetitive, or clashing.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on December 13, 2023, and in compliance with the plans reviewed by the Coastside Design Review Committee (CDRC) on October 12, 2023. Any changes or revisions to the approved plans are subject to review and approval by the Community Development Director. Minor adjustments to project design may be approved by the Community Development Director if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Community Development Director may refer consideration of the revisions to the Planning Commission, with applicable fees to be paid.

2. The Coastal Development Permit and Design Review Permit shall be valid for five (5) years from the date of final approval, in which time a building permit shall be issued, and a completed inspection (to the satisfaction of the building inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended by one time for a one (1) year increment with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.

3. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.

    a. The applicant shall maintain the datum point so that it would not be disturbed by the proposed construction activities until final approval of the building permit.

    b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).

    c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.

    d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation shall be shown on the plan, elevations, and cross-section (if one is provided).

    e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.

    f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.

4. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:

    a. Replace the east-facing exterior wall of the 1st-floor inset deck at the northeast corner with wood panel wrapped support column at the northeast corner and the opening to the east.

b. Incorporate wood siding and cement board panels on the northwest and southwest sides, as well as at the entry walkway, to reduce the apparent mass caused by the extensive use of white metal sidings.

c. Optional: consider increasing the 16’ single garage door to 18’ double door.

5. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:

a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

c. Performing clearing and earth-moving activities only during dry weather.

d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilization of designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

m. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.

n. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

o. Failure to install or maintain these measures would result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

6. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.

7. An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for grading, construction, and demolition purposes, as the project requires tree protection of significant trees and a grading permit. that the Project Planner would send you an approved job copy of the Erosion Control and/or Tree Protection Plan. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, please email photos to the Project Planner. If the initial pre-site inspection is not approved, an additional inspection fee would be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Project Planner.

8. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.

9. No site disturbance shall occur, including any vegetation/tree removal or grading, until a building permit has been issued.

10. To reduce the impact of construction activities on neighboring properties, comply with the following:

    a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

    b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.

    c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Magellan Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Magellan Avenue. There shall be no storage of construction vehicles in the public right-of-way.

11. Color and materials verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.

12. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo County Ordinance Code Section 4.88.360).

13. Installation of the approved landscape plan is required prior to final inspection.

14. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. WELO applies to new landscape projects equal to or greater than 500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 square feet. The following restrictions apply to projects using the prescriptive checklist:

    a. Compost: Project shall incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).

    b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3)

for 75% of the plant area excluding edibles and areas using recycled water.

c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.

d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.

e. Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.

15. Per San Mateo County Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.

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

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

17. **Mitigation Measure 1:** ~~Establish~~ according to the~~a~~ minimum 30-foot buffer zone from the centerline of the stream to the nearest point of the development in compliance with San Mateo County Local Coastal Program (LCP) Policy 7.11, which requires a 30-foot buffer zone from the midpoint of an intermittent stream absent riparian vegetation.

18. **Mitigation Measure 2:** Other than the 48 inches d.b.h Cypress tree in the front yard, no additional trees shall be removed. ~~Require a tree removal permit from the County in the event that removal of trees are required as part of the development scope.~~

19. **Mitigation Measure 3:** Implement best management practices (BMPs) for erosion and sediment control during all phases of building to include pre- and post-construction activities.

20. **Mitigation Measure 4:** A qualified biologist shall~~ould~~ conduct a pre-construction migratory bird and raptor survey of all onsite trees within 250 feet of the proposed development footprint within 14 days of the onset of ground disturbance. If such species were detected, a suitable activity-free buffer shall~~ould~~ be established around all active nests. The precise dimension of the buffer (up to 250 feet) would be determined at that time and may vary depending on such factors as nest location, species, and line of sight to the construction area. Buffers shall~~ould~~ remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents.

21. **Mitigation Measure 5:** The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES (National Pollutant Discharge Elimination System) requirements for review and approval by the Building Inspection Division's Drainage Section.

22. **Mitigation Measure 6:** Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas.

County Geotechnical Section

23. Geotechnical report shall be required at the time of building permit application. The geotechnical consultant of record shall review and approve the grading plans, drainage plan(s) related to the geotechnical aspects, and the foundation plans at the minimum. Plans review letter shall be submitted to County for review and approval.

24. The geotechnical consultant of record shall propose site geotechnical inspections specifications in the geotechnical report. The specifications shall be in compliance with CBC2012 as a minimum.

Department of Public Works

25. Prior to the issuance of a building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works,

this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

26. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

27. Prior to the issuance of a building permit, the applicant shall be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No.3277.

Building Inspection Section

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

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

County Drainage Section

30. At the time of building permit application, the project shall demonstrate compliance with the County Drainage Manual, including preventing stormwater from development from flowing across property lines. For projects that trigger size and/or slope thresholds, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project, subject to the Drainage Section's for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans.

31. The following shall be required at the time of building permit submittal:

    a. Final Drainage Report stamped and signed by a registered Civil Engineer

    b. Final Grading and Drainage Plan stamped and signed by a registered Civil Engineer consistent with the requirements in the County's current Drainage Manual

c. Final C.3 and C.6 Development Review Checklist

Coastside County Fire Protection District

32. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 4-inch reflective numbers and letters similar to Hy-Ko 911 or equivalent. Temporary address numbers shall be posted prior to combustible materials being placed on site. The ADU address shall be 121B Magellan Ave.

33. Any approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45,720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Exceptions may apply.

34. When required by the Coastside Fire Protection District, a Knox Box of the size and type designated shall be mounted on the building near the main entrance and shall be located a minimum of 60 inches and not higher than 72 inches above the finished floor, in a location approved by the fire code official. Additional Knox Boxes may be required at rear entrances to buildings. Knox padlocks or Knox Gate Switches may be required at any access as specified by the fire code official.

35. Gates shall be a minimum of 2-feet wider than the roadway they serve. Overhead gate structures shall have a minimum of 15½-feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock for fire department access. Electric gates shall be provided with a Knox Gate Switch and automatically open during power failures, unless equipped with manual override capability that is approved by Coastside Fire Protection District. Gates providing Fire access to a driveway or other roadway shall be located at least 35-feet from the primary road or street and shall open to allow a vehicle to stop without obstructing traffic on the adjoining roadway.

36. Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.7 and NFPA 72. Exceptions may apply.

37. Single or multiple-station smoke alarms shall be installed in accordance with CFC 2022 Section 907.2.11.2 and 907.2.11.5.

38. Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m2). Exception may apply.

39. 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.

40. Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.

41. 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.

42. Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in wildland-urban interface areas shall be in accordance with Chapter 49. Defensible space shall be managed around all buildings and structures in State Responsibility Areas (SRA) as required in Public Resources Code 4291.

43. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

44. The minimum fire-flow and flow duration requirements for one-family residence shall be as specified in Tables B105.1(1) and B105.1(2). Required Fire Flow: 500 GPM.

45. For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of: a. The automatic sprinkler system demand, including hose stream allowance. b. The required fire flow.

46. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of

the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Coastside County Water District (CCWD)

47. The project shall comply with CCWD regulations on water service and metering. CCWD would perform inspections to verify compliance with all the applicable regulations during construction. A final inspection would be conducted when construction is complete.

48. The applicant shall complete an online application for water service with CCWD and complete an application for fire service and another application for residential water service.

49. A full set of the most recent plans and drawings for the project, including a full set (fire sprinkler, architectural, plumbing, mechanical, green building, structural, civil, utility, and landscape/irrigation) must be submitted to CCWD for review and approval. Existing and new utilities shall be clearly marked on the drawings.

50. Fire sprinklers are served from an independent and dedicated water service connection with a separate fire meter. Please note that CCWD does not allow passive purge systems to be installed on fire protection services. Fire protection services are authorized for the sole purpose of fire protection, so there shall be no cross connections.

51. The location of the new fire and domestic water services and meters shall be in a safe location and clear of driveways and parking areas.

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

Granada Community Services District

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

Please note that the decision of the Coastside Design Review Committee is a recommendation regarding the project’s compliance with design review standards, not the final decision on this project, which requires a Planning Commission public hearing for your Design Review Permit and Coastal Development Permit (CDP). For more information, please contact Glen Jia, Project Planner, at 650/363-1803, if you have any questions.

To provide feedback, please visit the Department's Customer Survey at the following link: https://www.smcgov.org/planning/webforms/san-mateo-county-planning-and-building-engagement-survey

Sincerely,

Glen Jia

_____
Glen Jia, Design Review Officer

cc: Paul and Ruth Huard, Homeowner
Rebecca Katkin, Member Architect
Mark Dinh, Community Representative
Interested Members of the Public

County of San Mateo - Planning and Building Department

ATTACHMENT E

San Mateo County Environmental Services Agency
Planning and Building Division
455 County Center, Mail Drop PLN 122
Redwood City, CA 94063-1646
(650) 363-4161 • Fax (650) 363-4849

Biological Impact Form

(for compliance with Local Coastal Program Policy 7.5)

Applicant's Name: _____
Primary Permit #: _____

Owner/Applicant

Name: **Paul and Ruth Huard** _____
Mailing Address: _____
P.O. Box 2432528 _____
Sioux Falls, SD _____ Zip: 57186_____

Phone, W: 808-282-6019_____
H: n/a _____
Fax: n/a_____
_____

Project Location

Include U.S.G.S – Tier, Range, and Section:
The 0.29-acre (12,424 sq. ft.) site is located on Magellan__
Avenue in section 13 of township 5 south, range 6 west. __
_____
_____
_____

Assessor's Parcel Number(s): _____
048-013-050_____
048-013-060_____
Applicable Planning Permit numbers: n/a _____
_____

Principal Investigators

(Note: Attach a qualification summary to the report.)
Name: Davinna Ohlson, Neal Kramer,
Nathan Hale, Mark Jennings _____
Mailing Address: Live Oak Associates, Inc. _____
6840 Via del Oro, Suite 220_____
San Jose, CA _____ Zip: 95123_____

Phone, W: (408) 224-8300_____
H: _____
Fax: (408) 224-1411 _____
_____

Report Summary

The proposed project consists of the construction of a two-story, approximately 3,500 sq. ft. single-family home, along with an attached two-car garage and driveway extending to Magellan Avenue, on a 0.29-acre (12,424 sq. ft.) property. The home is proposed to be set back approximately 30 ft. from the northwest property line (BONE Structure 2017). The property is bounded to the northwest and northeast by parklands, to the southeast by Magellan Avenue, and to the southwest by a residence. Surrounding land uses include open space, undeveloped lands, and light residential and commercial development. The Pacific Ocean is approximately 300 ft. southwest of the site.

The project site is currently undeveloped and has recently been mowed. Approximately half of the site supports native California blackberry and non-native poison hemlock. The remainder of the site consists of a ruderal field dominated by non-native grassland species. Approximately twenty Monterey cypress and Monterey pine trees occur on the site. While no aquatic resources are on the site itself, an approximately 2-foot-wide, shallow stream channel runs parallel to and just beyond the site's northwest boundary. This channel conveys runoff from inland areas to the Pacific Ocean.

Additionally, a small artificial pond is located approximately 220 ft. northwest of the project site. The pond supports hydrophytic vegetation and is seasonally wet, depending on the amount of precipitation it receives.

Project impacts to local biological resources are considered to be minimal due to the existing conditions of the site and the small area of proposed ground disturbance. No sensitive communities or habitats are present on the site, although the intermittent stream occurring just beyond the site's northwest boundary would be considered a sensitive habitat. Additionally, a number of trees on the site would be considered significant trees by the County. Special status plant species are expected to be absent from the site due to unsuitable habitat conditions. White-tailed kites could nest in the onsite trees.

Four potential impacts have been identified that could result from the proposed project. First, the intermittent stream occurring just beyond the site's northwest boundary would be considered a sensitive habitat. Placement of the home should be set back from the channel beyond the site's northwest boundary in compliance with the County's LCP. Second, if any onsite trees were to be removed or otherwise impacted as a result of the proposed work, the County of San Mateo may require the applicant to obtain a County permit and comply with its terms, including the likely planting of replacement trees. Third, site disturbance could result in indirect impacts to surrounding resources, such as runoff or erosion into adjacent parklands or the Pacific Ocean. Therefore, the applicant should comply with a County grading permit, including implementation of best management practices (BMPs). Finally, a pre-construction survey of the site would be required if project onset were to occur during the nesting season (February 1 through August 31) for special status bird species, migratory birds, and common raptor species. If nesting pairs were identified, an appropriate disturbance-free buffer should be established until such time when the young had fledged. This would ensure that no individuals are harmed, injured, or killed or an active nest is not abandoned as a result of the proposed construction.

California red-legged frogs and San Francisco garter snakes are highly unlikely to occur on the site due to the distance between the site and known occurrences of these species (i.e., the closest sightings are more than one mile from the site), the unsuitability of habitat for breeding and dispersal both on and adjacent to the site (e.g., lack of aquatic resources onsite; shallow, intermittent channel adjacent to the site; and a nearby pond that holds water seasonally), and the barriers to movement between the site and known populations of these species posed by development and major roadways, including Highway 1.

1. PROJECT AND PROPERTY DESCRIPTION

The proposed project consists of the construction of a two-story, approximately 3,500 sq. ft. single-family home, along with an attached two-car garage and driveway extending to Magellan Avenue, on a 0.29-acre (12,424 sq. ft.) property. The home is proposed to be set back approximately 30 ft. from the northwest property line (BONE Structure 2017).

The 0.29-acre property (also known as the "site") is currently undeveloped and is bounded to the northwest and northeast by parklands, to the southeast by Magellan Avenue, and to the southwest by a residence. Surrounding land uses include open space, undeveloped lands, and light residential and commercial development. The Pacific Ocean is approximately 300 ft. southwest of the site (Figure 1).

The site is relatively flat at approximately 23 ft. National Geodetic Vertical Datum (Figure 2). A narrow, shallow channel runs parallel to and just beyond the site's northwest boundary. No aquatic resources are present on the site itself. Soil types on the site itself have not been mapped (NRCS 2017). However, soils immediately northwest of the site have been mapped, and it is reasonable to conclude that soils on the site are of the same series and unit or exhibit very similar characteristics. Soils on lands adjacent to the site have been mapped as "Denison loam, nearly level." This soil type is not considered hydric, although hydric inclusions could occur. Lands further north of the site occur on "Denison clay loam, nearly level, imperfectly drained" soils. These soils are considered hydric. Hydric soils are soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part. Under sufficiently wet conditions, they support the growth and regeneration of hydrophytic vegetation.

2. METHODOLOGY

Live Oak Associates (LOA) botanist Neal Kramer conducted a field survey of the site on December 22, 2017. Prior to these site visits, relevant sources of information were reviewed. Sources included 1) USGS topographic maps, 2) aerial imagery of the site and surrounding areas, 3) technical literature related to the biotic resources of the area, 4) species data compiled by the California Native Plant Society (CNPS 2017), California Natural Diversity Database (CDFW 2017), and U.S. Fish and Wildlife Service (USFWS 2015), and 5) the Local Coastal Program policies (San Mateo County 2013).

The December 2017 survey consisted of walking the site and, to the maximum extent practicable, immediately surrounding lands, and recording existing conditions of the site and the potential for sensitive biotic resources to occur onsite. Information gathered in the field was used to characterize the botanical and wildlife resources occurring on the site and in the region. Detailed surveys for sensitive biological resources were not conducted for this study. The level of effort put forth was sufficient to assess the significance of biological constraints associated with the parcel and to assess the need for more detailed studies that could be warranted if sensitive biotic resources were identified in this initial survey.

Previous site surveys completed by LOA include a field survey of the site on June 7, 2010, by LOA ecologists Davinna Ohlson and Nathan Hale and a survey of the site on June 14, 2010, by Mr. Kramer. Mr. Kramer conducted an additional site visit on February 10, 2012, to map the centerline of the stream channel along the site's northwest boundary.

Additional review of the site was completed in February 2012 in consultation with LOA associate herpetologist Dr. Mark Jennings.

3. RESULTS

EXISTING CONDITIONS

The project site is currently undeveloped and has been recently mowed. A large pile of mostly organic debris is mounded at the western end of the lot.

Current vegetation on the site consists of seedlings and resprouts that have come in following the mowing. Approximately half of the site consists of native California blackberry (*Rubus ursinus*) and non-native poison hemlock (*Conium maculatum*). The remainder of the site consists of a ruderal field dominated by non-native grassland species, including wild oats (*Avena fatua*), Italian ryegrass (*Lolium multiflorum*), and Mediterranean barley (*Hordeum marinum* ssp. *gussoneanum*). Non-native forbs that were observable on the site during the December 2017 survey include wild radish (*Raphanus sativus*) and garden nasturtium (*Tropaeolum majus*). Other non-native forbs known to occur on the site include wild radish (*Raphanus sativus*), common vetch (*Vicia sativa*), greater periwinkle (*Vinca major*), and sweet fennel (*Foeniculum vulgare*). Native species known to occur on the site include bee plant (*Scrophularia californica*), California coffeeberry (*Rhamnus californica* ssp. *californica*), and coyote brush (*Baccharis pilularis*).

Approximately twenty Monterey cypress (*Cupressus macrocarpa*) and Monterey pine (*Pinus radiata*) trees occur on the site. These trees are primarily located along the fenceline of the southwest perimeter and along Magellan Avenue. Several of these trees have died and/or been removed since the 2010 surveys.

While no aquatic resources are on the site itself, an approximately 2-foot-wide, shallow stream channel runs parallel to and just beyond the site's northwest boundary. This channel conveys runoff from inland areas to the Pacific Ocean. The reach of the channel bed along the site boundary did not appear to convey water at the time of the field survey and was largely devoid of vegetation. Vegetation occurring along the channel banks is dense and includes Monterey cypress, California blackberry, pink flowering currant (*Ribes sanguineum* var. *glutinosum*), thick leaf box (*Pittosporum crassifolium*), western lady fern (*Athyrium filix-femina* var. *cyclosorum*), California willowherb (*Epilobium ciliatum*), and green dock (*Rumex conglomeratus*). Additionally, a small artificial pond is located approximately 220 ft. northwest of the project site. The pond supports tall flatsedge (*Cyperus eragrostis*) and is seasonally wet, depending on the amount of precipitation it receives.

Thick leaf litter and brush piles onsite, and dense vegetation along the channel on the site's northwest boundary, provide a moist microclimate suitable for amphibians such as the Pacific treefrog (*Hyla regilla*) and western toad (*Bufo*

boreas) as well as cover for reptiles such as the western fence lizard (*Sceloporus occidentalis*), southern alligator lizard (*Elgaria multicarinatus*), gopher snake (*Pituophis melanoleucus*), and common kingsnake (*Lampropeltis getulus*).

Bird species observed on the site include Anna's hummingbird (*Calypte anna*), black phoebe (*Sayornis nigricans*), bushtit (*Psaltriparus minimus*), American robin (*Turdus migratorius*), California towhee (*Pipilo crissalis*), song sparrow (*Melospiza melodia*), purple finch (*Carpodacus purpureus*), and American goldfinch (*Carduelis tristis*). Raptors that may utilize the cypress and pine trees on the site include the red-tailed hawk (*Buteo jamaicensis*) and American kestrel (*Falco sparverius*).

Because of the site's proximity to development, vehicular traffic, and high pedestrian use areas, the number of mammalian species expected to occur on the site would be limited. Small mammals such as the raccoon (*Procyon lotor*) may move along the channel. House cats (*Felis catus*) and domestic dogs (*Canis familiaris*) are likely to move onto the site from time to time.

SENSITIVE COMMUNITIES AND HABITATS

The County of San Mateo regulates impacts to sensitive habitats via the Local Coastal Program, which was approved by the California Coastal Commission. Sensitive habitats are defined in the County's Local Coastal Program policies (2013) as 1) habitats containing or supporting "rare and endangered" species as defined by the State Fish and Game Commission, 2) all perennial and intermittent streams and their tributaries, 3) coastal tide lands and marshes, 4) coastal and offshore areas containing breeding or nesting sites and coastal areas used by migratory and resident water-associated birds for resting areas and feeding, 5) areas used for scientific study and research concerning fish and wildlife, 6) lakes and ponds and adjacent shore habitat, 7) existing game and wildlife refuges and reserves, and 8) sand dunes. Coastal wetland habitat is also regulated under the Local Coastal Program, which consists of areas meeting the U.S. Army Corps of Engineers' (USACE) hydrology criterion with either hydric soils or dominating hydrophytic vegetation. Sensitive habitats associated with wetlands and streams may also be regulated by the USACE, CDFW, and RWQCB.

The County's LCP establishes buffer zones in riparian areas and states that "where no riparian vegetation exists along both sides of riparian corridors, extend buffer zones 50 feet from the predictable high water point for perennial streams and 30 feet from the midpoint of intermittent streams."

The County of San Mateo also has regulations protecting large trees that may occur within these communities or habitats. According to County Ordinance Section 12.000, a "significant tree" is any live woody plant rising above the ground with a single stem or trunk of a circumference of thirty-eight inches (about 12 inches in diameter) at a point 4.5

feet above the ground or immediately below the lowest branch, whichever is lower, and having the inherent capacity of naturally producing one main axis continuing to grow more vigorously than the lateral axes. Heritage trees, protected under Section 11.000 of the County's ordinance code, include those specific trees or groves of trees designated by the County as "heritage," and those listed native trees designated in the ordinance with diameters equal to or greater than the sizes listed. A permit is required for the removal of a significant or heritage tree. Such permits are issued on the condition that replacement trees will be planted to compensate for the loss of each tree.

No sensitive communities or habitats are present on the site, although the intermittent stream occurring just beyond the site's northwest boundary would be considered a sensitive habitat. Additionally, a number of trees on the site would be considered significant trees by the County. Therefore, a permit may be required from the County if these trees are to be removed as a result of the proposed project.

SPECIAL STATUS SPECIES

A number of species of plants and animals within the state of California have low populations and/or limited distributions. Such species may be considered rare and are vulnerable to extirpation as the state's human population grows and the habitats these species occupy are converted to agricultural and urban uses. State and federal laws have provided the County of San Mateo, California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) with a mechanism for conserving and protecting the diversity of plant and animal species native to the state. Many of these native plants and animals have been formally designated as threatened or endangered under state and federal endangered species legislation. Others have been designated as candidates for such listing. Still others have been designated as "species of special concern" by the CDFW. The California Native Plant Society (CNPS) has developed its own set of lists of native plants considered rare, threatened, or endangered (CNPS 2001). Collectively, these plants and animals are referred to as "special status species."

A number of special status plants and animals occur in the site's vicinity. A search of published accounts for all relevant special status plant and animal species was conducted for the Half Moon Bay USGS 7.5" quadrangle in which the project site occurs and for the five surrounding quadrangles (Montara Mountain, San Mateo, Woodside, La Honda, and San Gregorio) using the California Natural Diversity Data Base Rarefind 5 (CDFW 2017). Only these six quadrangles were searched instead of nine because the Pacific Ocean begins less than 0.1 mile southwest of the parcel. All plant species listed as occurring in these quadrangles on CNPS Lists 1A, 1B, 2, 3, or 4 were also reviewed.

Special Status Plants

Special status plant species include those listed as endangered, threatened, rare, or as species of concern by the USFWS, the CDFW, and the CNPS. The CDFW and CNPS have developed their own set of lists (i.e., California Rare Plant

Ranks, or CRPR) of native plants considered rare, threatened, or endangered. Additional definitions are given in CEQA, Section 15380(d).

Based on a review of extant special status plant species from the Half Moon Bay area, 62 sensitive plant species are known to occur within the vicinity of the parcel (CDFW 2017, CNPS 2017). Serpentine soils are absent from the site; as such, those species that are uniquely adapted to serpentine conditions, including the San Mateo thorn-mint (*Acanthomintha duttonii*), Crystal Springs fountain thistle (*Cirsium fontinale* var. *fontinale*), Hillsborough chocolate lily (*Fritillaria biflora* var. *ineziana*), Marin western flax (*Hesperolinon congestum*), serpentine leptosiphon (*Leptosiphon ambiguus*), Crystal Springs lessingia (*Lessingia arachnoidea*), woolly-headed lessingia (*Lessingia hololeuca*), and woodland woollythreads (*Monolopia graciliens*) are considered absent from the site. Other plant species occur in habitats not present in the study area (e.g., chaparral, brackish and freshwater marshes, etc.) and, therefore, are also considered absent from the site. These species include the Anderson's manzanita (*Arctostaphylos andersonii*), Montara manzanita (*Arctostaphylos montaraensis*), King's Mountain manzanita (*Arctostaphylos regismontana*), Point Reyes bird's-beak (*Chloropyron maritimum* ssp. *palustre*), clustered lady's-slipper (*Cypripedium fasciculatum*), mountain lady's-slipper (*Cypripedium montanum*), California bottle-brush grass (*Elymus californicus*), San Mateo woolly sunflower (*Eriophyllum latilobum*), minute pocket moss (*Fissidens pauperculus*), Indian Valley bush-mallow (*Malacothamnus aboriginum*), arcuate bush-mallow (*Malacothamnus arcuatus*), and Methuselah's beard lichen (*Usnea longissima*).

A summary of the formal status, habitat affinities, and potential for occurrence on the site itself for the remaining locally occurring special status plant species is discussed in Table 1.

Table 1: Special status plant species known to occur in the vicinity of the site.

Species	Status	Habitat Affinities	Potential for Occurrence
Blasdale's bentgrass (*Agrostis blasdalei*)	CRPR 1B	Coastal dunes, coastal bluff scrub, and coastal prairie.	**Absent.** Suitable habitat is not present on the site.
Franciscan onion *(Allium peninsulare* var. *franciscanum)*	CRPR 1B	Cismontane woodland, valley and foothill grassland on clay and volcanic soils and often on serpentinite.	**Absent.** Suitable habitat is not present on the site.
Bent-flowered fiddleneck *(Amsinckia lunaris)*	CRPR 1B	Coastal bluff scrub, cismontane woodland, grasslands.	**Absent.** Suitable habitat is not present on the site.
Coast rockcress (*Arabis blepharophylla*)	CRPR 4	Broadleafed upland forest, coastal bluff scrub, coastal prairie, and coastal scrub.	**Absent.** Suitable habitat is not present on the site.

Table 1: Special status plant species known to occur in the vicinity of the site.			
Species	**Status**	**Habitat Affinities**	**Potential for Occurrence**
Ocean bluff milk-vetch (*Astragalus nuttallii* var. n*uttallii*)	CRPR 4	Coastal bluff scrub and coastal dunes.	**Absent.** Suitable habitat is not present on the site.
Coastal marsh milk-vetch *(Astragalus pycnostachyus* var. *pycnostachyus)*	CRPR 1B	Mesic sites in coastal dunes or within fresh and salt water marshes/swamps.	**Absent.** Suitable habitat is not present on the site.
Brewer's calandrinia (*Calandrinia breweri*)	CRPR 4	Chaparral and coastal scrub on sandy or loamy soils.	**Absent.** Suitable habitat is not present on the site.
Round-leaved filaree (*California macrophylla*)	CRPR 1B	Cismontane woodland and valley and foothill grassland on clay soils.	**Absent.** Suitable habitat is not present on the site. The nearest documented occurrence of this species is from 1896 and more than fifteen miles from the site.
Oakland star-tulip (*Calochortus umbellatus*)	CRPR 4	Broadleafed upland forest, chaparral, cismontane woodland, lower montane coniferous forest, and valley and foothill grassland. Often occurs on serpentinite.	**Absent.** Suitable habitat is not present on the site.
Johnny-nip (*Castilleja ambigua* var. *ambigua*)	CRPR 4	Coastal bluff scrub, coastal prairie, coastal scrub, marshes and swamps, valley and foothill grassland, and vernal pools margins.	**Absent.** Suitable habitat is not present on the site.
Pappose tarplant *(Centromadia parryi* ssp. *parryi)*	CRPR 1B	Coastal prairie, meadows and seeps, coastal salt marshes/swamps, and grasslands.	**Unlikely.** Marginal habitat is present on the site. This species has not been documented within five miles of the site.
San Francisco Bay spineflower *(Chorizanthe cuspidata* var. *cuspidata)*	CRPR 1B	Coastal bluff scrub, coastal dunes and prairies. Sandy soils.	**Absent.** Suitable habitat is not present on the site.
Franciscan thistle (*Cirsium andrewsii*)	CRPR 1B	Broadleafed upland forest, coastal bluff scrub, coastal prairie, and coastal scrub. Mesic soils and sometimes serpentinite.	**Absent.** Suitable habitat is not present on the site.
San Francisco collinsia *(Collinsia multicolor)*	CRPR 1B	Closed cone coniferous forest and coastal scrub, sometimes on serpentine soils.	**Absent.** Suitable habitat is not present on the site.
Western leatherwood *(Dirca occidentalis)*	CRPR 1B	Broadleaved forest, chaparral, woodland, coniferous forest, riparian woodland.	**Absent.** Suitable habitat is not present on the site. This species is not known to occur along the coast.
San Francisco wallflower (*Erisymum franciscanum*)	CRPR 4	Chaparral, coastal dunes, coastal scrub, and valley and foothill grassland.	**Absent.** Suitable habitat is not present on the site.

Table 1: Special status plant species known to occur in the vicinity of the site.			
Species	**Status**	**Habitat Affinities**	**Potential for Occurrence**
Marin checker lily (*Fritillaria lanceolata* var. *tristulis*)	CRPR 1B	Coastal bluff scrub, coastal prairie, and coastal scrub.	**Absent.** Suitable habitat is not present on the site.
Fragrant fritillary *(Fritillaria liliacea)*	CRPR 1B	Coastal scrub, grasslands, often on serpentine and clay.	**Absent.** Suitable habitat is not present on the site. This species is not known to occur along the coast.
San Francisco gumplant *(Grindelia hirsutula* var. *maritima)*	CRPR 3	Coastal scrub, coastal bluff scrub, grassland. Sandy or serpentine soils on ocean bluffs.	**Absent.** Suitable habitat is not present on the site.
Short-leaved evax (*Hesperevax sparsiflora* var. *brevifolia*)	CRPR 1B	Coastal bluff scrub on sandy soils and coastal dunes.	**Absent.** Suitable habitat is not present on the site.
Kellogg's horkelia (*Horkelia cuneata* var. *sericea*)	CRPR 1B	Chaparral and sandy or gravelly openings within coastal scrub.	**Absent.** Suitable habitat is not present on the site.
Point Reyes horkelia *(Horkelia marinensis)*	CRPR 1B	Sandy coastal dunes, coastal scrub, coastal prairie.	**Absent.** Suitable habitat is not present on the site.
Coast iris (*Iris longipetala*)	CRPR 4	Coastal prairie, lower montane coniferous forest, and meadows and seeps.	**Absent.** Suitable habitat is not present on the site.
Perennial goldfields (*Lasthenia californica* ssp. *macrantha*)	CRPR 1B	Coastal bluff scrub, coastal dunes, and coastal scrub.	**Absent.** Suitable habitat is not present on the site.
Coast yellow linanthus *(Leptosiphon croceus)*	CRPR 1B	Coastal bluff scrub, coastal prairie near ocean	**Absent.** Suitable habitat is not present on the site.
Rose linanthus *(Leptosiphon rosaceus)*	CRPR 1B	Coastal bluff scrub adjacent to coast	**Absent.** Suitable habitat is not present on the site.
Ornduff's meadowfoam (*Limnanthes douglasii* ssp. *ornduffii*)	CRPR 1B	Meadows and seeps, particularly in agricultural fields.	**Absent.** Suitable habitat is not present on the site.
San Mateo tree lupine (*Lupinus arboreus* var. *eximius*)	CRPR 3	Chaparral and coastal scrub.	**Absent.** Suitable habitat is not present on the site.
Davidson's bush-mallow (*Malacothamnus davidsonii*)	CRPR 1B	Chaparral, cismontane woodland, coastal scrub, and riparian woodland.	**Absent.** Suitable habitat is not present on the site. This species has not been documented in the region since 1901.
Hall's bush-mallow (*Malacothamnus hallii*)	CRPR 1B	Chaparral and coastal scrub.	**Absent.** Suitable habitat is not present on the site. This species has not been documented in the region since 1902.

Table 1: Special status plant species known to occur in the vicinity of the site.			
Species	**Status**	**Habitat Affinities**	**Potential for Occurrence**
Marsh microseris (*Microseris paludosa*)	CRPR 1B	Closed-cone coniferous forest, cismontane woodland, coastal scrub, and valley and foothill grassland.	**Absent.** Suitable habitat is not present on the parcel. The nearest documented occurrences of this species are more than fifteen miles from the site.
Dudley's lousewort (*Pedicularis dudleyi*)	CRPR 1B	Maritime chaparral, cismontane woodland, north coast coniferous forest, and valley and foothill grassland.	**Absent.** Suitable habitat is not present on the site. The nearest documented occurrences of this species are more than twenty miles from the site.
White-rayed pentachaeta *(Pentachaeta bellidiflora)*	FE, CE, CRPR 1B	Open dry rocky slopes and grassy areas, usually on serpentine soils.	**Absent.** Suitable habitat is not present on the site. This species has not been documented along the coast.
Choris' popcorn-flower (*Plagiobothrys chorisianus* var. *chorisianus*)	CRPR 1B	Chaparral, coastal prairie, and coastal scrub on mesic soils.	**Absent.** The site does not exhibit mesic soils that would support this species.
Oregon polemonium (*Polemonium carneum*)	CRPR 2	Coastal prairie, coastal scrub, and lower montane coniferous forest.	**Absent.** Suitable habitat is not present on the site. This species has not been documented in the region since 1916.
Hickman's cinquefoil *(Potentilla hickmanii)*	FE, CE, CRPR 1B	Freshwater marshes and swamps, vernally mesic meadows and seeps, and coastal bluff scrub.	**Absent.** Suitable habitat is not present on the site.
Lobb's aquatic buttercup (*Ranunculus lobbii*)	CRPR 4	Cismontane woodland, North Coast coniferous forest, valley and foothill grassland, and vernal pools. Occurs in mesic soils.	**Absent.** Suitable habitat is not present on the site.
Chaparral ragwort (*Senecio aphanactis*)	CRPR 2B	Chaparral, cismontane woodland, and coastal scrub, sometimes in alkaline soils.	**Absent.** Suitable habitat is not present on the site.
San Francisco campion *(Silene verecunda* ssp. *verecunda)*	CRPR 1B	Coastal bluff scrub, chaparral, coastal scrub, and valley and foothill grasslands on sandy soils.	**Absent.** Sandy soils are not present on the site. The nearest documented occurrence of this species is more than three miles from the site.
Saline clover (*Trifolium hydrophilum*)	CRPR 1B	Marshes and swamps, valley and foothill grasslands on mesic or alkaline soils, and vernal pools.	**Absent.** Suitable habitat is not present on the site. This species has not been documented in the region since 1886.
San Francisco owl's clover *(Triphysaria floribunda)*	CRPR 1B	Coastal prairie, usually serpentine soils.	**Absent.** Suitable habitat is not present on the site.
Coastal triquetrella (*Triquetrella californica*)	CRPR 1B	Coastal bluff scrub and coastal scrub.	**Absent.** Suitable habitat is not present on the site.

Table 1: Special status plant species known to occur in the vicinity of the site.			
Species	**Status**	**Habitat Affinities**	**Potential for Occurrence**

Federal Status
FE Federally Endangered
FT Federally Threatened

State Status
CE California Endangered
CT California Threatened

CNPS
1B Rare, threatened, or endangered in California and elsewhere
2 Rare, threatened, or endangered in California but more common elsewhere
3 Plants about which more information is needed

Sources: CDFW 2017, CNPS 2017

Of the 62 special status plant species known to occur in the site's vicinity, none are expected to occur on the site itself due to the lack of suitable habitat.

Special Status Animals

Special status animal species include those listed as endangered, threatened, rare, or as candidates for listing by the USFWS and/or CDFW. Other species regarded as having special status include special animals as listed by the CDFW. Additional animal species receive protection under the Bald Eagle Protection Act and the Migratory Bird Treaty Act (16 U.S.C. 703-711). The Fish and Game Code of California provides protection for "fully protected birds" (Section 3511), "fully protected mammals" (Section 5515), "fully protected reptiles and amphibians" (Section 5050), and "fully protected fish" (Section 5515). Additional definitions are given in the California Environmental Quality Act Section 15380.

Based on a review of extant special status animal species from the Half Moon Bay area (CDFW 2017) and an understanding of the geographic range and habitat affinities of special status animal species, 31 species are known to occur within the Half Moon Bay region. A summary of the formal status, habitat affinities, and potential for occurrence on the site itself for locally occurring special status animal species is discussed in Table 2.

Table 2: Special status animal species known to occur in the vicinity of the site.			
Species	**Status**	**Habitat Affinities**	**Potential for Occurrence**
Invertebrates			
Monarch butterfly—overwintering population *(Danaus plexippus)*	None	Roosts in wind-protected tree groves.	**Unlikely.** Individuals may pass over the site, but this species is not expected to roost in the onsite trees.
Mission blue butterfly *(Plebejus icarioides missionensis)*	FE	Grasslands with lupine host plants.	**Absent.** Suitable habitat, including host plants, is not present on the site.

Table 2: Special status animal species known to occur in the vicinity of the site.			
Species	**Status**	**Habitat Affinities**	**Potential for Occurrence**
San Bruno elfin butterfly *(Callophrys mossii bayensis)*	FE	Grasslands with *Sedum* host plants on north-facing slopes.	**Absent.** Suitable habitat is not present on the site. The necessary host plant is absent.
Bay checkerspot butterfly (*Euphydryas editha bayensis*)	FT	Native grasslands on outcrops of serpentine soils. Primary host plant is *Plantago erecta*.	**Absent.** Suitable habitat, including host plants, is not present on the site.
Myrtle's silverspot butterfly *(Speyeria zerene myrtleae)*	FE	Coastal scrub and grasslands with *Viola* host plants.	**Absent.** Suitable habitat, including host plants, is not present on the site.
Fish			
Tidewater goby (*Eucyclogobius newberryi*)	FE, CSC	A marine species occurring in shallow water estuaries and lagoons from Del Norte Co. south to San Diego Co.	**Absent.** Suitable habitat is absent from the site. This species would not be expected to occur in the narrow channel adjacent to the site.
Steelhead –central California coast DPS *(Oncorhynchus mykiss irideus)*	FT	Coastal streams and rivers.	**Absent.** Suitable habitat is absent from the site. This species would not be expected to occur in the narrow channel adjacent to the site.
Longfin smelt (*Spirinchus thaleichthys*)	FC, CT, CSC	Open waters of estuaries.	**Absent.** Suitable habitat is absent from the site. This species would not be expected to occur in the narrow channel adjacent to the site.
Amphibians			
California tiger salamander (*Ambystoma californiense*)	FT, CT	Breeds in vernal pools and stock ponds of central California. Adults aestivate in grassland habitats adjacent to the breeding sites.	**Absent.** Breeding and aestivation habitat is absent from the site.
California giant salamander (*Dicamptodon ensatus*)	CSC	Wet coastal forests near streams and seeps.	**Absent.** The site and the nearby channel do not provide suitable habitat for this species. This species has not been documented along this channel. The nearest documented occurrence of this species is more than five miles from the site.
Santa Cruz black salamander (*Aneides niger*)	CSC	Mixed deciduous and coniferous woodlands and coastal grasslands.	**Absent.** The site does not provide suitable habitat for this species. The nearest documented occurrence of this species is more than nine miles southeast of the site.
Foothill yellow-legged frog (*Rana boylii*)	CSC	Frequents partly shaded, shallow, swiftly-flowing streams and riffles with rocky substrate in a variety of habitats.	**Absent.** The site and the nearby channel do not provide suitable habitat for this species. This species has not been documented along this channel.

Table 2: Special status animal species known to occur in the vicinity of the site.			
Species	**Status**	**Habitat Affinities**	**Potential for Occurrence**
California red-legged frog *(Rana draytonii)*	FT, CSC	Rivers, creeks and stock ponds of the Sierra foothills and coast range, preferring pools with overhanging vegetation.	**Highly Unlikely.** The site and the nearby channel do not provide suitable habitat for this species, as the site lacks aquatic resources, and the channel is shallow and conveys water intermittently. This species has not been documented along this channel. The nearby pond is shallow and also holds water seasonally and, therefore, would not serve as suitable breeding habitat. The nearest documented occurrences are approximately 1.1 miles to the northwest and approximately 1.5 miles to the east of the site. Extensive urbanization and major roads, including Highway 1, serve as barriers to movement between these known CRLF locations and the site.
Reptiles			
Western pond turtle (*Emys marmorata*)	CSC	Open slow-moving water of rivers and creeks of central California with rocks and logs for basking.	**Absent.** The site and the nearby channel do not provide suitable habitat for this species. This species has not been documented along this channel.
San Francisco garter snake *(Thamnophis sirtalis tetrataenia)*	FE, CE	Freshwater marshes, ponds, and slow-moving streams, preferring dense cover and water depths of at least one foot.	**Highly Unlikely.** The site and the nearby channel do not provide suitable habitat for this species. Extensive urbanization and major roads, including Highway 1, serve as barriers to movement between the site and known populations of this species.
Birds			
White-tailed kite *(Elanus leucurus)*	CP	Open grasslands and agricultural areas throughout central California.	**Possible.** This species could utilize the onsite trees for nesting during the breeding season and perching during the non-breeding season. The parcel provides only marginal foraging habitat due to the lack of open habitat.
Peregrine falcon (*Falco peregrinus anatum*)	CP	Individuals breed on cliffs in the Sierra or in coastal habitats; occurs in many habitats of the state during migration and winter.	**Absent.** Suitable breeding habitat is absent from the site.
Western snowy plover (*Charadrius alexandrinus nivosus*)	FT, CSC	Nests in sandy marine and estuarine shores, and along salt levees.	**Absent.** Suitable habitat is absent from the site.
California black rail (*Laterallus jamaicensis coturniculus*)	CT, CP	Resident of saline and fresh emergent wetlands.	**Absent.** Suitable habitat is absent from the site.
California Ridgway's rail *(Rallus obsoletus obsoletus)*	FE, CE, CP	Saltwater and brackish marshes.	**Absent.** Suitable habitat is absent from the site.

Table 2: Special status animal species known to occur in the vicinity of the site.			
Species	**Status**	**Habitat Affinities**	**Potential for Occurrence**
Marbled murrelet (*Brachyramphus marmoratus*)	FT, CE	Nests in old-growth redwood-dominated forests.	**Absent.** Suitable habitat is absent from the site.
Burrowing owl (*Athene cunicularia*)	CSC	Open, dry grasslands, deserts and ruderal areas. Requires suitable burrows. Often associated with California ground squirrels.	**Absent.** Suitable nesting habitat is absent from the site. The site occurs outside of the species' known range.
Bank swallow (*Riparia riparia*)	CT	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert. Requires vertical banks/cliffs with fine-textured or sandy soils near streams, rivers, lakes, or ocean to dig nesting hole.	**Absent.** Suitable nesting habitat is absent from the site.
Saltmarsh common yellowthroat *(Geothlypis trichas sinuosa)*	CSC	Coastal streams dominated by willows and brackish or freshwater marshes.	**Absent.** Suitable nesting habitat is absent from the site. This species may occasionally forage over the site.
Alameda song sparrow (*Melospiza melodia pusillula*)	CSC	Found in salt marshes, primarily along the Bay in Alameda County	**Absent.** Suitable habitat is absent from the site.
Mammals			
Pallid bat (*Antrozous pallidus*)	CSC	Grasslands, chaparral, woodlands, and forests of California; most common in dry rocky open areas that provide roosting opportunities.	**Absent.** Individuals could pass over the site on their way to more suitable habitat. However, suitable habitat is not present on the site itself.
Big free-tailed bat (*Nyctinomops macrotis*)	CSC	Rocky, arid habitats. Roosts primarily in crevices, but have been observed roosting in caves, buildings, and trees.	**Absent.** Individuals could pass over the site on their way to more suitable habitat. However, suitable habitat is not present on the site itself.
Townsend's big-eared bat (*Corynorhinus townsendii*)	CSC	Primarily a cave-dwelling bat that may also roost in buildings. Occurs in a variety of habitats.	**Absent.** Individuals could pass over the site on their way to more suitable habitat. However, suitable habitat is not present on the site itself.
Salt-marsh harvest mouse (*Reithrodontomys raviventris*)	FE, CE, CP	Saline emergent wetlands dominated by pickleweed.	**Absent.** Suitable habitat is absent from the site, and the site occurs outside the native range of this species.

Table 2: Special status animal species known to occur in the vicinity of the site.			
Species	**Status**	**Habitat Affinities**	**Potential for Occurrence**
San Francisco dusky-footed woodrat *(Neotoma fuscipes annectens)*	CSC	Woodlands and forests, riparian communities.	**Absent.** Suitable habitat is absent from the site.
American badger (*Taxidea taxus*)	CSC	Found in drier open stages of most shrub, forest and herbaceous habitats with friable soils	**Absent.** Suitable habitat is absent from the site.
Federal Status FE Federally Endangered FT Federally Threatened	**State Status** CE California Endangered CT California Threatened CSC California Species of Concern CP California Fully Protected		

Source: CDFW 2017

Of the 31 special status animal species known to occur in the vicinity of the site, only the white-tailed kite is expected to potentially occur on the site. The white-tailed kite is listed as a fully protected species. In short, the CDFW cannot issue a take permit for impacts to individuals of species having the fully protected status. The CDFW can, however, authorize impacts to habitat suitable for the kite. White-tailed kites inhabit open lowland grassland, riparian woodland, marshes, and scrub areas and nest in a variety of species of large trees. White-tailed kites could nest in the onsite trees. Foraging habitat on the site for this species is marginal.

4. DIRECT AND INDIRECT IMPACTS TO BIOLOGICAL HABITATS

The project site is relatively small in size at 0.29 acre and is located next to light residential and commercial development, ruderal fields, and parklands. The proposed project is a two-story, approximately 3,500 sq. ft. single-family home. No sensitive or special status communities/habitats occur on the site itself, and the loss of a small amount of native blackberry and regionally abundant ruderal, non-native grassland habitat would not be considered a significant impact.

The intermittent stream occurring just beyond the site's northwest boundary would be considered a sensitive habitat. The home is proposed to be set back approximately 30 ft. from the northwest property line, and small adjustments to this setback may need to be made in order to comply with the County's LCP. Additionally, approximately twenty Monterey cypress and Monterey pines are present on the site. A number of these trees would be considered significant trees regulated by the County. Mitigation measures would be required to offset direct and indirect impacts to the stream channel and to significant trees present on the site (*Mitigation Measures 1* and *2*).

Regardless of the biological quality of the site itself, high quality habitat remains in the immediate vicinity (e.g., parklands to the northwest and northeast and the Pacific Ocean approximately 300 ft. southwest of the site). In order to maintain the currently quality of surrounding biotic habitats, measures should be taken to ensure onsite ground disturbances do not degrade local resources (*Mitigation Measure 3*).

Mitigation Measure 1:

Placement of the home should be set back from the channel beyond the site's northwest boundary in compliance with the County's LCP. Because the channel lacks associated riparian vegetation and carries intermittent flows, a buffer of 30 ft. from the midpoint of the channel would be appropriate (Figure 3).

Mitigation Measure 2:

Should project buildout require the removal of any trees on the site considered to be a significant tree, a tree removal permit would need to be obtained and its conditions complied with (e.g., planting of replacement trees) pursuant to the County's tree ordinance.

Mitigation Measure 3:

The applicant should comply with the provisions of a County grading permit, including implementation of standard erosion control measures that employ best management practices (BMPs).

5. DIRECT AND INDIRECT IMPACTS TO SPECIAL STATUS SPECIES

A number of special status plant and animal species are known to occur in the vicinity of Half Moon Bay and El Granada. Special status plant species are presumed to be absent from the site due to unsuitable habitat conditions and/or ongoing management of the site (i.e., mowing).

Most special status wildlife also would not be expected to occur on the site. However, white-tailed kites, a California protected species, may utilize the site while breeding. Additionally, migratory birds and locally occurring raptor species are protected by the Federal Migratory Bird Treaty Act (FMBTA: 16 U.S.C., scc. 703, Supp. I, 1989) and State Fish and Game Code. Therefore, if site disturbance were to occur during these species' breeding season (February 1 through August 31), implementation of *Mitigation Measure 4* would be required to insure that migratory birds and raptors were not harmed, injured, or killed as a result of buildout of the proposed project.

As discussed in section 3, California red-legged frogs and San Francisco garter snakes are highly unlikely to occur on the site due to the distance between the site and known occurrences of these species (i.e., the closest sightings are more than one mile from the site), the unsuitability of habitat for breeding and dispersal both on and adjacent to the site

(e.g., lack of aquatic resources onsite; shallow, intermittent channel adjacent to the site; and a nearby pond that holds water seasonally), and the barriers to movement between the site and known populations of these species posed by development and major roadways, including Highway 1. This determination is consistent with conclusions regarding these species for an adjacent property (WRA 2009).

Mitigation Measure 4:

Should trees need to be removed, their removal should occur during the non-breeding season (September 1 through January 31). If it is not possible to avoid tree removal or other disturbances during the breeding season (February 1 through August 31), a qualified biologist should conduct a pre-construction survey for white-tailed kites, migratory birds, and common tree-nesting raptors in all trees within the development footprint and, to the maximum extent practicable, within 250 ft. of the footprint no more than 14 days from the onset of ground disturbance, if such disturbance will occur during the breeding season. If such species are detected on the site during the survey, a suitable activity-free buffer should be established around all active nests. The precise dimension of the buffer (up to 250 ft.) would be determined at that time and may vary depending on such factors as nest location, species, and line of sight to the construction area. Buffers should remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents.

6. MITIGATION MEASURES TO REDUCE IMPACTS TO A LESS-THAN-SIGNIFICANT LEVEL

Table 3: Impacts, mitigation measures, and their effectiveness.

Impact	Mitigation Measure	Effectiveness
Sensitive Habitats: Indirect impacts to the intermittent channel just beyond the site's northwest boundary.	**Mitigation Measure 1:** A development setback of 30 ft. from the midpoint of the channel should be established.	**Significance:** The proposed mitigation would reduce the identified impact to a less-than-significant level.
Significant Trees: Direct impacts to Monterey cypress and Monterey pines occurring onsite.	**Mitigation Measure 2:** Should project buildout require the removal of any trees on the site considered to be a significant tree, a tree removal permit would need to be obtained and its conditions complied with (e.g., planting of replacement trees) pursuant to the County's tree ordinance.	**Significance:** The proposed mitigation would reduce the identified impact to a less-than-significant level.
Surrounding Biological Resources: Indirect impacts to the surrounding biological resources, particularly parklands to the northwest and northeast of the site and the Pacific Ocean approximately 300 ft. southwest of the site.	**Mitigation Measure 3:** The applicant should comply with the provisions of a County grading permit, including implementation of standard erosion control measures that employ best management practices (BMPs).	**Significance:** The proposed mitigation would reduce the identified impact to a less-than-significant level.

Table 3: Impacts, mitigation measures, and their effectiveness.		
Impact	**Mitigation Measure**	**Effectiveness**
Nesting Avian Species: Direct impacts to special status avian species (i.e., white-tailed kites), migratory birds, and common tree-nesting raptors if site disturbance were to occur during the breeding season (February 1 through August 31).	**Mitigation Measure 4:** A qualified biologist should conduct a pre-construction migratory bird and raptor survey of all onsite trees within 250 ft. of the proposed development footprint within 14 days of the onset of ground disturbance. If such species were detected, a suitable activity-free buffer should be established around all active nests. The precise dimension of the buffer (up to 250 ft.) would be determined at that time and may vary depending on such factors as nest location, species, and line of sight to the construction area. Buffers should remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents.	**Significance:** The proposed mitigation would reduce the identified impact to a less-than-significant level.

7. **CERTIFICATION:** I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this biological evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: 5 January 2018_____ Signed: Davinna Ohlson _____

ENCLOSURES

+ Aerial image of project site and surrounding area

+ Map of area from the USGS 7.5-minute quadrangle series

+ Map of 30-ft. setback from the channel centerline

REFERENCES

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QUALIFICATIONS

Live Oak Associates, Inc. (LOA) has considerable expertise in biotic resource issues (i.e., vegetation, wildlife (including macroinvertebrate and fish evaluations,), habitat management, sensitive habitats (including wetlands and waterways), mitigation, permitting). The firm assists clients in compliance with local, state and federal regulations protecting scarce or sensitive biotic resources. LOA conducts wetland delineations, California Environmental Quality Act (CEQA) evaluations, National Environmental Policy Act (NEPA) assessments, endangered species surveys and habitat suitability assessments. LOA has worked closely with the various regulatory agencies in regards to Sections 401 and 404 of the Clean Water Act, Sections 1601 and 1603 of the California Fish and Game Code, and the Local Coastal Program dictated by the California Coastal Act. Consultations regarding Sections 7 and 10 of the Endangered Species Act have also been initiated and resolved for various project involving federally listed species. LOA has extensive experience in negotiating and consulting with regulatory agencies on the client's behalf, processing permits, testifying at public meetings and court hearings, and updating clients on regulatory issues. The firm can assist clients in developing monitoring protocols or sampling designs to comply with mitigation measures as required by regulatory agencies. In-house graphics capabilities in CAD and GIS are evidenced in draft and final quality maps of wetlands, biotic habitats and pinpoint locations of specific habitat features.

Davinna Ohlson is an experienced wildlife and plant ecologist with extensive skills in wetland ecology, special status species surveys (including both plants and animals), and permitting. Ms. Ohlson has a master's degree in environmental studies with approximately 15 years of relevant experience. Her areas of expertise include the preparation of CEQA/NEPA documents, delineations of jurisdictional waters, permitting, special status species surveys, and monitoring projects. Ms. Ohlson has prepared a number of CEQA/NEPA documents analyzing environmental impacts. This involved researching the existing biotic conditions of a specific site, completing wetland delineations and special status species surveys, and analyzing the measures needed to avoid, minimize, and compensate for any determined impacts. Ms. Ohlson has been trained to perform wetland delineations of jurisdictional waters. Wetland surveys have been conducted in seasonal wetlands, vernal pools, marshes, ephemeral/intermittent/perennial streams, and created wetlands. On numerous occasions, the information gathered during the wetlands surveys has been used to complete various permit applications. Ms. Ohlson has conducted a number of special status plant and animal

species surveys and has been involved in a number of monitoring projects, including both wetland, riparian, and wildlife monitoring.

Neal Kramer has extensive botanical experience with native flora and plant communities in more than 25 different California counties and in Oregon, Idaho and Nevada, as well as in Honduras, Ecuador and Peru. Among the numerous plant inventories he has completed, Mr. Kramer prepared a list of over 500 species for approximately 6200 acres on the Peninsula Open Space Trust Cloverdale/Bolsa Pt. Ranch property in San Mateo County. Rare plant surveys have included more than a dozen different sites in the Bay Area, vernal pools in Fresno and Madera Counties, and Delta marshland in Sacramento County. He is experienced in wetland delineation for a variety of wetland types including vernal pools. Mr. Kramer has a master's degree in forest ecology from the University of Idaho, where he studied plant succession and the role of buried seed banks on forest sites in the Northern Rocky Mountains.

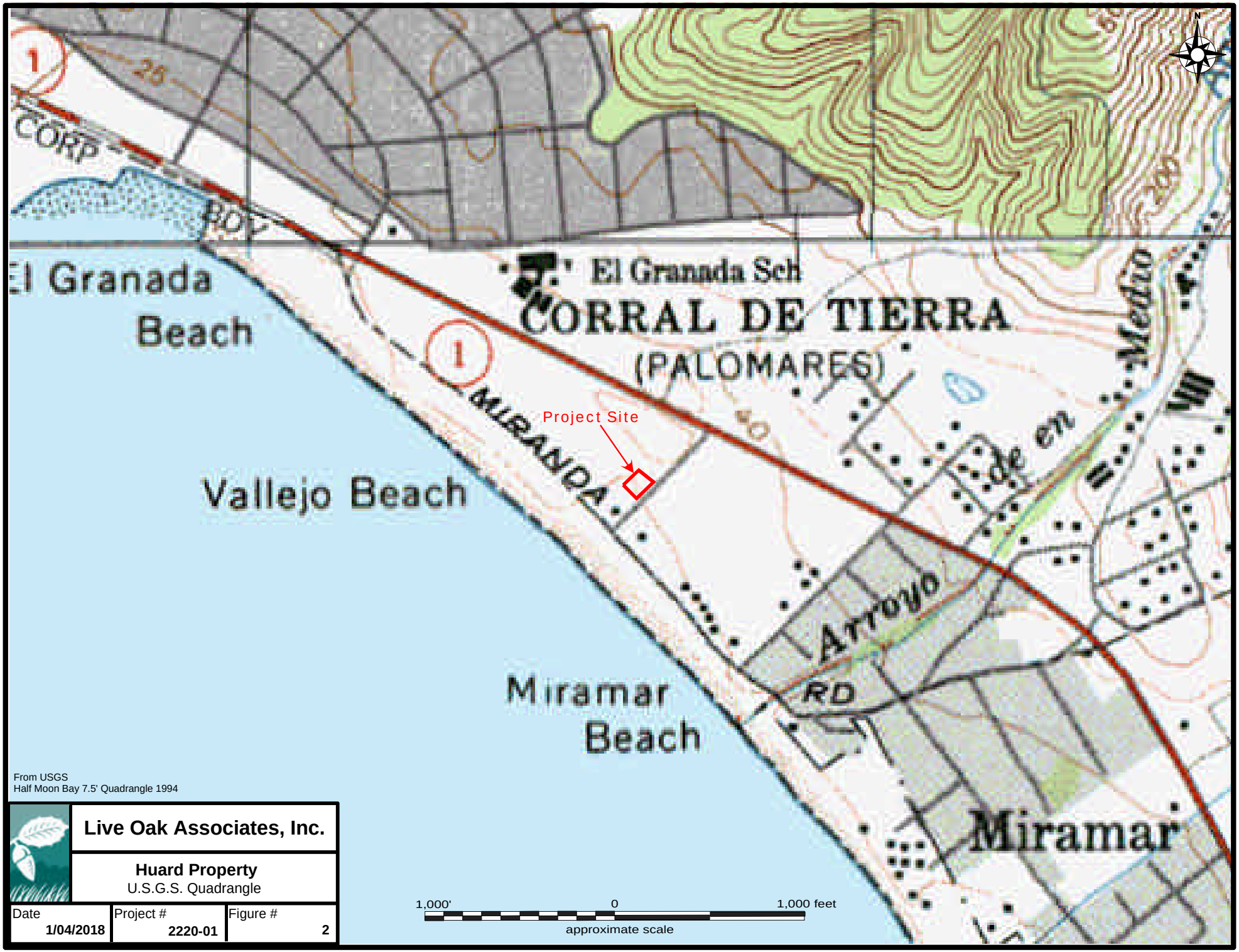
Nathan Hale is an experienced wildlife ecologist with over 8 years of related experience. He has conducted broad scale habitat assessments, Swainson's hawk, burrowing owl, and other nesting bird surveys, fairy shrimp surveys, blunt-nosed leopard lizard surveys, wetland delineations, rare plant surveys, and mitigation and construction monitoring. Nathan has a sound working knowledge of CEQA and NEPA documentation and is well versed on local and federal species regulations. He possesses a master's degree in biology focused on plant community restoration.

Dr. Mark Jennings is a noted authority on California red-legged frogs and San Francisco garter snakes and has extensive knowledge of the herpetofauna of California. He has published numerous articles and has conducted numerous habitat assessments and pre-construction and monitoring surveys for these species. He possesses extensive familiarity with this region of San Mateo County.

Live Oak Associates, Inc.

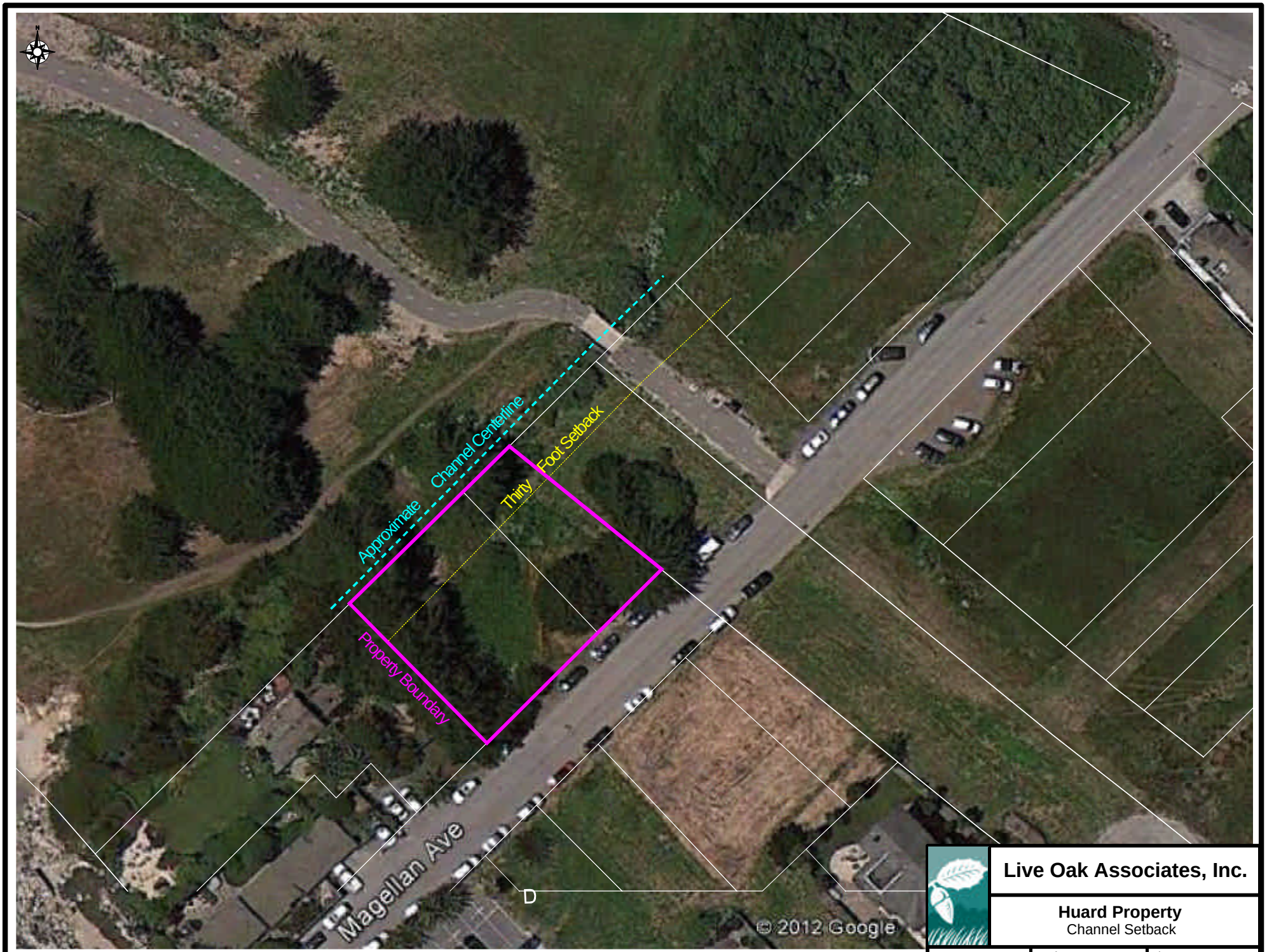
Huard Property
Aerial Photo of Site and Surrounding Area

Date	Project #	Figure #
1/04/2018	2220-01	1



From USGS
Half Moon Bay 7.5' Quadrangle 1994

Live Oak Associates, Inc.			
Huard Property U.S.G.S. Quadrangle			
Date **1/04/2018**	Project # **2220-01**	Figure # **2**	



Live Oak Associates, Inc.

Huard Property
Channel Setback

Date	Project #	Figure #
1/04/2018	2220-01	3

County of San Mateo - Planning and Building Department

ATTACHMENT F

Maguire
TREE CARE, INC.

TREE EVALUATION AND TREE PROTECTION REPORT FOR 121 MAGELLAN AVE., HALF MOON BAY (APN 2220-02)

Report Prepared For:

Paul and Ruth Huard
121 Magellan Ave.
Half Moon Bay, CA

Report Prepared By:

Paul Maguire
Maguire Tree Care, Inc.
ISA Certified Arborist #5204A
Wednesday, December 14, 2022
Revised 8/16/2023

ASSIGNMENT

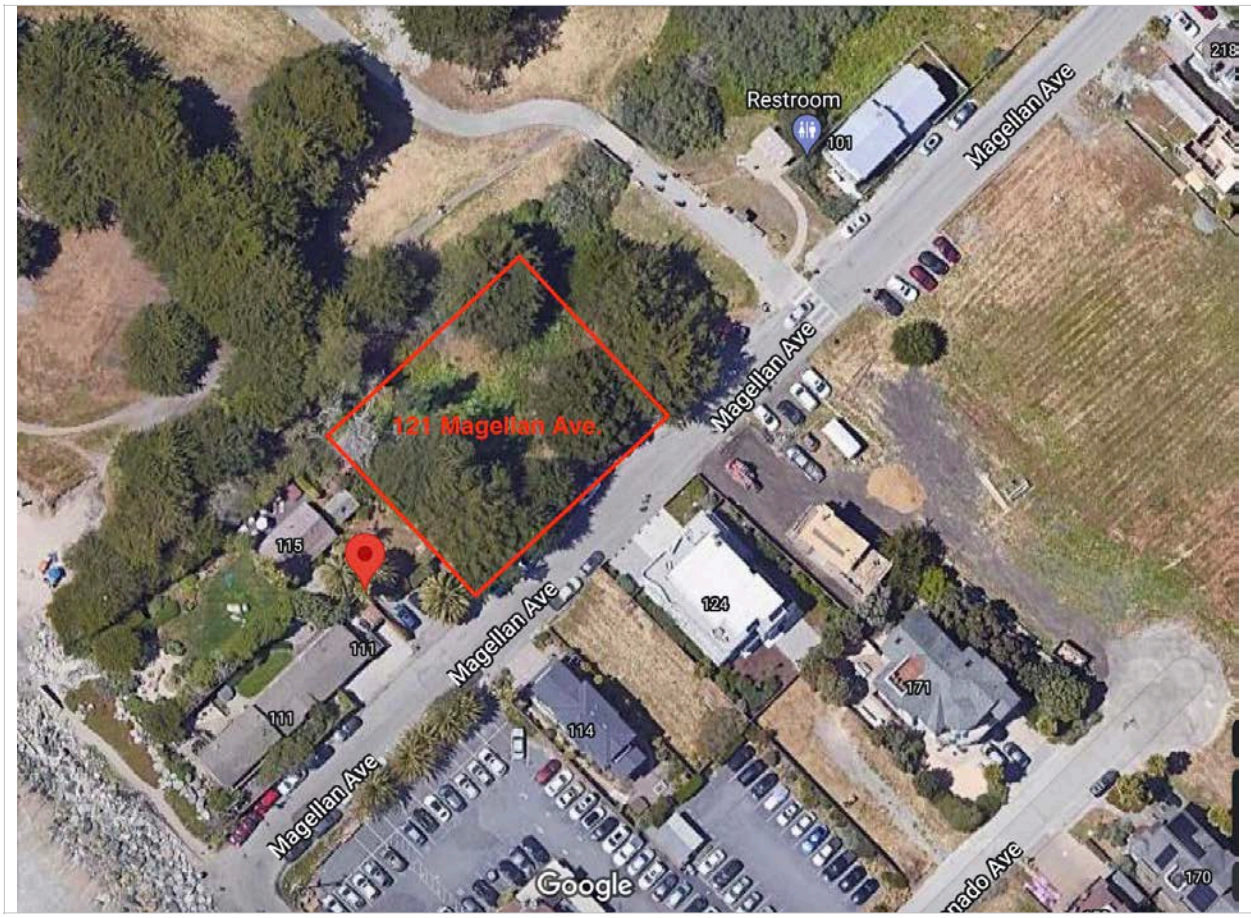
I was retained by Paul and Ruth Huard to evaluate the trees on their property and to prepare a Tree Protection Report for an upcoming home construction project.

OBSERVATIONS

Site Description:

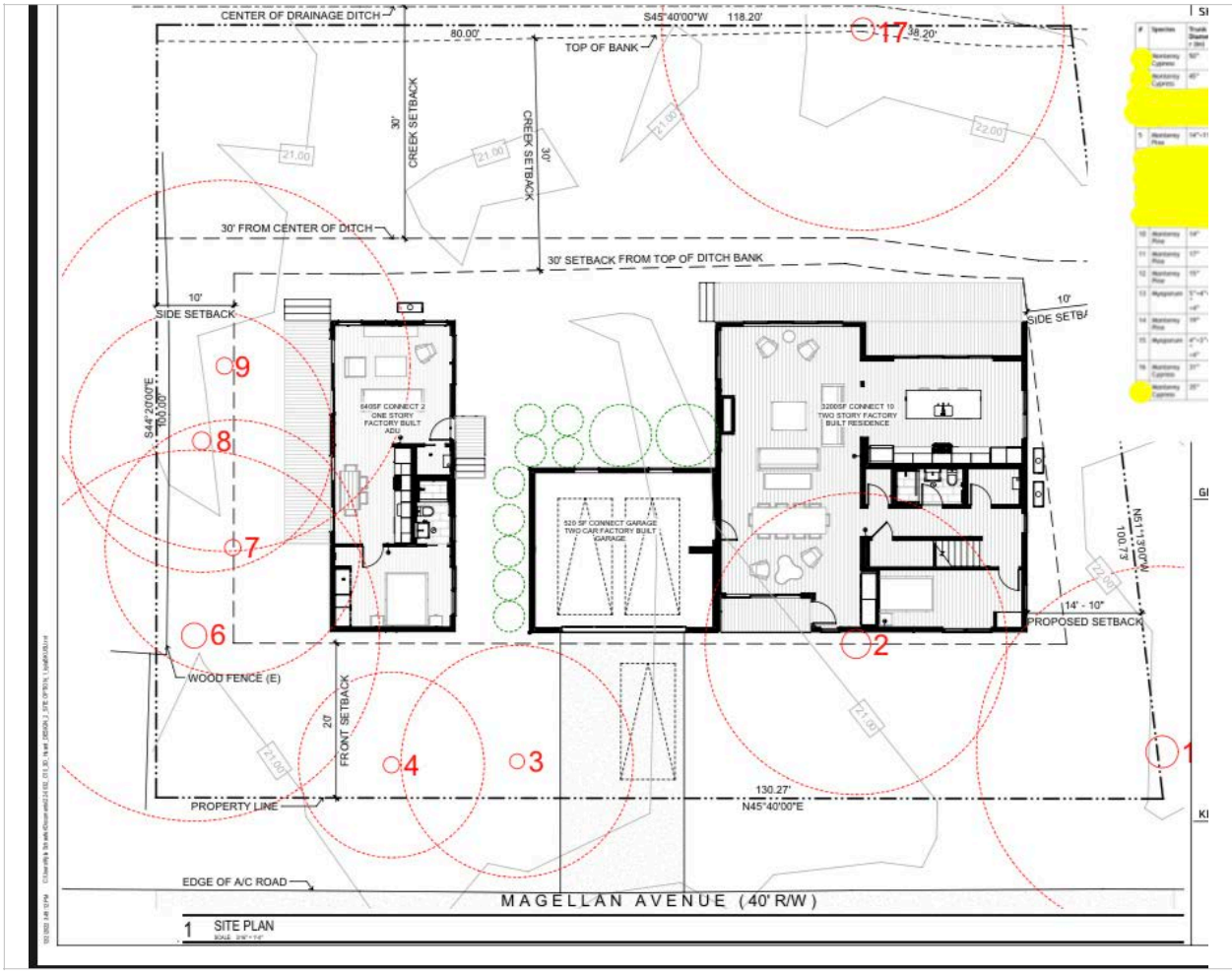
The subject property is located at 121 Magellan Ave., Half Moon Bay. This is a vacant lot, and the APN # is 2220-02.

Below is a screenshot of the property with the approximate lines marked out



Tree Descriptions:

Tree #	Species	DBH	Height/ Spread	Health/Structure	Notes
1	Cupressus *macrocarpa*	50	45/50	Fair/Poor	Not on property
2	Cupressus macrocarpa	45	35/50	Fair/Poor	Significant Tree
3	Cupressus macrocarpa	23	25/30	Fair/Poor	Significant Tree
4	Cupressus macrocarpa	25	20/30	Fair/Poor	Significant Tree
6	Cupressus macrocarpa	39	45/40	Fair/Fair	Significant Tree
7	Cupressus macrocarpa	25	30/30	Fair/Poor	Significant Tree
8	Cupressus macrocarpa	28	30/35	Fair/Very Poor	Significant Tree
9	Cupressus macrocarpa	26	45/45	Fair/Poor	Significant Tree
17	Cupressus macrocarpa	35	50/45	Good/Good	Significant Tree



Tree 1

Tree 1 is just off the property to the east. This tree is being included in this report because my clients would like for this tree to remain. This tree has a very busy branching structure that was never pruned to improve the structure of the tree. Overall, the health of the tree is in fair condition. Because of some utility trenching near this tree, a Tree Protection Fence must be installed around it.

Tree 2

Tree 2 has a very similar structure to tree 1. Very busy branching structure, has not been pruned well in the past to correct the structure. A very quick pruning was done on this tree recently that basically just removed some of the low limbs. This tree will need to be removed in order for the new home to be placed correctly on the property.

Tree 3

Tree 3 also has a very busy but poor structure. Some recent pruning was done on this tree, mainly removing lower branches. Overall health is fair.

Tree 4

Tree 4 is very similar to tree 3 in terms of its structure and health. Same low limb pruning work was done on this tree as well.

Tree 6

Tree 6 at the south west corner of the property. This tree was also recently pruned, mainly removing some larger low limbs. Overall this tree is in fair condition

Tree 7

Tree 7 is the next tree in on the west property line. This tree is one single tall trunk that has had all of its lower limbs removed. The health is fair, but poor structure due to its top heaviness with all the lower limbs removed.

Tree 8

Tree 8 is the third tree in along the west fence line. This tree has very poor structure with a very risky dual lead that starts at the base of the tree. Corrective pruning should have been done very early on with this tree. It is very top heavy, and a lot of torque is being put on the low crotch with bad bark inclusion. I would suggest some aggressive weight reduction to be done at the tops.

Tree 8 base

This picture shows the base of **tree 8** with a very poor crotch.

Tree 9

Tree 9 is the last tree along the west property line. This tree also has very poor structure, with multiple leads stemming out from one area. I noted there was one large limb failure on the tree. Some large lower limbs have been removed.

Tree 17

Tree 17 is the nicest tree on the property. This tree is along the creek at the north edge of the property. The tree has been recently pruned, mainly just some low limbs and a clean-up. I would suggest some end-weight pruning through the canopy to help stabilize the limbs. Although this tree is far from the project, it is located within the 30' setback and shall have tree protection fencing installed

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TREE PROTECTION GUIDELINES

Any construction activity inside the drip lines of these trees has the potential to disrupt their health and stability, so it's important to implement the following guidelines in order to successfully complete the project with little to no impact on the existing trees.

Pruning:

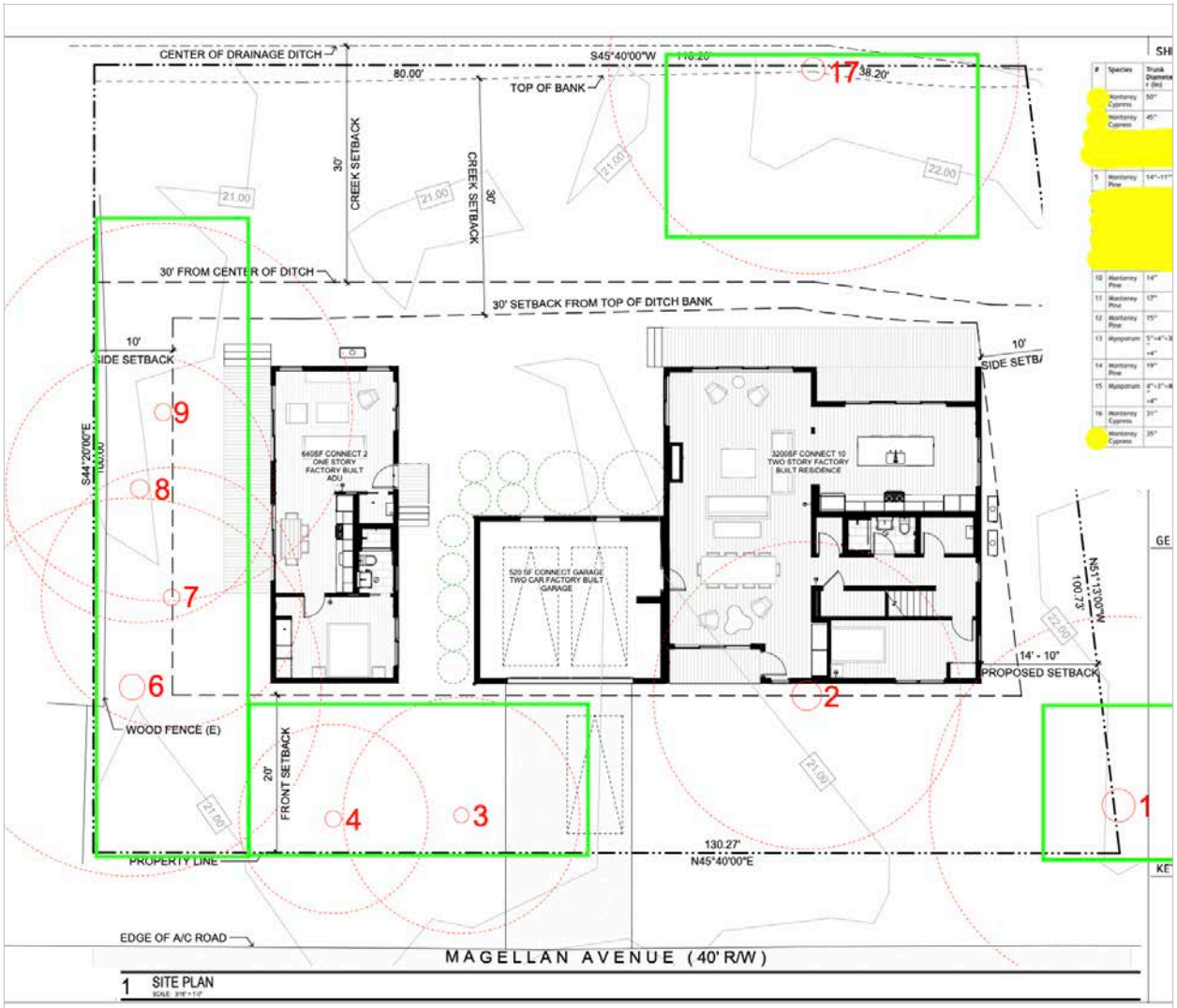
Prior to any project work being done, needed pruning should be done by an ISA Certified Arborist using ANSI A300 pruning standards to perform branch and limb removal, end weight reduction pruning, and any lifting of lower limbs to give the required airspace from the project. After viewing the trees and seeing the proposed plan, it appears that there will not be a need for any pruning work for clearance reasons. It would be a good idea to do any needed end-weight pruning work prior to the project for the trees along the west property line.

Fencing and Tree Protection Zone (TPZ):

All trees being retained need to have fencing enclosing them at their drip lines. Fencing can either consist of orange plastic snow fencing attached to posts driven into the ground or by using chain link fencing. The trees along the west property line have drip lines that appear to be overhanging into the construction zone of the ADU, so the fencing will need to be placed INSIDE of the drip edges of these trees. This will apply to trees 6-9. Tree 3 also shows its drip line will also be affected, so the fencing here will also need to be placed INSIDE the drip line. Fencing shall be in place prior to any site work beginning

An example of a chain link protection fence, along with a trunk buffer wrap

The area inside of the fencing will be known as the Tree Protection Zone. Inside this area, no substances, materials, tools, supplies, liquids, or wastes of ANY kind are allowed to be stored or dumped, even temporarily. The below image is showing the suggested areas for the protective fencing to be installed



The green rectangles represent location of tree protection fencing. Updated to provide fencing for trees 1 and 17

Signage:

Tree protection signage must be placed along the temporary fence once every 25'. The signage should be waterproof and stating the area is the Tree Protection Zone and that no entry is allowed.

TREE PROTECTION ZONE FENCE

NO ENTRY INSIDE THIS FENCE. DO NOT MOVE OR REMOVE WITHOUT AUTHORIZATION

No tools, equipment or supplies shall be stored inside this fence

No dumping or rinsing out of any tools or machinery inside this fence

Contact project Arborist for any questions

Trenching/Excavating:

In areas where any trenching, digging, or excavating will be taking place within the drip lines of the trees, work will need to be done by hand in these locations so that roots may be identified and not further damaged by mechanical injury.

Root pruning:

In the event that any roots are encountered, cuts that exceed anything greater than 2" in diameter should be brought to the attention of the project arborist to ensure that the roots are properly cut. The roots should be cut very cleanly, with the use of sharp hand saws or Sawzall blades. The roots should under no circumstances be ripped up from the soil using heavy equipment or larger hand tools.

If any cut ends of roots are exposed, they should be covered up to prevent drying out. Methods used for this would be to drape multiple layers of burlap over the cut ends and then wet down the material to keep the roots moist. Backfilling should be done as soon as possible, ideally within the same day. All backfilling should be done with parent soil and not compacted when put back into place.

Once the soil has been backfilled, a deep water cycle should be applied to the roots.

An example of using burlap over the face of a trench to protect root ends.

Soil Compaction:

In areas where there will be high traffic (within the drip line of the trees), a 3" layer of coarse wood chip mulch should be laid over the soil to prevent damage and compaction in the area. If it's in a really high-traffic area, plywood can also be laid over the wood chips to further protect from heavy foot traffic. The mulch combined with the plywood will offer the most protection from compacting the soil.

Mitigation measures/special considerations:

Tree 1 is an off-site tree, but there will be some trenching within about 10' of the trunk for some utilities.

Trees 3,4 and 6 will also have some trenching done nearby for the installation of a storm drain.

To offset the impacts of potential root pruning, I am suggesting 3-4 deep water cycles to all 4 of these trees through the use of soaker hoses. I am suggesting an overnight soak at 2-week intervals, well in advance of any project activity.

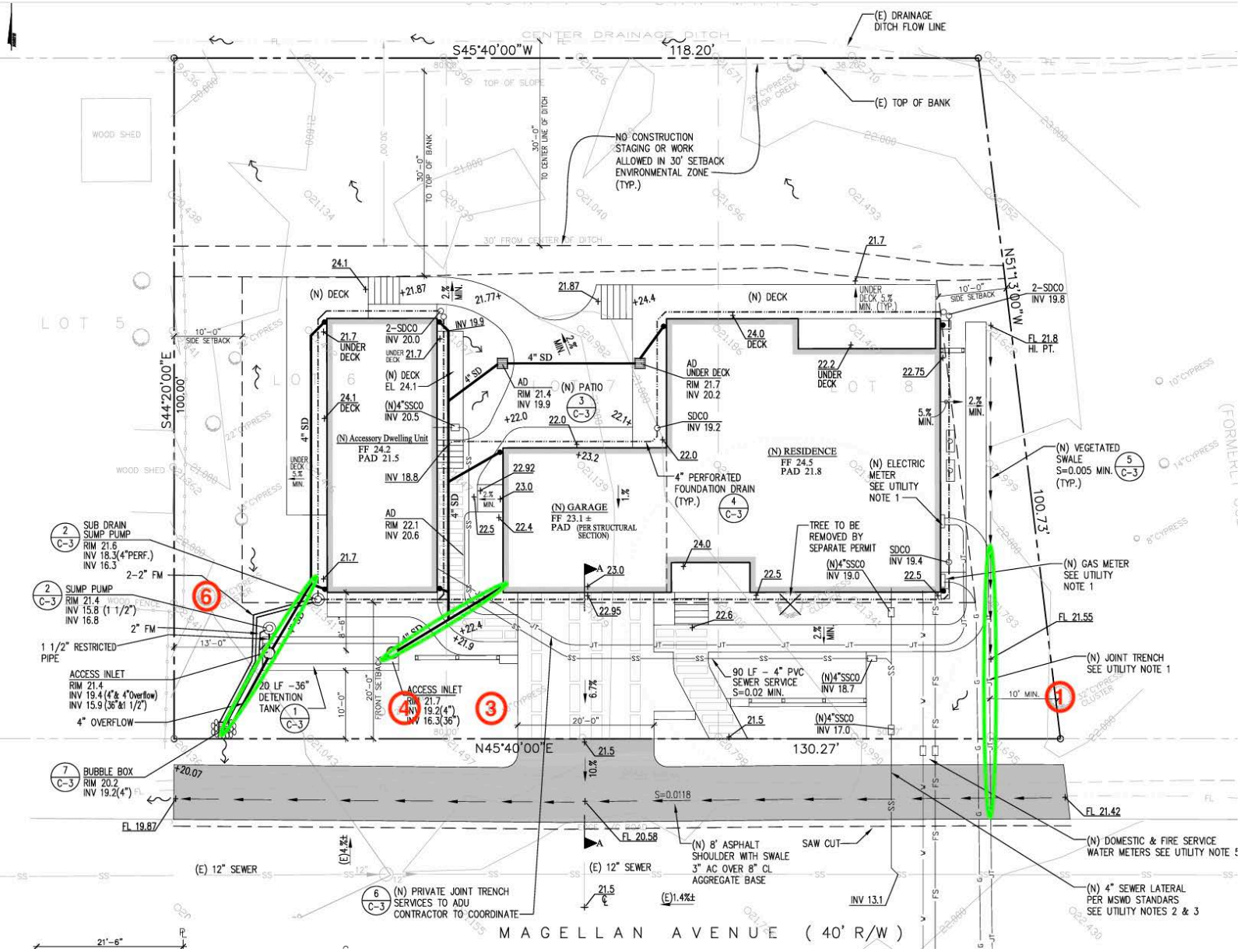
I am not expecting to encounter any structural roots on any of the trees. I do, however, expect that there will be some surface roots that may need to be cut. All of this trench work needs to be done by hand, or even better, by use of an AirSpade. This will allow the discovery of the roots so that they can be assessed and then determine where they may need to be pruned off. The project Arborist will need to be on-site prior to any root-cutting activities.

If the trenching is open for more than a day, all exposed roots MUST be covered and wrapped with wet, muddy burlap to prevent any drying out of the roots. The burlap should be wetted down twice daily until the trenches are backfilled. Further, plywood can be laid over the open trench to keep air and sun from entering the trenches.

Once the roots are cut (if needed), another round of watering the trees will be helpful.

Since work will be taking place near these trees, I am also recommending a soil buffer be placed in the areas where people will be working to help reduce any soil compaction.

This civil drawing shows trees 1, 3, 4, and 6 in red, along with the proposed areas for the utility trench and storm drain trenches.



If I can be of further assistance, please do not hesitate to call.

Respectfully submitted,

Paul Maguire
Maguire Tree Care, Inc.

County of San Mateo - Planning and Building Department

ATTACHMENT G

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO ADOPT
NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: *New Zbiczak Single-Family Residence*, when adopted and implemented, will not have a significant impact on the environment.

FILED ENDORSED IN THE OFFICE OF THE COUNTY CLERK RECORDER OF SAN MATEO COUNTY CALIF

MAY 09 2012

MARK CHURCH, County Clerk
By VERONICA MADRID
DEPUTY CLERK

FILE NO.: PLN 2010-00154

OWNER/APPLICANT: Hank and Irene Zbiczak/Neal Hocker

ASSESSOR'S PARCEL NOS.: 048-013-050 and -060

PROJECT LOCATION: Magellan Avenue, Miramar

PROJECT DESCRIPTION: The applicant is requesting approval to construct a new 5,546 sq. ft. single-family residence, including an attached three-car garage on an existing 12,424 sq. ft. parcel, as part of a Coastal Development Permit and Coastside Design Review. The site is located on Magellan Avenue in the unincorporated Miramar area of San Mateo County, within the R-1/S-94/DR/CD Zoning District. No trees are proposed for removal. This project is appealable to the California Coastal Commission.

SITE DESCRIPTION: The project site is a vacant lot located on Magellan Avenue (cross street Mirada Road) in the unincorporated Miramar area of San Mateo County, within a general area of County parkland and undeveloped parcels. The subject site is fairly flat in topography with mixed ground vegetation consisting of native California blackberry and non-native poison hemlock, including a shallow intermittent stream along the northwestern boundary of the site. County parklands northwestward and Magellan Avenue southeast-ward bound this subject parcel. Cabrillo Highway is approximately 325 feet to the east, and the Pacific Ocean is about 450 feet westward of the site.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.

2. The project will not have adverse impacts on the flora or fauna of the area.

3. The project will not degrade the aesthetic quality of the area.

4. The project will not have adverse impacts on traffic or land use.

5. In addition, the project will not:

   a. Create impacts which have the potential to degrade the quality of the environment.

   b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.

   c. Create impacts for a project which are individually limited, but cumulatively considerable.

   d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

Mitigation Measure 1: Establish a minimum 30-foot buffer zone from the centerline of the stream to the nearest structure in compliance with San Mateo County Local Coastal Program (LCP) Policy 7.11, which requires a 30-foot buffer zone from the midpoint of an intermittent stream absent riparian vegetation.

Mitigation Measure 2: Require a tree removal permit from the County in the event that removal of trees are required as part of the development scope.

Mitigation Measure 3: Implement best management practices (BMPs) for erosion and sediment control during all phases of building to include pre- and post-construction activities.

Mitigation Measure 4: Require a pre-construction site survey of all on-site trees, within a site radius of up to 250 feet, to be conducted by a qualified biologist for the potential presence of raptors, in the event that the building construction activity occurs during the breeding season (February 1 to August 31). Upon successful identification of active nests and to ensure that no species are seriously affected, a disturbance-free buffer shall be established until the young have grown to be independent of their parents, subject to confirmation by the qualified biologist.

Mitigation Measure 5: The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES requirements for review and approval by the Department of Public Works.

Mitigation Measure 6: Noise levels produced by construction shall not exceed the 80-dBA level at any one moment. Construction activity shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.

RESPONSIBLE AGENCY CONSULTATION

None.

INITIAL STUDY

The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD: May 10, 2012 to May 29, 2012

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., May 29, 2012.**

CONTACT PERSON

Dennis P. Aguirre
Project Planner, 650/363-1867

Dennis P. Aguirre, Project Planner

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(1/11/07)

County of San Mateo
Planning and Building Department

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed By Current Planning Section)

I. BACKGROUND

Project Title: New Zbiczak Single-Family Residence

File No.: PLN 2010-00154

Project Location: Magellan Avenue, Miramar

Assessor's Parcel Nos.: 048-013-050 and -060

Applicant/Owner: Neal Hocker/Hank and Irene Zbiczak

Date Environmental Information Form Submitted: March 6, 2012

PROJECT DESCRIPTION

The applicant is requesting approval to construct a new 5,546 sq. ft. single-family residence, including an attached three-car garage on an existing 12,424 sq. ft. parcel, as part of a Coastal Development Permit and Coastside Design Review. The site is located on Magellan Avenue in the unincorporated Miramar area of San Mateo County, within the R-1/S-94/DR/CD Zoning District. No trees are proposed for removal. This project is appealable to the California Coastal Commission.

II. ENVIRONMENTAL ANALYSIS

Any controversial answers or answers needing clarification are explained on an attached sheet. For source, refer to pages 13 and 14.

	IMPACT					
		YES				
	NO	Not Significant	Significant Unless Mitigated	Significant	Cumulative	SOURCE
1. LAND SUITABILITY AND GEOLOGY Will (or could) this project:						
a. Involve a unique landform or biological area, such as beaches, sand dunes, marshes, tidelands, or San Francisco Bay? **See Answers to Questions.**			X			B,F,O
b. Involve construction on slope of 15% or greater? **Minimal slope on-site.**	X					E,I
c. Be located in an area of soil instability (subsidence, landslide or severe erosion)? **Not located in or adjacent to such an area.**	X					Bc,D
d. Be located on, or adjacent to a known earthquake fault? **Not located in or adjacent to such an area.**	X					Bc,D
e. Involve Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts? **Project site is designated for residential use.**	X					M
f. Cause erosion or siltation? **Recommended conditions of permit approval included.**		X				M,I
g. Result in damage to soil capability or loss of agricultural land? **Project site is designated for residential use.**	X					A,M

	IMPACT					
		YES				
	NO	Not Significant	Significant Unless Mitigated	Significant	Cumulative	SOURCE
h. Be located within a flood hazard area? **Recommended conditions of permit approval included.**		X				G
i. Be located in an area where a high water table may adversely affect land use? **The project is not located in such an area.**	X					D
j. Affect a natural drainage channel or streambed, or watercourse? **See Answers to Questions.**			X			E
2. <u>VEGETATION AND WILDLIFE</u> Will (or could) this project:						
a. Affect federal or state listed rare or endangered species of plant life in the project area? **See Answers to Questions.**			X			F
b. Involve cutting of heritage or significant trees as defined in the County Heritage Tree and Significant Tree Ordinance? **See Answers to Questions.**			X			I,A
c. Be adjacent to or include a habitat food source, water source, nesting place or breeding place for a federal or state listed rare or endangered wildlife species? **See Answers to Questions.**			X			F
d. Significantly affect fish, wildlife, reptiles, or plant life? **See Answers to Questions.**			X			I

	IMPACT					SOURCE
		YES				
	NO	Not Significant	Significant Unless Mitigated	Significant	Cumulative	
e. Be located inside or within 200 feet of a marine or wildlife reserve? **The project is not located in or within 200 feet of such an area.**	X					E,F,O
f. Infringe on any sensitive habitats? **See Answers to Questions.**			X			F
g. Involve clearing land that is 5,000 sq. ft. or greater (1,000 sq. ft. within a County Scenic Corridor), that has slopes greater than 20% or that is in a sensitive habitat or buffer zone? **None proposed.**	X					I,F,Bb
3. **PHYSICAL RESOURCES** Will (or could) this project:						
a. Result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, oil, trees, minerals or topsoil)? **None proposed.**	X					I
b. Involve grading in excess of 150 cubic yards? **Only minimal grading is proposed.**	X					I
c. Involve lands currently protected under the Williamson Act (agricultural preserve) or an Open Space Easement? **The site is not under agricultural contract or easement.**	X					I
d. Affect any existing or potential agricultural uses? **There are no agricultural uses on or adjacent to the project site.**	X					A,K,M

	IMPACT					SOURCE
		YES				
	NO	Not Significant	Significant Unless Mitigated	Significant	Cumulative	
4. AIR QUALITY, WATER QUALITY, SONIC Will (or could) this project:						
a. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area? **See Answers to Questions.**		X				I,N,R
b. Involve the burning of any material, including brush, trees and construction materials? **None proposed.**	X					I
c. Be expected to result in the generation of noise levels in excess of those currently existing in the area, after construction? **None proposed.**	X					Ba,I
d. Involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances, or radioactive material? **None proposed.**	X					I
e. Be subject to noise levels in excess of levels determined appropriate according to the County Noise Ordinance or other standard? **The project is not subject to excess noise levels.**		X				A,Ba,Bc
f. Generate noise levels in excess of levels determined appropriate according to the County Noise Ordinance standard? **Recommended conditions of permit approval included.**			X			I
g. Generate polluted or increased surface water runoff or affect groundwater resources? **Recommended conditions of permit approval included.**			X			I

	IMPACT					
		YES				
	NO	Not Significant	Significant Unless Mitigated	Significant	Cumulative	SOURCE
h. Require installation of a septic tank/leachfield sewage disposal system or require hookup to an existing collection system which is at or over capacity? **None proposed.**	X					S
5. **TRANSPORTATION** Will (or could) this project:						
a. Affect access to commercial establishments, schools, parks, etc.? **None proposed.**		X				A,I
b. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns? **None proposed.**	X					A,I
c. Result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)? **None proposed.**	X					I
d. Involve the use of off-road vehicles of any kind (such as trail bikes)? **None proposed.**	X					I
e. Result in or increase traffic hazards? **None proposed.**		X				S
f. Provide for alternative transportation amenities such as bike racks? **None proposed.**	X					I

	IMPACT					
		YES				
	NO	Not Significant	Significant Unless Mitigated	Significant	Cumulative	SOURCE
g. Generate traffic which will adversely affect the traffic carrying capacity of any roadway? **None proposed.**	X					S
6. **LAND USE AND GENERAL PLANS** Will (or could) this project:						
a. Result in the congregating of more than 50 people on a regular basis? **None proposed.**	X					I
b. Result in the introduction of activities not currently found within the community? **None proposed.**	X					I
c. Employ equipment which could interfere with existing communication and/or defense systems? **None proposed.**	X					I
d. Result in any changes in land use, either on or off the project site? **None proposed.**	X					I
e. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? **See Answers to Questions.**		X				I,Q,S

	IMPACT					
		YES				
	NO	Not Significant	Significant Unless Mitigated	Significant	Cumulative	SOURCE
f. Adversely affect the capacity of any public facilities (streets, highways, freeways, public transit, schools, parks, police, fire, hospitals), public utilities (electrical, water and gas supply lines, sewage and storm drain discharge lines, sanitary landfills) or public works serving the site? **No impact.**	X					I,S
g. Generate any demands that will cause a public facility or utility to reach or exceed its capacity? **No impact.**	X					I,S
h. Be adjacent to or within 500 feet of an existing or planned public facility? **See Answers to Questions.**		X				A
i. Create significant amounts of solid waste or litter? **No impact.**	X					I
j. Substantially increase fossil fuel consumption (electricity, oil, natural gas, coal, etc.)? **No impact.**	X					I
k. Require an amendment to or exception from adopted general plans, specific plans, or community policies or goals? **None proposed.**	X					B
l. Involve a change of zoning? **None proposed.**	X					C
m. Require the relocation of people or businesses? **None proposed.**	X					I

	IMPACT					
		YES				
	NO	Not Significant	Significant Unless Mitigated	Significant	Cumulative	SOURCE
n. Reduce the supply of low-income housing? **None proposed.**	X					I
o. Result in possible interference with an emergency response plan or emergency evacuation plan? **None proposed.**	X					S
p. Result in creation of or exposure to a potential health hazard? **No impact.**	X					S
7. **AESTHETIC, CULTURAL AND HISTORIC** Will (or could) this project:						
a. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor? **Recommended conditions of permit approval included.**		X				A,Bb
b. Obstruct scenic views from existing residential areas, public lands, public water body, or roads? **Recommended conditions of permit approval included.**		X				A,I
c. Involve the construction of buildings or structures in excess of three stories or 36 feet in height? **None proposed.**	X					I
d. Directly or indirectly affect historical or archaeological resources on or near the site? **No impact.**	X					H
e. Visually intrude into an area having natural scenic qualities? **Recommended conditions of permit approval included.**		X				A,I

III. **RESPONSIBLE AGENCIES.** Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)		X	
State Water Resources Control Board		X	
Regional Water Quality Control Board		X	
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
CalTrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
Other:		X	

IV. MITIGATION MEASURES

	Yes	No
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.	X	

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

Mitigation Measure 1: Establish a minimum 30-foot buffer zone from the centerline of the stream to the nearest structure in compliance with San Mateo County Local Coastal Program (LCP) Policy 7.11, which requires a 30-foot buffer zone from the midpoint of an intermittent stream absent riparian vegetation.

Mitigation Measure 2: Require a tree removal permit from the County in the event that removal of trees are required as part of the development scope.

Mitigation Measure 3: Implement best management practices (BMPs) for erosion and sediment control during all phases of building to include pre- and post-construction activities.

Mitigation Measure 4: Require a pre-construction site survey of all on-site trees, within a site radius of up to 250 feet, to be conducted by a qualified biologist for the potential presence of raptors, in the event that the building construction activity occurs during the breeding season (February 1 to August 31). Upon successful identification of active nests and to ensure that no species are seriously affected, a disturbance-free buffer shall be established until the young have grown to be independent of their parents, subject to confirmation by the qualified biologist.

Mitigation Measure 5: The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES requirements for review and approval by the Department of Public Works.

Mitigation Measure 6: Noise levels produced by construction shall not exceed the 80-dBA level at any one moment. Construction activity shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.

V. MANDATORY FINDINGS OF SIGNIFICANCE

		Yes	No
1.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X
2.	Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?		X
3.	Does the project have possible environmental effects which are individually limited, but cumulatively considerable?		X
4.	Would the project cause substantial adverse effects on human beings, either directly or indirectly?		X

On the basis of this initial evaluation:

_____ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Current Planning Section.

__X__ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.

_____ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Dennis P. Aguirre

Project Planner
(Title)

MAY 9, 2012
Date

VI. SOURCE LIST

A. Field Inspection

B. County General Plan 1986

a. General Plan Chapters 1-16
b. Local Coastal Program (LCP) (Area Plan)
c. Skyline Area General Plan Amendment
d. Montara-Moss Beach-El Granada Community Plan
e. Emerald Lake Hills Community Plan

C. County Ordinance Code

D. Geotechnical Maps

1. USGS Basic Data Contributions

a. #43 Landslide Susceptibility
b. #44 Active Faults
c. #45 High Water Table

2. Geotechnical Hazards Synthesis Maps

E. USGS Quadrangle Maps, San Mateo County 1970 Series (See F. and H.)

F. San Mateo County Rare and Endangered Species Maps, or Sensitive Habitats Maps

G. Flood Insurance Rate Map – National Flood Insurance Program

H. County Archaeologic Resource Inventory (Prepared by S. Dietz, A.C.R.S.) Procedures for Protection of Historic and Cultural Properties – 36 CFR 800 (See R.)

I. Project Plans or EIF

J. Airport Land Use Committee Plans, San Mateo County Airports Plan

K. Aerial Photography or Real Estate Atlas – REDI

1. Aerial Photographs, 1941, 1953, 1956, 1960, 1963, 1970
2. Aerial Photographs, 1981
3. Coast Aerial Photos/Slides, San Francisco County Line to Año Nuevo Point, 1971
4. Historic Photos, 1928-1937

L. Williamson Act Maps

M. Soil Survey, San Mateo Area, U.S. Department of Agriculture, May 1961

N. Air Pollution Isopleth Maps – Bay Area Air Pollution Control District

O. California Natural Areas Coordinating Council Maps (See F. and H.)

P. Forest Resources Study (1971)

Q. Experience with Other Projects of this Size and Nature

R. Environmental Regulations and Standards:

Federal	–	Review Procedures for CDBG Programs	24 CFR Part 58
	–	NEPA 24 CFR 1500-1508	
	–	Protection of Historic and Cultural Properties	36 CFR Part 800
	–	National Register of Historic Places	
	–	Floodplain Management	Executive Order 11988
	–	Protection of Wetlands	Executive Order 11990
	–	Endangered and Threatened Species	
	–	Noise Abatement and Control	24 CFR Part 51B
	–	Explosive and Flammable Operations	24 CFR 51C
	–	Toxic Chemicals/Radioactive Materials	HUD 79-33
	–	Airport Clear Zones and APZ	24 CFR 51D
State	–	Ambient Air Quality Standards	Article 4, Section 1092
	–	Noise Insulation Standards	

S. Consultation with Departments and Agencies:

a. County Health Department
b. City Fire Department
c. California Department of Forestry
d. Department of Public Works
e. Disaster Preparedness Office
f. Other

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FRM00018 table format.doc
(1/22/07)

COUNTY OF SAN MATEO
Planning and Building Department

Initial Study Pursuant to CEQA
Project Narrative and Answers to Questions for the Negative Declaration
File Number PLN 2010-00154
New Zbiczak Single-Family Residence

PROJECT DESCRIPTION

The applicant is requesting approval to construct a new 5,546 sq. ft. single-family residence, including an attached three-car garage on an existing 12,424 sq. ft. parcel, as part of a Coastal Development Permit and Coastside Design Review. The site is located on Magellan Avenue in the unincorporated Miramar area of San Mateo County, within the R-1/S-94/DR/CD Zoning District. No trees are proposed for removal. This project is appealable to the California Coastal Commission.

SITE DESCRIPTION

The project site is a vacant lot located on Magellan Avenue (cross street Mirada Road) in the unincorporated Miramar area of San Mateo County, within a general area of County parkland and undeveloped parcels. The subject site is fairly flat in topography with mixed ground vegetation consisting of native California blackberry and non-native poison hemlock, including a shallow intermittent stream along the northwestern boundary of the site. County parklands northwestward and Magellan Avenue southeastward bound this subject parcel. Cabrillo Highway is approximately 325 feet to the east, and the Pacific Ocean is about 450 feet westward of the site.

ANSWERS TO QUESTIONS

1. LAND SUITABILITY AND GEOLOGY

Will (or could) this project:

a. Involve a unique landform or biological area, such as beaches, sand dunes, marshes, tidelands, or San Francisco Bay?

Yes, Significant Unless Mitigated. Despite the absence of sensitive communities on-site, the shallow stream located along the northwestern boundary of the subject site would be considered a sensitive habitat. The existing on-site vegetation is mixed, consisting of native California blackberry and non-native poison hemlock, including Monterey cypress and Monterey pine trees around the site's periphery. A biological report prepared by Live Oak Associates, Inc., was submitted to staff that includes mitigation measures to address four potential significant impacts that could result from the project: (1) impacts to the intermittent stream, (2) future removal of trees, (3) indirect impacts from runoff or erosion, and (4) impacts on special status bird and common raptor species.

Based on this report, special status plants or animal species are known to occur only within the site's vicinity, with the white-tailed kite expected to potentially occur on-site. The potential impacts involve disturbance of animal and plant species within the site's vicinity, in the event of occurrence, including drainage, erosion and runoff during project construction.

The following mitigation measures are, therefore, recommended to ensure that potential future impacts are mitigated to a less than significant level:

Mitigation Measure 1: Establish a minimum 30-foot buffer zone from the centerline of the stream to the nearest structure in compliance with San Mateo County Local Coastal Program (LCP) Policy 7.11, which requires a 30-foot buffer zone from the midpoint of an intermittent stream absent riparian vegetation.

Mitigation Measure 2: Require a tree removal permit from the County in the event that removal of trees are required as part of the development scope.

Mitigation Measure 3: Implement best management practices (BMPs) for erosion and sediment control during all phases of building to include pre- and post-construction activities.

Mitigation Measure 4: Require a pre-construction site survey of all on-site trees, within a site radius of up to 250 feet, to be conducted by a qualified biologist for the potential presence of raptors, in the event that the building construction activity occurs during the breeding season (February 1 to August 31). Upon successful identification of active nests and to ensure that no species are seriously affected, a disturbance-free buffer shall be established until the young have grown to be independent of their parents, subject to confirmation by the qualified biologist.

b. Involve construction on slope of 15% or greater?

No Impact. The subject site's average slope of less than 15% involves minimal grading to allow for the existing topography to remain fairly intact.

c. Be located in an area of soil instability (subsidence, landslide or severe erosion)?

No Impact. The parcel has been designated as an area with Landslide Susceptibility I based on information gathered from the U.S. Geological Survey. Such areas have the lowest susceptibility to soil instability and a decreased potential for occurrences of a landslide.

d. Be located on, or adjacent to a known earthquake fault?

No Impact. The project site is not located on or adjacent to a known earthquake fault. The Geotechnical Section will review the proposal when an application for the required building permit is submitted to verify that there are no geotechnical issues.

e. Involve Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?

No Impact. The project site is located on land that has been identified as having Class III soils; however, the parcel has been designated for residential use and is not intended for agricultural use or production.

f. Cause erosion or siltation?

Yes, Not Significant. While minimal grading is proposed for the project, erosion and siltation are likely to occur during construction activities on the property. The following conditions for project approval are recommended, in addition to Mitigation Measure 3 included in Question 1.a. above to minimize any potential issues:

Condition 1: Prior to the beginning of any construction or grading activities, the applicant shall implement the approved erosion and sediment control plan. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.

b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.

c. Controlling and preventing 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.

d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.

e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.

g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

h. Performing clearing and earth-moving activities only during dry weather.

i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilizing designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction best management practices.

m. The approved erosion and sediment control plan shall be implemented prior to the beginning of construction.

Condition 2: The applicant shall implement erosion control measures prior to the beginning of grading or construction operations. Such activities shall not commence until the associated building permit for the project has been issued.

Condition 3: The project shall include water runoff prevention measures for the operation and maintenance of the project for the review and approval by the Community Development Director. The project shall identify best management practices (BMPs) appropriate to the uses conducted on-site to effectively prohibit the discharge of pollutants with stormwater runoff and other water runoff produced from the project.

g. Result in damage to soil capability or loss of agricultural land?

No Impact. Reference response to Question 1.e. above.

h. Be located within a flood hazard area?

Yes, Not Significant. The parcel is located in Flood Zone A8, designated as a 100-year flood area, where base flood elevations and flood hazard factors have been determined. The proposed structure is compliant with all applicable building setbacks for this flood zone.

i. **Be located in an area where a high water table may adversely affect land use?**

No Impact. There is no indication of the presence of a high water table in this area.

j. **Affect a natural drainage channel or streambed, or watercourse?**

Yes, Significant Unless Mitigated. To prevent potential runoff into the intermittent creek, the following condition for project approval is recommended, in addition to the mitigation measures discussed in Questions 1.a. and 1.f. above.

Mitigation Measure 5: The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES requirements for review and approval by the Department of Public Works.

2. **VEGETATION AND WILDLIFE**

Will (or could) this project:

a. **Affect federal or state listed rare or endangered species of plant life in the project area?**

Yes, Significant Unless Mitigated. Reference staff's response to Question 1.a. above.

b. **Involve cutting of heritage or significant trees as defined in the County Heritage Tree and Significant Tree Ordinance?**

Yes, Significant Unless Mitigated. Reference staff's response to Question 1.a. above.

c. **Be adjacent to or include a habitat food source, water source, nesting place or breeding place for a federal or state listed rare or endangered wildlife species?**

Yes, Significant Unless Mitigated. Reference staff's response to Question 1.a. above.

d. **Significantly affect fish, wildlife, reptiles, or plant life?**

Yes, Significant Unless Mitigated. As previously discussed in Question 1, there is potential on-site occurrence for the white-tailed kite. The mitigation measures included in the discussion for Question 1.a. above are therefore recommended.

e. Be located inside or within 200 feet of a marine or wildlife reserve?

No Impact. The proposed project is not located within 200 feet of a marine or wildlife reserve.

f. Infringe on any sensitive habitats?

Yes, Significant Unless Mitigated. Reference staff's response to Question 1.a. above.

g. Involve clearing land that is 5,000 sq. ft. or greater (1,000 sq. ft. within a County Scenic Corridor), that has slopes greater than 20% or that is in a sensitive habitat or buffer zone?

No Impact. The land clearing proposed for the project is less than 5,000 sq. ft.

3. PHYSICAL RESOURCES

Will (or could) this project:

a. Result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, oil, trees, minerals or topsoil)?

No Impact. Based on review of the County General Plan, there are no mapped natural resources on the subject property that would be used for commercial purposes.

b. Involve grading in excess of 150 cubic yards?

No Impact. The proposed grading for the project is less that 150 cubic yards and is therefore considered minimal.

c. Involve lands currently protected under the Williamson Act (agricultural preserve) or an Open Space Easement?

No Impact. The project property is currently not under the Williamson Act or an Open Space Easement.

d. Affect any existing or potential agricultural uses?

No Impact. The project is not located on an agricultural site.

4. AIR QUALITY, WATER QUALITY, SONIC

Will (or could) this project:

a. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?

Yes, Not Significant. The construction of a new residence, attached garage, and driveway may result in temporary generation of pollutants related to construction. However, the project would not result in the generation of a significant level of pollutants. Section 2-1-113 (*Exemption, Sources and Operations*) of the General Requirements of the Bay Area Air Quality Management District exempts sources of air pollution associated with construction of a single-family dwelling used solely for residential purposes, as well as road construction. The project does not involve the demolition of any structures or portion of structures. No additional mitigation measures are necessary.

b. Involve the burning of any material, including brush, trees and construction materials?

No Impact. The project does not involve the burning of any material.

c. Be expected to result in the generation of noise levels in excess of those currently existing in the area, after construction?

No Impact. The project will not generate noise levels in excess of those currently existing in the area. The surrounding area is residential, and the addition of one single-family residence in this area would not increase noise levels.

d. Involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances, or radioactive material?

No Impact. The project does not involve the application, use or disposal of potentially hazardous materials as the proposed project involves a new single-family residence.

e. Be subject to noise levels in excess of levels determined appropriate according to the County Noise Ordinance or other standard?

Yes, Not Significant. The subject property is located within a mapped Noise Impact Area. This area is defined as experiencing a Community Noise Exposure Level (CNEL) of 60 or more. Noise levels may occasionally increase due to traffic along Cabrillo Highway. However, noise generated from traffic along this

main corridor should be brief in nature and not significantly impact the project. Furthermore, the new residence will be located approximately 300 feet from Cabrillo Highway. Therefore, any increase in noise levels along the highway would only slightly affect the project area, if at all.

f. Generate noise levels in excess of levels determined appropriate according to the County Noise Ordinance standard?

Yes, Significant Unless Mitigated. While this project will not generate noise levels in excess of appropriate levels once implemented, during construction activities, increased noise levels may occur. However, noise sources associated with demolition, construction or grading of any real property are exempt from the County Noise Ordinance provided these activities occur during designated timeframes. The following mitigation measure is therefore recommended:

Mitigation Measure 6: Noise levels produced by construction shall not exceed the 80-dBA level at any one moment. Construction activity shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.

g. Generate polluted or increased surface water runoff or affect groundwater resources?

Yes, Significant Unless Mitigated. Reference staff's response to Question 1.f. above.

h. Require installation of a septic tank/leachfield sewage disposal system or require hookup to an existing collection system which is at or over capacity?

No Impact. The project is located within the Granada Sanitary District service area. During the building permit phase of the project, the applicant will be required to secure a sewer permit from the District, and verify that a permit has been approved prior to issuance of the building permit.

5. TRANSPORTATION

Will (or could) this project:

a. Affect access to commercial establishments, schools, parks, etc.?

Yes, Not Significant. The site is located in a residential zone and will not affect access to the adjacent parkland.

b. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?

No Impact. The proposed single-family residence will not increase the pedestrian traffic nor change the pedestrian patterns of the area.

c. Result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?

No Impact. The new residence would not result in noticeable changes in either vehicular traffic or volumes.

d. Involve the use of off-road vehicles of any kind (such as trail bikes)?

No Impact. The project does not involve the use of off-road vehicles.

e. Result in or increase traffic hazards?

Yes, Not Significant. During construction of the proposed project, an increase in traffic hazards in the area may occur. However, this will be temporary, and once implemented, the project itself would not result in or increase traffic hazards.

f. Provide for alternative transportation amenities such as bike racks?

No Impact. Alternative transportation amenities are not required as part of this project.

g. Generate traffic which will adversely affect the traffic carrying capacity of any roadway?

No Impact. The traffic volume for this residential district will remain intact.

6. LAND USE AND GENERAL PLANS

Will (or could) this project:

a. Result in the congregating of more than 50 people on a regular basis?

No Impact. The proposed project would not result in the congregation of more than 50 people on a regular basis.

b. Result in the introduction of activities not currently found within the community?

No Impact. The proposed project would not result in the introduction of new activities in this residential area.

c. **Employ equipment which could interfere with existing communication and/or defense systems?**

No Impact. The proposed project would not employ equipment that could interfere with existing communication and/or defense systems.

d. **Result in any changes in land use, either on or off the project site?**

No Impact. The project will introduce a single-family residence on an undeveloped parcel in an area zoned for residential development.

e. **Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?**

Yes, Not Significant. The addition of a new residence on a vacant parcel designated for residential use will not encourage additional off-site development. While implementation of the proposed project would result in a new residential unit in the area, the location of the property in a residentially zoned district allows for such an increase. Further development of the property, other than accessory structures appurtenant to the main dwelling, is restricted. Therefore, any increase to the development intensity of the area is minimal.

f. **Adversely affect the capacity of any public facilities (streets, highways, freeways, public transit, schools, parks, police, fire, hospitals), public utilities (electrical, water and gas supply lines, sewage and storm drain discharge lines, sanitary landfills) or public works serving the site?**

No Impact. The proposed project would not adversely affect the capacity of any public utilities. Any use of public facilities and other public utilities would be minimal and similar to that of a standard single-family dwelling and associated residents.

Preliminary indications are that sewer and water service can be provided by Granada Sanitary and CCWD, respectively.

g. **Generate any demands that will cause a public facility or utility to reach or exceed its capacity?**

No Impact. The proposed project will not cause a public facility or utility to reach or exceed its capacity.

h. Be adjacent to or within 500 feet of an existing or planned public facility?

Yes, Not Significant. Refer to staff's response to Question 5.a. above.

i. Create significant amounts of solid waste or litter?

No Impact. The proposed project may result in slight amounts of solid waste or litter as a result of new residents in the area. However, the amount would be typical to that of any single-family residence and would not be considered significant.

j. Substantially increase fossil fuel consumption (electricity, oil, natural gas, coal, etc.)?

No Impact. The proposed project would not substantially increase fossil fuel consumption, as the amount of any consumption would be typical to that of any single-family residence.

k. Require an amendment to or exception from adopted general plans, specific plans, or community policies or goals?

No Impact. The project does not require an amendment to or exception from adopted general plans, specific plans, or community policies or goals.

l. Involve a change of zoning?

No Impact. The proposed project does not require a change in zoning.

m. Require the relocation of people or businesses?

No Impact. The proposal would not require the relocation of people or businesses.

n. Reduce the supply of low-income housing?

No Impact. The proposed project does not include or replace any low-income housing.

o. Result in possible interference with an emergency response plan or emergency evacuation plan?

No Impact. The proposed project would not interfere with any emergency response or evacuation plans.

p. Result in creation of or exposure to a potential health hazard?

No Impact. The proposed project does not involve any activities that would result in the creation of or exposure to a potential health hazard.

7. AESTHETIC, CULTURAL AND HISTORIC

Will (or could) this project:

a. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?

Yes, Not Significant. The proposed project site is located within the designated Cabrillo Highway County Scenic Corridor. This area has been designated as a scenic corridor due to its surrounding natural scenic views and qualities. The Coastside Design Review Committee (Committee) considered the project at its November 10, 2011 meeting, and recommended approval. Based on the project's compliance with the Coastside Design Review Standards, and subject to the conditions for project approval in order to minimize any potential issues, the Committee recommended as follows:

Condition 4: The project shall be constructed in compliance with the plans approved by the Coastside Design Review Committee on November 10, 2011. Any changes or revisions to the approved plans shall be submitted to the Coastside Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Coastside Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Coastside Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.

Condition 5: The applicant shall submit the following items and/or indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee.

a. Matching of the middle garage door detail with the right garage door's detail to include the post and trellis elements.

b. Enclosure of the spaces below all exterior stairs.

c. Submittal of the color scheme for all proposed shingles comprising of a shade midway between the trim and body color.

d. Installation of a bellyband along the entire right side elevation façade area.

e. In connection with the rear exterior stairs, replacement of the originally proposed rear first flight railing design with an enclosure, to include banister capping.

f. Matching of the gable and vertical trims and wall shingle treatments, enclosing the central portion of the left elevation with the central portion of the right side elevation, enclosing the first and second floor windows, exclusive of the first floor garage pop-out façade area.

g. Matching the rear second story covered porch area with the front entry design to include matching columns.

h. Removal of the front right corner hip roof to match the left front corner gable roof design.

i. Reduction of the second floor master bedroom window height sizes along right side elevation to standard dimensions.

j. As an added rear entryway feature, inclusion of a first floor shed roof supported by three posts that covers and proportionally spans the central door and window along this rear elevation.

k. Removal of the first story left side roof overhang located at the rear elevation.

l. Removal of the central three-panel window element located on the second floor rear elevation and replace with a single window and roof design to match the middle second story left side elevation treatment.

m. Placement of the structure closer northeastward reoriented at an increased counter-clockwise angle.

n. Planting of cypress trees and native plants along the north and east property lines, including retention of proposed and existing planting along the west property line to preserve the natural look of the area, in keeping with the site's close proximity to a public park.

o. Installation of natural colored redwood fences.

p. Inclusion of a driveway layout based on the retention of the two cypress trees initially proposed for removal and the reorientation of the structure as specified in Condition Nos. 4.m and 4.n.

b. Obstruct scenic views from existing residential areas, public lands, public water body, or roads?

Yes, Not Significant. In addition to the discussion in Question 7.a. above, views of the ocean are still substantially available along Magellan Avenue westward, which is the primary public road impacted by this development. Reduction of views along this public road will inevitably be unavoidable as a result of future

development on parcels in this neighborhood area. County public parkland southward of this site serves as an alternative vista area.

c. Involve the construction of buildings or structures in excess of three stories or 36 feet in height?

No Impact. The proposed single-family residence does not exceed 36 feet in height.

d. Directly or indirectly affect historical or archaeological resources on or near the site?

No Impact. There are no known historical or archaeological resources on or near the site.

e. Visually intrude into an area having natural scenic qualities?

Yes, Not Significant. Refer to staff's response to Question 7.a. above.

ATTACHMENTS

A. Vicinity Map
B. Project Plans
C. Live Oak Associates, Inc., Biological Impact Report – March 2012

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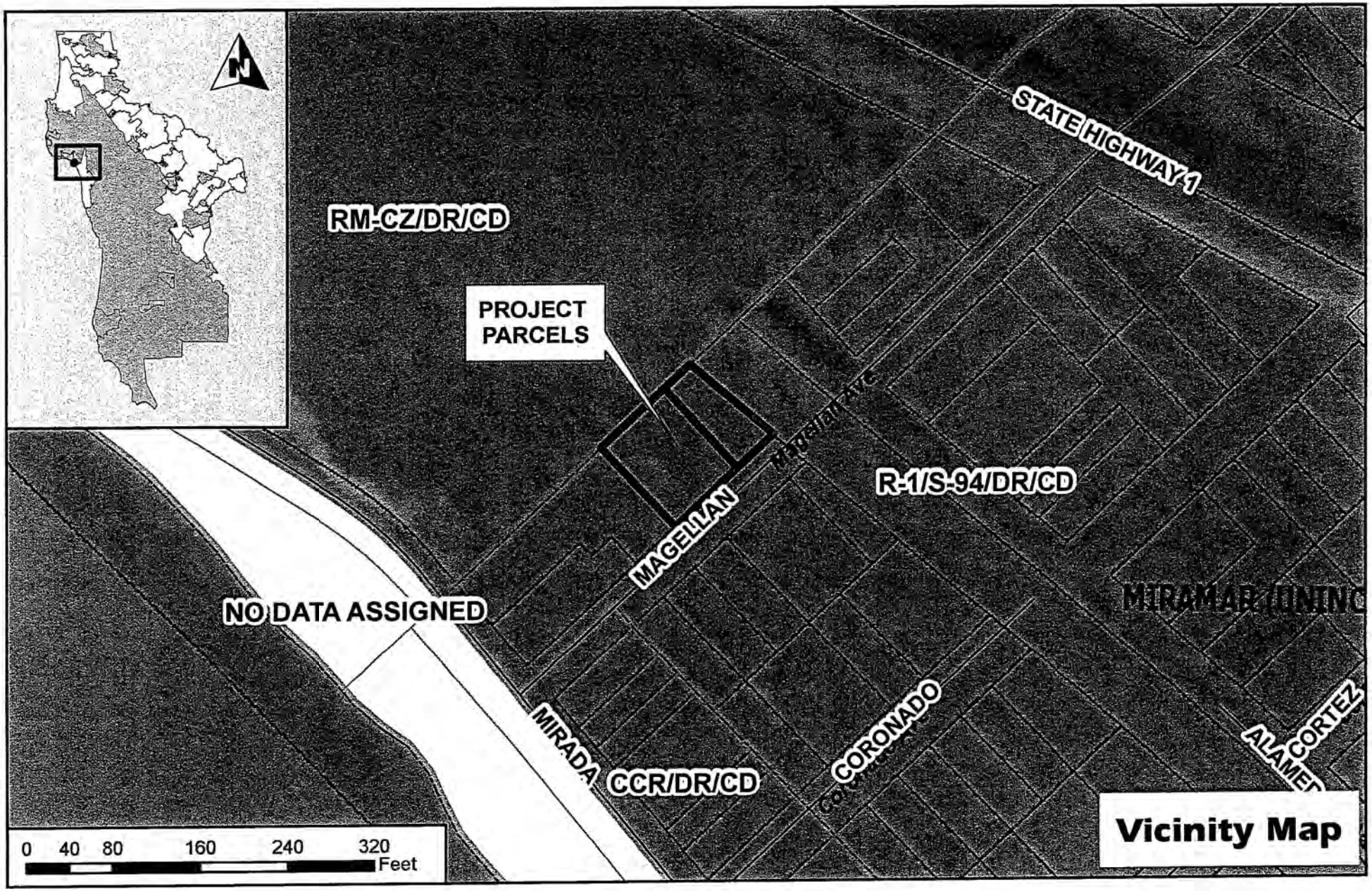

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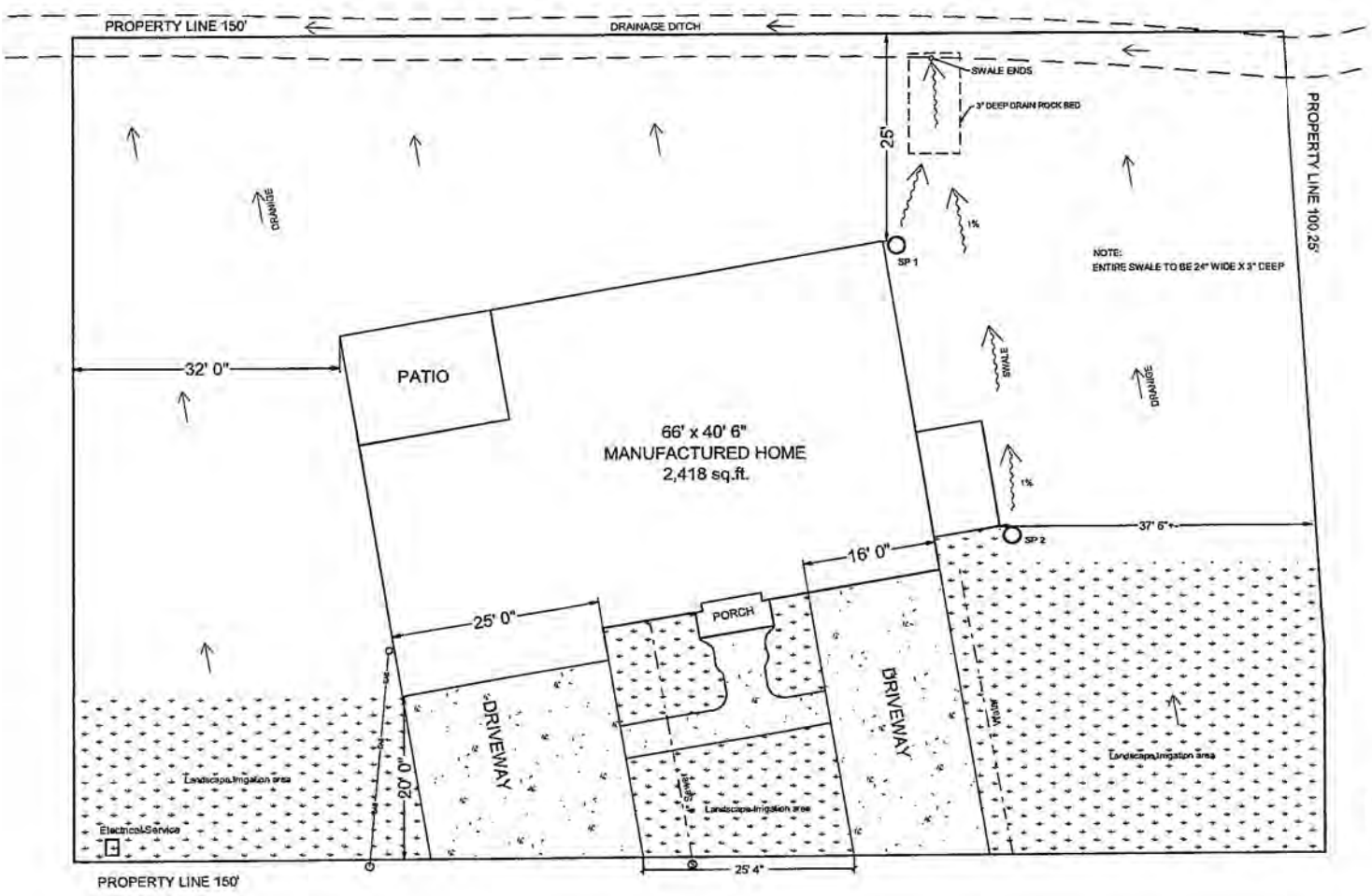
ATTACHMENT A

CURRENT CODE
2007 CBC
CEC
CPC
CMC

Hank and Irene Zbiczak
136 Santa Rosa Avenue
San Francisco , CA 94112

M & L N
DESIGNING
TEL.(916)366-9731
3654 Goldsboro Ct.
Sacramento CA 95827

Note
Per FEMA and San Mateo
Building requirements.



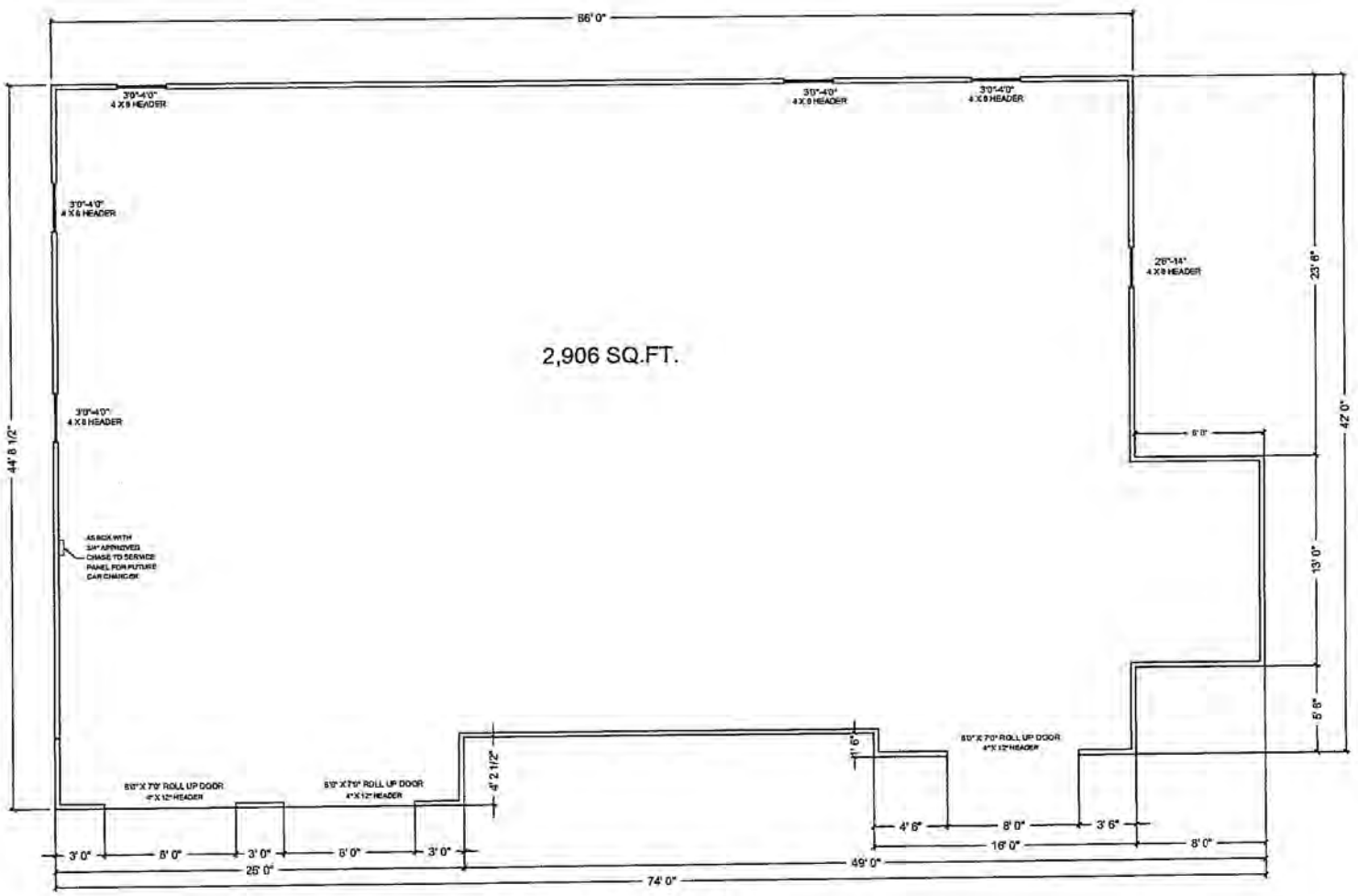
MAGELLAN AVE.

FIRE DEPARTMENT NOTES
1. PROVIDE ILLUMINATED ADDRESSING LOCATED ON THE BUILDING IN SUCH A MANNER AS TO BE VISIBLE AND LEGIBLE FROM THE STREET DAY OR NIGHT.

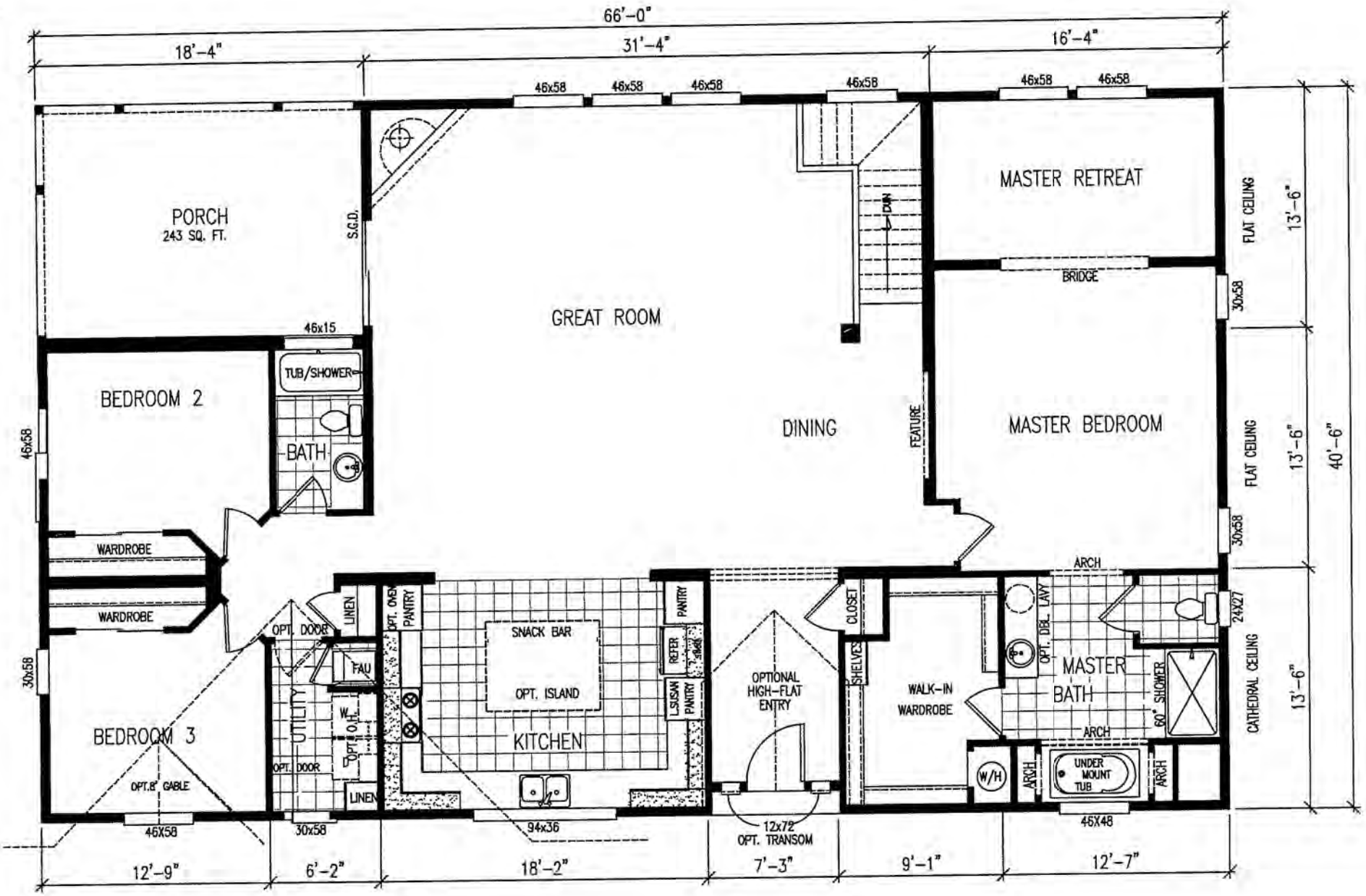
PLOT PLAN
SCALE: 1/8" = 1' 0"

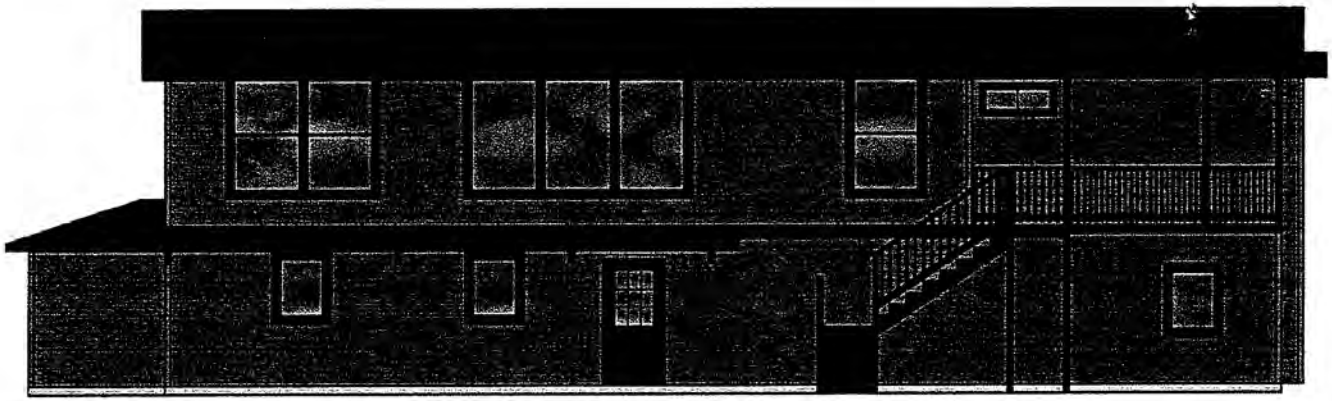
NORTH

ATTACHMENT B

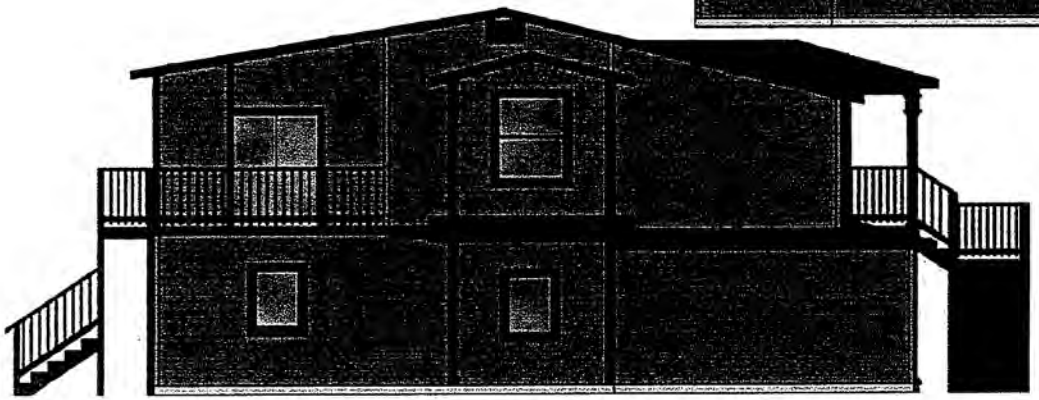


GARAGE FLOOR PLAN

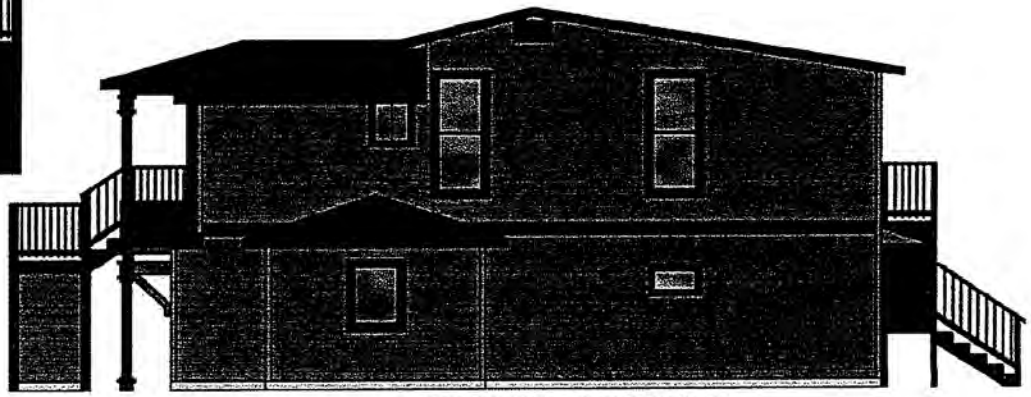

66'-0"
18'-4"
31'-4"
16'-4"
46x58
46x58
46x58
46x58
46x58
46x58
PORCH
243 SQ. FT.
S.G.D.
GREAT ROOM
DUN
MASTER RETREAT
BRIDGE
FLAT CEILING
13'-6"
30x58
46x15
TUB/SHOWER
BEDROOM 2
BATH
DINING
FEATURE
MASTER BEDROOM
FLAT CEILING
13'-6"
40'-6"
46x58
30x58
WARDROBE
WARDROBE
ARCH
LINEN
OPT. OVEN
PANTRY
SNACK BAR
OPT. ISLAND
PANTRY
REFER
L.SUSAN PANTRY
CLOSET
SHELVES
OPT. DBL. LAVY
24X27
OPT. DOOR
FAU
UTILITY
W.
OPT. O.H.
KITCHEN
OPTIONAL HIGH-FLAT ENTRY
WALK-IN WARDROBE
MASTER BATH
60" SHOWER
CATHEDRAL CEILING
13'-6"
30x58
BEDROOM 3
OPT. DOOR
LINEN
OPT.8" GABLE
W/H
ARCH
UNDER MOUNT TUB
ARCH
46X58
30x58
94x36
12x72
OPT. TRANSOM
46X48
12'-9"
6'-2"
18'-2"
7'-3"
9'-1"
12'-7"



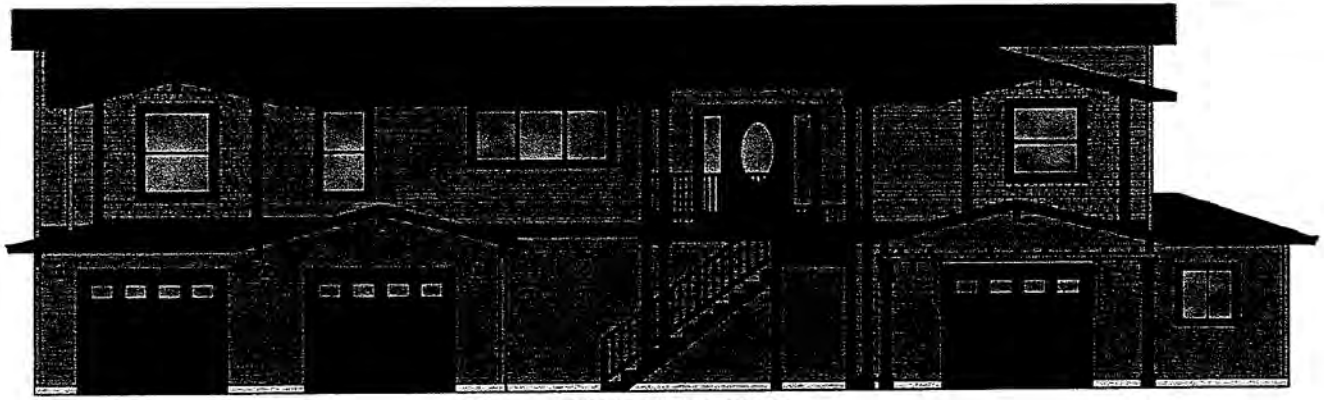
REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

San Mateo Co[illegible]y Environmental Services Agency
[illegible]uilding Division
[illegible]unty Center, Mail Drop PLN 122
Redwood City, CA 94063-1646
363-4161 • Fax (650) 363-4849

ATTACHMENT C

Biological Impact Form

(for compliance with
Local Coastal Program Policy 7.5)

Filing Date: _____
Public Hearing: _____
Approval Date: _____

Owner/Applicant

Name: **Hank and Irene Zbiczak**
Mailing Address:
136 Santa Rosa Avenue
San Francisco, CA Zip: 94112

Phone, W: n/a
H: n/a
Fax: n/a

Project Location

Include U.S.G.S – Tier, Range, and Section:
The 0.29-acre (12,424 sq. ft.) site is located on Magellan Avenue in section 13 of township 5 south, range 6 west.

Assessor's Parcel Number(s):
048-013-050
048-013-060
Applicable Planning Permit numbers: n/a

Principal Investigators

(Note: Attach a qualification summary to the report.)
Name: Davinna Ohlson, Nathan Hale,
Neal Kramer, Mark Jennings
Mailing Address: Live Oak Associates, Inc.
6840 Via del Oro, Suite 220
San Jose, CA Zip: 95123

Phone, W: (408) 224-8300
H:
Fax: (408) 224-1411

Report Summary

The proposed project consists of the construction of a 2,418 sq. ft. manufactured home, along with two driveways and a porch extending to Magellan Avenue, on a 0.29-acre (12,424 sq. ft.) property. The home is proposed to be set back 25 ft. from the northwest property line. The property is bounded to the northwest and northeast by parklands, to the southeast by Magellan Avenue, and to the southwest by a residence. Surrounding land uses include open space, undeveloped lands, and light residential and commercial development. The Pacific Ocean is approximately 300 ft. southwest of the site.

The project site is currently undeveloped with approximately half of the site consisting of a dense thicket of native California blackberry and non-native poison hemlock. The remainder of the site consists of a ruderal field dominated by non-native grassland species. Approximately two dozen Monterey cypress and Monterey pine trees occur on the site. While no aquatic resources are on the site itself, an approximately 2-foot-wide, shallow stream channel runs parallel to and just beyond the site's northwest boundary. This channel conveys runoff from inland areas to the Pacific

Ocean. Additionally, a small artificial pond is located approximately 220 ft. northwest of the project site. The pond lacks emergent vegetation and is seasonally wet, depending on the amount of precipitation it receives.

Project impacts to local biological resources are considered to be minimal due to the existing conditions of the site and the small size of proposed ground disturbance. No sensitive communities or habitats are present on the site, although the intermittent stream occurring just beyond the site's northwest boundary would be considered a sensitive habitat. Additionally, a number of trees on the site would be considered significant trees by the County. Special status plant species are expected to be absent from the site due to unsuitable habitat conditions. White-tailed kites could nest in the onsite trees.

Four potential impacts have been identified that could result from the proposed project. First, the intermittent stream occurring just beyond the site's northwest boundary would be considered a sensitive habitat. Placement of the home should be set back from the channel beyond the site's northwest boundary in compliance with the County's LCP. Second, if any onsite trees were to be removed or otherwise impacted as a result of the proposed work, the County of San Mateo may require the applicant to obtain a County permit and comply with its terms, including the likely planting of replacement trees. Third, site disturbance could result in indirect impacts to surrounding resources, such as runoff or erosion into adjacent parklands or the Pacific Ocean. Therefore, the applicant should comply with a County grading permit, including implementation of best management practices (BMPs). Finally, a pre-construction survey of the site would be required if project onset were to occur during the nesting season (February 1 through August 31) for special status bird species and common raptor species. If nesting pairs were identified, an appropriate disturbance-free buffer should be established until such time when the young had fledged. This would ensure that no individuals are harmed, injured, or killed or an active nest is not abandoned as a result of the proposed construction.

California red-legged frogs and San Francisco garter snakes are highly unlikely to occur on the site due to the distance between the site and known occurrences of these species (i.e., the closest sightings are more than one mile from the site), the unsuitability of habitat for breeding and dispersal both on and adjacent to the site (e.g., lack of aquatic resources onsite; shallow, intermittent channel adjacent to the site; and a nearby pond that holds water seasonally), and the barriers to movement between the site and known populations of these species posed by development and major roadways, including Highway 1.

1. PROJECT AND PROPERTY DESCRIPTION

The proposed project consists of the construction of a 2,418 sq. ft. manufactured home, along with two driveways and a porch extending to Magellan Avenue, on a 0.29-acre (12,424 sq. ft.) property. The home is proposed to be set back 25 ft. from the northwest property line.

The 0.29-acre property (also known as the "site") is currently undeveloped and is bounded to the northwest and northeast by parklands, to the southeast by Magellan Avenue, and to the southwest by a residence. Surrounding land uses include open space, undeveloped lands, and light residential and commercial development. The Pacific Ocean is approximately 300 ft. southwest of the site (Figure 1).

The site is relatively flat at approximately 23 ft. National Geodetic Vertical Datum (Figure 2). A narrow, shallow channel runs parallel to and just beyond the site's northwest boundary. No aquatic resources are present on the site itself. Soil types on the site itself have not been mapped. However, soils immediately northwest of the site have been mapped, and it is reasonable to conclude that soils on the site are of the same series and unit or exhibit very similar characteristics. Soils on lands adjacent to the site have been mapped as "Denison loam, nearly level." This soil type is not considered hydric, although hydric inclusions could occur. Lands further north of the site occur on "Denison clay loam, nearly level, imperfectly drained" soils. These soils are considered hydric. Hydric soils are soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part. Under sufficiently wet conditions, they support the growth and regeneration of hydrophytic vegetation.

2. METHODOLOGY

Live Oak Associates (LOA) ecologists Davinna Ohlson and Nathan Hale conducted a field survey of the site on June 7, 2010. LOA botanist Neal Kramer conducted an additional survey of the site on June 14, 2010. Prior to these site visits, relevant sources of information were reviewed. Sources included 1) USGS topographic maps, 2) satellite imagery of the site and surrounding areas, 3) technical literature related to the biotic resources of the area, 4) species data compiled by the California Native Plant Society (CNPS 2010), California Natural Diversity Database (CDFG 2010), and U.S. Fish and Wildlife Service (USFWS 2010), and 5) the Local Coastal Program policies (San Mateo County 1998).

The June 2010 surveys consisted of walking the site and, to the maximum extent practicable, immediately surrounding lands, and recording existing conditions of the site and the potential for sensitive biotic resources to occur onsite. Information gathered in the field was used to characterize the botanical and wildlife resources occurring on the site and in the region. Detailed surveys for sensitive biological resources were not conducted for this study. The level of effort put forth was sufficient to assess the significance of biological constraints associated with the parcel and to assess the need for more detailed studies that could be warranted if sensitive biotic resources were identified in this initial survey.

Mr. Kramer conducted an additional site visit on February 10, 2012, to map the centerline of the stream channel along the site's northwest boundary. Additional review of the site was completed in February 2012 in consultation with LOA associate herpetologist Dr. Mark Jennings.

3. RESULTS

EXISTING CONDITIONS

The project site is currently undeveloped with approximately half of the site consisting of a dense thicket of native California blackberry (*Rubus ursinus*) and non-native poison hemlock (*Conium maculatum*). The poison hemlock had been cut at the time of the June 2010 survey. The remainder of the site consists of a ruderal field dominated by non-native grassland species, including wild oats (*Avena fatua*), Italian ryegrass (*Lolium multiflorum*), and Mediterranean barley (*Hordeum marinum* ssp. *gussoneanum*). Non-native forbs occurring on the site include wild radish (*Raphanus sativus*), common vetch (*Vicia sativa*), greater periwinkle (*Vinca major*), sweet fennel (*Foeniculum vulgare*), and garden nasturtium (*Tropaeolum majus*). Native species found on the site include bee plant (*Scrophularia californica*), California coffeeberry (*Rhamnus californica* ssp. *californica*), and coyote brush (*Baccharis pilularis*). Approximately two dozen Monterey cypress (*Cupressus macrocarpa*) and Monterey pine (*Pinus radiata*) trees occur on the site; these trees are primarily located along the fenceline of the southwest perimeter and along Magellan Avenue.

While no aquatic resources are on the site itself, an approximately 2-foot-wide, shallow stream channel runs parallel to and just beyond the site's northwest boundary. This channel conveys runoff from inland areas to the Pacific Ocean. The reach of the channel bed along the site boundary did not appear to convey water at the time of the field survey and was largely devoid of vegetation. Vegetation occurring along the channel banks included Monterey cypress, California blackberry, pink flowering currant (*Ribes sanguineum* var. *glutinosum*), thick leaf box (*Pittosporum crassifolium*), western lady fern (*Athyrium filix-femina* var. *cyclosorum*), California willowherb (*Epilobium ciliatum*), and green dock (*Rumex conglomeratus*). Additionally, a small artificial pond is located approximately 220 ft. northwest of the project site. The pond lacks emergent vegetation and is seasonally wet, depending on the amount of precipitation it receives.

The blackberry thicket, thick leaf litter, and brush piles onsite provide a moist microclimate suitable for amphibians such as the Pacific treefrog (*Hyla regilla*) and western toad (*Bufo boreas*) as well as cover for reptiles such as the western fence lizard (*Sceloporus occidentalis*), southern alligator lizard (*Elgaria multicarinatus*), gopher snake (*Pituophis melanoleucus*), and common kingsnake (*Lampropeltis getulus*).

Bird species observed on the site include Anna's hummingbird (*Calypte anna*), black phoebe (*Sayornis nigricans*), bushtit (*Psaltriparus minimus*), American robin (*Turdus migratorius*), California towhee (*Pipilo crissalis*), song sparrow (*Melospiza melodia*), purple finch (*Carpodacus purpureus*), and American goldfinch (*Carduelis tristis*). Raptors that may utilize the cypress and pine trees on the site include the red-tailed hawk (*Buteo jamaicensis*) and American kestrel (*Falco sparverius*).

Because of the site's proximity to development, vehicular traffic, and high pedestrian use areas, the number of mammalian species expected to occur on the site would be limited. Small mammals such as the raccoon (*Procyon lotor*) may move along the channel. House cats (*Felis catus*) and domestic dogs (*Canis familiaris*) are likely to move onto the site from time to time.

SENSITIVE COMMUNITIES AND HABITATS

The County of San Mateo regulates impacts to sensitive habitats via the Local Coastal Program, which was approved by the California Coastal Commission. Sensitive habitats are defined in the County's Local Coastal Program policies (1998) as 1) habitats containing or supporting "rare and endangered" species as defined by the State Fish and Game Commission, 2) all perennial and intermittent streams and their tributaries, 3) coastal tide lands and marshes, 4) coastal and offshore areas containing breeding or nesting sites and coastal areas used by migratory and resident water-associated birds for resting areas and feeding, 5) areas used for scientific study and research concerning fish and wildlife, 6) lakes and ponds and adjacent shore habitat, 7) existing game and wildlife refuges and reserves, and 8) sand dunes. Coastal wetland habitat is also regulated under the Local Coastal Program, which consists of areas meeting the U.S. Army Corps of Engineers' (USACE) hydrology criterion with either hydric soils or dominating hydrophytic vegetation. Sensitive habitats associated with wetlands and streams may also be regulated by the USACE, CDFG, and RWQCB.

The County's LCP establishes buffer zones in riparian areas and states that "where no riparian vegetation exists along both sides of riparian corridors, extend buffer zones 50 feet from the predictable high water point for perennial streams and 30 feet from the midpoint of intermittent streams."

The County of San Mateo also has regulations protecting large trees that may occur within these communities or habitats. According to County Ordinance Section 12.000, a "significant tree" is any live woody plant rising above the ground with a single stem or trunk of a circumference of thirty-eight inches (about 12 inches in diameter) at a point 4.5 feet above the ground, and having the inherent capacity of naturally producing one main axis continuing to grow more vigorously than the lateral axes. Heritage trees, protected under Section 11.000 of the County's ordinance code, include those specific trees or groves of trees designated by the County as "heritage," and those listed native trees

designated in the ordinance with diameters equal to or greater than the sizes listed. A permit is required for the removal of a significant or heritage tree. Such permits are issued on the condition that replacement trees will be planted to compensate for the loss of each tree.

No sensitive communities or habitats are present on the site, although the intermittent stream occurring just beyond the site's northwest boundary would be considered a sensitive habitat. Additionally, a number of trees on the site would be considered significant trees by the County. Therefore, a permit may be required from the County if these trees are to be removed as a result of the proposed project.

SPECIAL STATUS SPECIES

Several species of plants and animals within the state of California have low populations and/or limited distributions. Such species may be considered rare and are vulnerable to extirpation as the state's human population grows and the habitats these species occupy are converted to agricultural and urban uses. State and federal laws have provided the County of San Mateo, California Department of Fish and Game (CDFG) and the U.S. Fish and Wildlife Service (USFWS) with a mechanism for conserving and protecting the diversity of plant and animal species native to the state. A sizable number of native plants and animals have been formally designated as threatened or endangered under state and federal endangered species legislation. Others have been designated as candidates for such listing. Still others have been designated as "species of special concern" by the CDFG. The California Native Plant Society (CNPS) has developed its own set of lists of native plants considered rare, threatened, or endangered (CNPS 2001). Collectively, these plants and animals are referred to as "special status species."

A number of special status plants and animals occur in the site's vicinity. A search of published accounts for all relevant special status plant and animal species was conducted for the Half Moon Bay USGS 7.5" quadrangle in which the project site occurs and for the five surrounding quadrangles (Montara Mountain, San Mateo, Woodside, La Honda, and San Gregorio) using the California Natural Diversity Data Base Rarefind (CDFG 2010). Only these six quadrangles were searched instead of nine because the Pacific Ocean begins less than 0.1 mile southwest of the parcel. All plant species listed as occurring in these quadrangles on CNPS Lists 1A, 1B, 2, 3, or 4 were also reviewed.

Special Status Plants

Special status plant species include those listed as endangered, threatened, rare, or as species of concern by the U. S. Fish and Wildlife Service, the California Department of Fish and Game, and the California Native Plant Society. The CNPS listing is sanctioned by the CDFG and serves essentially as their list of candidate plant species. Additional definitions are given in CEQA, Section 15380(d).

Based on a review of extant special status plant species from the Half Moon Bay area, 41 sensitive plant species are known to occur within the vicinity of the parcel (CDFG 2010, CNPS 2010). Serpentine soils are absent from the site; as such, those species that are uniquely adapted to serpentine conditions, including the San Mateo thorn-mint (*Acanthomintha duttonii*), fountain thistle (*Cirsium fontinale* var. *fontinale*), Hillsborough chocolate lily (*Fritillaria biflora* var. *ineziana*), Marin western flax (*Hesperolinon congestum*), Crystal Springs lessingia (*Lessingia arachnoidea*), and woodland woolythreads (*Monolopia graciliens*) are considered absent from the site. Other plant species occur in habitats not present in the study area (e.g., chaparral, brackish and freshwater marshes, etc.) and, therefore, are also considered absent from the site. These species include the Anderson's manzanita (*Arctostaphylos andersonii*), Montara Manzanita (*Arctostaphylos montaraensis*), King's Mountain manzanita (*Arctostaphylos regismontana*), Point Reyes bird's-beak (*Cordylanthus maritimus* ssp. *palustris*), San Mateo woolly sunflower (*Eriophyllum latilobum*), Indian Valley bush-mallow (*Malacothamnus aboriginum*), and arcuate bush-mallow (*Malacothamnus arcuatus*).

A summary of the formal status, habitat affinities, and potential for occurrence on the site itself for the remaining locally occurring special status plant species is discussed in Table 1.

Table 1: Special status plant species known to occur in the vicinity of the site.

Species	Status	Habitat Affinities	Potential for Occurrence
Franciscan onion *(Allium peninsulare var. franciscanum)*	CNPS 1B	Cismontane woodland, valley and foothill grassland on clay and volcanic soils and often on serpentinite.	**Absent.** Suitable habitat is not present on the site.
Bent-flowered fiddleneck *(Amsinckia lunaris)*	CNPS 1B	Coastal bluff scrub, cismontane woodland, grasslands.	**Absent.** Suitable habitat is not present on the site.
Coastal marsh milk-vetch *(Astragalus pycnostachyus var. pycnostachyus)*	CNPS 1B	Mesic sites in coastal dunes or within fresh and salt water marshes/swamps.	**Absent.** Suitable habitat is not present on the site.
Round-leaved filaree *(California macrophylla)*	CNPS 1B	Cismontane woodland and valley and foothill grassland on clay soils.	**Absent.** Suitable habitat is not present on the site. The nearest documented occurrence of this species is from 1896 and more than fifteen miles from the site.
Pappose tarplant *(Centromadia parryi ssp. parryi)*	CNPS 1B	Coastal prairie, meadows and seeps, coastal salt marshes/swamps, and grasslands.	**Unlikely.** Marginal habitat is present on the site. This species has not been documented within five miles of the site.
San Francisco Bay spineflower *(Chorizanthe cuspidata var. cuspidata)*	CNPS 1B	Coastal bluff scrub, coastal dunes and prairies. Sandy soils.	**Absent.** Suitable habitat is not present on the site.

Table 1: Special status plant species known to occur in the vicinity of the site.

Species	Status	Habitat Affinities	Potential for Occurrence
Franciscan thistle (*Cirsium andrewsii*)	CNPS 1B	Broadleafed upland forest, coastal bluff scrub, coastal prairie, and coastal scrub. Mesic soils and sometimes serpentinite.	**Absent.** Suitable habitat is not present on the site.
San Francisco collinsia *(Collinsia multicolor)*	CNPS 1B	Closed cone coniferous forest and coastal scrub, sometimes on serpentine soils.	**Absent.** Suitable habitat is not present on the site.
Western leatherwood *(Dirca occidentalis)*	CNPS 1B	Broadleaved forest, chaparral, woodland, coniferous forest, riparian woodland.	**Absent.** Suitable habitat is not present on the site. This species is not known to occur along the coast.
Fragrant fritillary *(Fritillaria liliacea)*	CNPS 1B	Coastal scrub, grasslands, often on serpentine and clay.	**Absent.** Suitable habitat is not present on the site. This species is not known to occur along the coast.
San Francisco gumplant *(Grindelia hirsutula var. maritima)*	CNPS 1B	Coastal scrub, coastal bluff scrub, grassland. Sandy or serpentine soils on ocean bluffs.	**Absent.** Suitable habitat is not present on the site.
Short-leaved evax (*Hesperevax sparsiflora* var. *brevifolia*)	CNPS 1B	Coastal bluff scrub on sandy soils and coastal dunes.	**Absent.** Suitable habitat is not present on the site.
Kellogg's horkelia (*Horkelia cuneata ssp. sericea*)	CNPS 1B	Chaparral and sandy or gravelly openings within coastal scrub.	**Absent.** Suitable habitat is not present on the site.
Point Reyes horkelia *(Horkelia marinensis)*	CNPS 1B	Sandy coastal dunes, coastal scrub, coastal prairie.	**Absent.** Suitable habitat is not present on the site.
Perennial goldfields (*Lasthenia californica* ssp. *macrantha*)	CNPS 1B	Coastal bluff scrub, coastal dunes, and coastal scrub.	**Absent.** Suitable habitat is not present on the site.
Coast yellow linanthus *(Leptosiphon croceus)*	CNPS 1B	Coastal bluff scrub, coastal prairie near ocean	**Absent.** Suitable habitat is not present on the site.
Rose linanthus *(Leptosiphon rosaceus)*	CNPS 1B	Coastal bluff scrub adjacent to coast	**Absent.** Suitable habitat is not present on the site.
Wooly headed lessingia *(Lessingia hololeuca)*	CNPS 3	Broadleaved upland forest, coastal scrub, coniferous forest, grassland, serpentine soils	**Absent.** Suitable habitat is not present on the site.
Davidson's bush-mallow (*Malacothamnus davidsonii*)	CNPS 1B	Chaparral, cismontane woodland, coastal scrub, and riparian woodland.	**Absent.** Suitable habitat is not present on the site. This species has not been documented in the region since 1901.

Table 1: Special status plant species known to occur in the vicinity of the site.

Species	Status	Habitat Affinities	Potential for Occurrence
Hall's bush-mallow (*Malacothamnus hallii*)	CNPS 1B	Chaparral and coastal scrub.	**Absent.** Suitable habitat is not present on the site. This species has not been documented in the region since 1902.
Marsh microseris (*Microseris paludosa*)	CNPS 1B	Closed-cone coniferous forest, cismontane woodland, coastal scrub, and valley and foothill grassland.	**Absent.** Suitable habitat is not present on the parcel. The nearest documented occurrences of this species are more than fifteen miles from the site.
Dudley's lousewort (*Pedicularis dudleyi*)	CNPS 1B	Maritime chaparral, cismontane woodland, north coast coniferous forest, and valley and foothill grassland.	**Absent.** Suitable habitat is not present on the site. The nearest documented occurrences of this species are more than twenty miles from the site.
White-rayed pentachaeta *(Pentachaeta bellidiflora)*	FE, CE, CNPS 1B	Open dry rocky slopes and grassy areas, usually on serpentine soils.	**Absent.** Suitable habitat is not present on the site. This species has not been documented along the coast.
Choris' popcorn-flower (*Plagiobothrys chorisianus* var. *chorisianus*)	CNPS 1B	Chaparral, coastal prairie, and coastal scrub on mesic soils.	**Absent.** The site does not exhibit mesic soils that would support this species.
Oregon polemonium (*Polemonium carneum*)	CNPS 2	Coastal prairie, coastal scrub, and lower montane coniferous forest.	**Absent.** Suitable habitat is not present on the site. This species has not been documented in the region since 1916.
Hickman's cinquefoil *(Potentilla hickmanii)*	FE, CE, CNPS 1B	Freshwater marshes and swamps, vernally mesic meadows and seeps, and coastal bluff scrub.	**Absent.** Suitable habitat is not present on the site.
San Francisco campion *(Silene verecunda* ssp. *verecunda)*	CNPS 1B	Coastal bluff scrub, chaparral, coastal scrub, and valley and foothill grasslands on sandy soils.	**Absent.** Sandy soils are not present on the site. The nearest documented occurrence of this species is more than three miles from the site.
Saline clover (*Trifolium depauperatum* var. *hydrophilum*)	CNPS 1B	Marshes and swamps, valley and foothill grasslands on mesic or alkaline soils, and vernal pools.	**Absent.** Suitable habitat is not present on the site. This species has not been documented in the region since 1886.
San Francisco owl's clover *(Triphysaria floribunda)*	CNPS 1B	Coastal prairie, usually serpentine soils.	**Absent.** Suitable habitat is not present on the site.

Federal Status
FE Federally Endangered
FT Federally Threatened

State Status
CE California Endangered
CT California Threatened

CNPS
1B Rare, threatened, or endangered in California and elsewhere
2 Rare, threatened, or endangered in California but more common elsewhere
3 Plants about which more information is needed

Sources: CDFG 2010, CNPS 2010

Of the 41 special status plant species known to occur in the site's vicinity, none are expected to occur on the site itself due to the lack of suitable habitat.

Special Status Animals

Special status animal species include those listed as endangered, threatened, rare, or as candidates for listing by the USFWS and/or CDFG. Other species regarded as having special status include special animals as listed by the CDFG. Additional animal species receive protection under the Bald Eagle Protection Act and the Migratory Bird Treaty Act (16 U.S.C. 703-711). The Fish and Game Code of California provides protection for "fully protected birds" (Section 3511), "fully protected mammals" (Section 5515), "fully protected reptiles and amphibians" (Section 5050), and "fully protected fish" (Section 5515). Additional definitions are given in the California Environmental Quality Act Section 15380.

Based on a review of extant special status animal species from the Half Moon Bay area (CDFG 2010) and an understanding of the geographic range and habitat affinities of special status animal species, 24 species are known to occur within the Half Moon Bay region. A summary of the formal status, habitat affinities, and potential for occurrence on the site itself for locally occurring special status animal species is discussed in Table 2.

Table 2: Special status animal species known to occur in the vicinity of the site.

Species	Status	Habitat Affinities	Potential for Occurrence
Invertebrates			
Monarch butterfly *(Danaus plexippus)*	None	Roosts in wind-protected tree groves.	**Unlikely.** Individuals may pass over the site, but this species is not expected to roost in the onsite trees.
Mission blue butterfly *(Plebejus icarioides missionensis)*	FE	Grasslands with lupine host plants.	**Absent.** Suitable habitat, including host plants, is not present on the site.
San Bruno elfin butterfly *(Callophrys mossii bayensis)*	FE	Grasslands with *Sedum* host plants on north-facing slopes.	**Absent.** Suitable habitat is not present on the site. The necessary host plant is absent.
Bay checkerspot butterfly (*Euphydryas editha bayensis*)	FT	Native grasslands on outcrops of serpentine soils. Primary host plant is *Plantago erecta*.	**Absent.** Suitable habitat, including host plants, is not present on the site.
Myrtle's silverspot butterfly *(Speyeria zerene myrtleae)*	FE	Coastal scrub and grasslands with *Viola* host plants.	**Absent.** Suitable habitat, including host plants, is not present on the site.
Fish			

Table 2: Special status animal species known to occur in the vicinity of the site.

Species	Status	Habitat Affinities	Potential for Occurrence
Tidewater goby (*Eucyclogoblus newberryi*)	FE, CSC	A marine species occurring in shallow water estuaries and lagoons from Del Norte Co. south to San Diego Co.	**Absent.** Suitable habitat is absent from the site. This species would not be expected to occur in the narrow channel adjacent to the site.
Steelhead –central California coast *(Oncorhynchus mykiss irideus)*	FT	Coastal streams and rivers.	**Absent.** Suitable habitat is absent from the site. This species would not be expected to occur in the narrow channel adjacent to the site.
Amphibians			
California tiger salamander (*Ambystoma californiense*)	FT, CSC	Breeds in vernal pools and stock ponds of central California. Adults aestivate in grassland habitats adjacent to the breeding sites.	**Absent.** Breeding and aestivation habitat is absent from the site.
Foothill yellow-legged frog (*Rana boylii*)	CSC	Frequents partly shaded, shallow, swiftly-flowing streams and riffles with rocky substrate in a variety of habitats.	**Absent.** The site and the nearby channel do not provide suitable habitat for this species. This species has not been documented along this channel.
California red-legged frog *(Rana aurora draytonii)*	FT, CSC	Rivers, creeks and stock ponds of the Sierra foothills and coast range, preferring pools with overhanging vegetation.	**Highly Unlikely.** The site and the nearby channel do not provide suitable habitat for this species, as the site lacks aquatic resources, and the channel is shallow and conveys water intermittently. This species has not been documented along this channel. The nearby pond also holds water seasonally and, therefore, would not serve as suitable breeding habitat. The nearest documented occurrences are approximately 1.1 miles to the northwest and approximately 1.5 miles to the east of the site. Extensive urbanization and major roads, including Highway 1, serve as barriers to movement between these known CRLF locations and the site.
Reptiles			
Western pond turtle (*Actinemys marmorata*)	CSC	Open slow-moving water of rivers and creeks of central California with rocks and logs for basking.	**Absent.** The site and the nearby channel do not provide suitable habitat for this species. This species has not been documented along this channel.
San Francisco garter snake *(Thamnophis sirtalis tetrataenia)*	FE, CE	Freshwater marshes, ponds, and slow-moving streams, preferring dense cover and water depths of at least one foot.	**Highly Unlikely.** The site and the nearby channel do not provide suitable habitat for this species. Extensive urbanization and major roads, including Highway 1, serve as barriers to movement between the site and known populations of this species.

Table 2: Special status animal species known to occur in the vicinity of the site.

Species	Status	Habitat Affinities	Potential for Occurrence
Birds			
White-tailed kite *(Elanus leucurus)*	CP	Open grasslands and agricultural areas throughout central California.	**Possible.** This species could utilize the onsite trees for nesting during the breeding season and perching during the non-breeding season. The parcel provides only marginal foraging habitat due to the lack of open habitat.
Western snowy plover *(Charadrius alexandrinus nivosus)*	FT, CSC	Nests in sandy marine and estuarine shores, and along salt levees.	**Absent.** Suitable habitat is absent from the site.
California black rail *(Laterallus jamaicensis coturniculus)*	CT	Resident of saline and fresh emergent wetlands.	**Absent.** Suitable habitat is absent from the site.
California clapper rail *(Rallus longirostris obsoletus)*	FE, CE	Salt and brackish marshes.	**Absent.** Suitable habitat is absent from the site.
Burrowing owl *(Athene cunicularia)*	CSC	Open, dry grasslands, deserts and ruderal areas. Requires suitable burrows. Often associated with California ground squirrels.	**Absent.** Suitable nesting habitat is absent from the site. The site occurs outside of the species' known range.
Saltmarsh common yellowthroat *(Geothlypis trichas sinuosa)*	CSC	Coastal streams dominated by willows and brackish or freshwater marshes.	**Absent.** Suitable nesting habitat is absent from the site. This species may occasionally forage over the site.
Alameda song sparrow *(Melospiza melodia pusillula)*	CSC	Found in salt marshes, primarily along the Bay in Alameda County	**Absent.** Suitable habitat is absent from the site.
Mammals			
Pallid bat *(Antrozous pallidus)*	CSC	Grasslands, chaparral, woodlands, and forests of California; most common in dry rocky open areas that provide roosting opportunities.	**Absent.** Individuals could pass over the site on their way to more suitable habitat. However, suitable habitat is not present on the site itself.
Big free-tailed bat *(Nyctinomops macrotis)*	CSC	Rocky, arid habitats. Roosts primarily in crevices, but have been observed roosting in caves, buildings, and trees.	**Absent.** Individuals could pass over the site on their way to more suitable habitat. However, suitable habitat is not present on the site itself.
Salt-marsh harvest mouse *(Reithrodontomys raviventris)*	FE, CE	Saline emergent wetlands dominated by pickleweed.	**Absent.** Suitable habitat is absent from the site, and the site occurs outside the native range of this species.

Table 2: Special status animal species known to occur in the vicinity of the site.			
[illegible]	Status	Habitat Affinities	Potential for Occurrence
San Francisco dusky-footed woodrat *(Neotoma fuscipes annectens)*	CSC	Woodlands and forests, riparian communities.	**Absent.** Suitable habitat is absent from the site.
American badger (*Taxidea taxus*)	CSC	Found in drier open stages of most shrub, forest and herbaceous habitats with friable soils	**Absent.** Suitable habitat is absent from the site.
Federal Status FE Federally Endangered FT Federally Threatened	**State Status** CE California Endangered CT California Threatened CSC California Species of Concern CP California Protected		

Source: CDFG 2010

Of the 24 special status animal species known to occur in the vicinity of the site, only the white-tailed kite is expected to potentially occur on the site. The white-tailed kite is listed as a fully protected species. In short, the CDFG cannot issue a take permit for impacts to individuals of species having the fully protected status. The CDFG can, however, authorize impacts to habitat suitable for the kite. White-tailed kites inhabit open lowland grassland, riparian woodland, marshes, and scrub areas and nest in a variety of species of large trees. White-tailed kites could nest in the onsite trees. Foraging habitat on the site for this species is marginal.

4. DIRECT AND INDIRECT IMPACTS TO BIOLOGICAL HABITATS

The project site is relatively small in size at 0.29 acre and is located next to light residential and commercial development, ruderal fields, and parklands. The proposed project is a manufactured, 2,418 sq. ft. single-family home. No sensitive or special status communities/habitats occur on the site itself, and the loss of a small amount of native blackberry and regionally abundant ruderal, non-native grassland habitat would not be considered a significant impact.

The intermittent stream occurring just beyond the site's northwest boundary would be considered a sensitive habitat. Additionally, approximately two dozen Monterey cypress and Monterey pines are present on the site. A number of these trees would be considered significant trees regulated by the County. Mitigation measures would be required to offset direct and indirect impacts to the stream channel and to significant trees present on the site (*Mitigation Measures 1* and *2*).

Regardless of the biological quality of the site itself, high quality habitat remains in the immediate vicinity (e.g., parklands to the northwest and northeast and the Pacific Ocean approximately 300 ft. southwest of the site). In order to maintain the currently quality of surrounding biotic habitats, measures should be taken to ensure onsite ground disturbances do not degrade local resources (*Mitigation Measure 3*).

Mitigation Measure 1:

Placement of the home should be set back from the channel beyond the site's northwest boundary in compliance with the County's LCP. Because the channel lacks associated riparian vegetation and carries intermittent flows, a buffer of 30 ft. from the midpoint of the channel would be appropriate (Figure 3).

Mitigation Measure 2:

Should project buildout require the removal of any trees on the site considered to be a significant tree, a tree removal permit would need to be obtained and its conditions complied with (e.g., planting of replacement trees) pursuant to the County's tree ordinance.

Mitigation Measure 3:

The applicant should comply with the provisions of a County grading permit, including implementation of standard erosion control measures that employ best management practices (BMPs).

5. DIRECT AND INDIRECT IMPACTS TO SPECIAL STATUS SPECIES

A number of special status plant and animal species are known to occur in the vicinity of Half Moon Bay and El Granada. Special status plant species are presumed to be absent from the site due to unsuitable habitat conditions and/or ongoing management of the ruderal portions of the site (i.e., areas outside of the blackberry thicket). However, white-tailed kites, a California protected species, may utilize the site while breeding. Additionally, locally occurring raptor species are protected by the Federal Migratory Bird Treaty Act (FMBTA: 16 U.S.C., scc. 703, Supp. I, 1989) and State Fish and Game Code (CDFG 2010). Therefore, if site disturbance were to occur during these species' breeding season (February 1 through August 31), implementation of *Mitigation Measure 4* would be required to insure that raptors were not harmed, injured, or killed as a result of buildout of the proposed project.

As discussed in section 3, California red-legged frogs and San Francisco garter snakes are highly unlikely to occur on the site due to the distance between the site and known occurrences of these species (i.e., the closest sightings are more than one mile from the site), the unsuitability of habitat for breeding and dispersal both on and adjacent to the site (e.g., lack of aquatic resources onsite; shallow, intermittent channel adjacent to the site; and a nearby pond that holds

water seasonally), and the barriers to movement between the site and known populations of these species posed by development and major roadways, including Highway 1. This determination is consistent with conclusions regarding these species for an adjacent property (WRA 2009)

Mitigation Measure 4:

Should trees need to be removed, their removal should occur during the non-breeding season (September 1 through January 31). If it is not possible to avoid tree removal or other disturbances during the breeding season (February 1 through August 31), a qualified biologist should conduct a pre-construction survey for white-tailed kites and common tree-nesting raptors in all trees within the development footprint and within 250 feet of the footprint no more than 30 days from the onset of ground disturbance, if such disturbance will occur during the breeding season. If such species are detected on the site during the survey, a suitable activity-free buffer should be established around all active nests. The precise dimension of the buffer (up to 250 ft.) would be determined at that time and may vary depending on location and species. Buffers should remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents.

6. MITIGATION MEASURES TO REDUCE IMPACTS TO A LESS-THAN-SIGNIFICANT LEVEL

Table 3: Impacts, mitigation measures, and their effectiveness.

Impact	Mitigation Measure	Effectiveness
Sensitive Habitats: Indirect impacts to the intermittent channel just beyond the site's northwest boundary.	**Mitigation Measure 1:** A development setback of 30 ft. from the midpoint of the channel should be established.	**Significance:** The proposed mitigation would reduce the identified impact to a less-than-significant level.
Significant Trees: Direct impacts to Monterey cypress and Monterey pines occurring onsite.	**Mitigation Measure 2:** Should project buildout require the removal of any trees on the site considered to be a significant tree, a tree removal permit would need to be obtained and its conditions complied with (e.g., planting of replacement trees) pursuant to the County's tree ordinance.	**Significance:** The proposed mitigation would reduce the identified impact to a less-than-significant level.
Surrounding Biological Resources: Indirect impacts to the surrounding biological resources, particularly parklands to the northwest and northeast of the site and the Pacific Ocean approximately 300 ft. southwest of the site.	**Mitigation Measure 3:** The applicant should comply with the provisions of a County grading permit, including implementation of standard erosion control measures that employ best management practices (BMPs).	**Significance:** The proposed mitigation would reduce the identified impact to a less-than-significant level.
Nesting Avian Species: Direct impacts to special status avian species (i.e.,	**Mitigation Measure 4:** A qualified biologist should conduct a pre-construction raptor survey	**Significance:** The proposed mitigation would reduce the

Table 3: Impacts, mitigation measures, and their effectiveness.		
Impact	Mitigation Measure	Effectiveness
white-tailed kites) and common tree-nesting raptors if site disturbance were to occur during the breeding season (February 1 through August 31).	of all onsite trees within 250 feet of the propose development footprint within 30 days of the onset of ground disturbance. If such species were detected, a suitable activity-free buffer should be established around all active nests. The precise dimension of the buffer (up to 250 ft.) would be determined at that time and may vary depending on location and species. Buffers should remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents.	identified impact to a less-than-significant level.

7. **CERTIFICATION:** I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this biological evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: 6 March 2012 Signed: Davina Ohlson

ENCLOSURES

+ Aerial image of project site and surrounding area
+ Map of area from the USGS 7.5-minute quadrangle series
+ Map of 30-ft. setback from the channel centerline
+ Plot plan
+ Boundary and topographic survey

REFERENCES

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_____. 1988. California's wildlife, volume II, birds. Department of Fish and Game. Sacramento, CA. 731 pp.

_____. 1988. California's wildlife, volume III, mammals. Department of Fish and Game. Sacramento, CA. 407 pp.

QUALIFICATIONS

Live Oak Associates, Inc. (LOA) has considerable expertise in biotic resource issues (i.e., vegetation, wildlife (including macroinvertebrate and fish evaluations,), habitat management, sensitive habitats (including wetlands and waterways), mitigation, permitting). The firm assists clients in compliance with local, state and federal regulations protecting scarce or sensitive biotic resources. LOA conducts wetland delineations, California Environmental Quality Act (CEQA) evaluations, National Environmental Policy Act (NEPA) assessments, endangered species surveys and habitat suitability assessments. LOA has worked closely with the various regulatory agencies in regards to Sections 401 and 404 of the Clean Water Act, Sections 1601 and 1603 of the California Fish and Game Code, and the Local Coastal Program dictated by the California Coastal Act. Consultations regarding Sections 7 and 10 of the Endangered Species Act have also been initiated and resolved for various project involving federally listed species. LOA has extensive experience in negotiating and consulting with regulatory agencies on the client's behalf, processing permits, testifying at public meetings and court hearings, and updating clients on regulatory issues. The firm can assist clients in developing monitoring protocols or sampling designs to comply with mitigation measures as required by regulatory agencies. In-house graphics capabilities in CAD and GIS are evidenced in draft and final quality maps of wetlands, biotic habitats and pinpoint locations of specific habitat features.

Davinna Ohlson is an experienced wildlife and plant ecologist with extensive skills in wetland ecology, special status species surveys (including both plants and animals), and permitting. Ms. Ohlson has a master's degree in environmental studies with approximately eight years of relevant experience. Her areas of expertise include the preparation of CEQA/NEPA documents, delineations of jurisdictional waters, permitting, special status species surveys, and monitoring projects. Ms. Ohlson has prepared a number of CEQA/NEPA documents analyzing environmental impacts. This involved researching the existing biotic conditions of a specific site, completing wetland delineations and special status species surveys, and analyzing the measures needed to avoid, minimize, and compensate for any determined impacts. Ms. Ohlson has been trained to perform wetland delineations of jurisdictional waters. Wetland surveys have been conducted in seasonal wetlands, vernal pools, marshes, ephemeral/intermittent/perennial streams, and created wetlands. On numerous occasions, the information gathered during the wetlands surveys has been used to complete various permit applications. Ms. Ohlson has conducted a number of special status plant and animal species surveys and has been involved in a number of monitoring projects, including both wetland, riparian, and wildlife monitoring.

Nathan Hale is an experienced wildlife ecologist with over three years of related experience. He has conducted broad scale habitat assessments, Swainson's hawk, burrowing owl, and other nesting bird surveys, fairy shrimp surveys, blunt-nosed leopard lizard surveys, wetland delineations, rare plant surveys, and mitigation and construction monitoring. Nathan has a sound working knowledge of CEQA and NEPA documentation and is well versed on local and national

species regulations. He is currently working toward a master's degree in biology focused on plant community restoration.

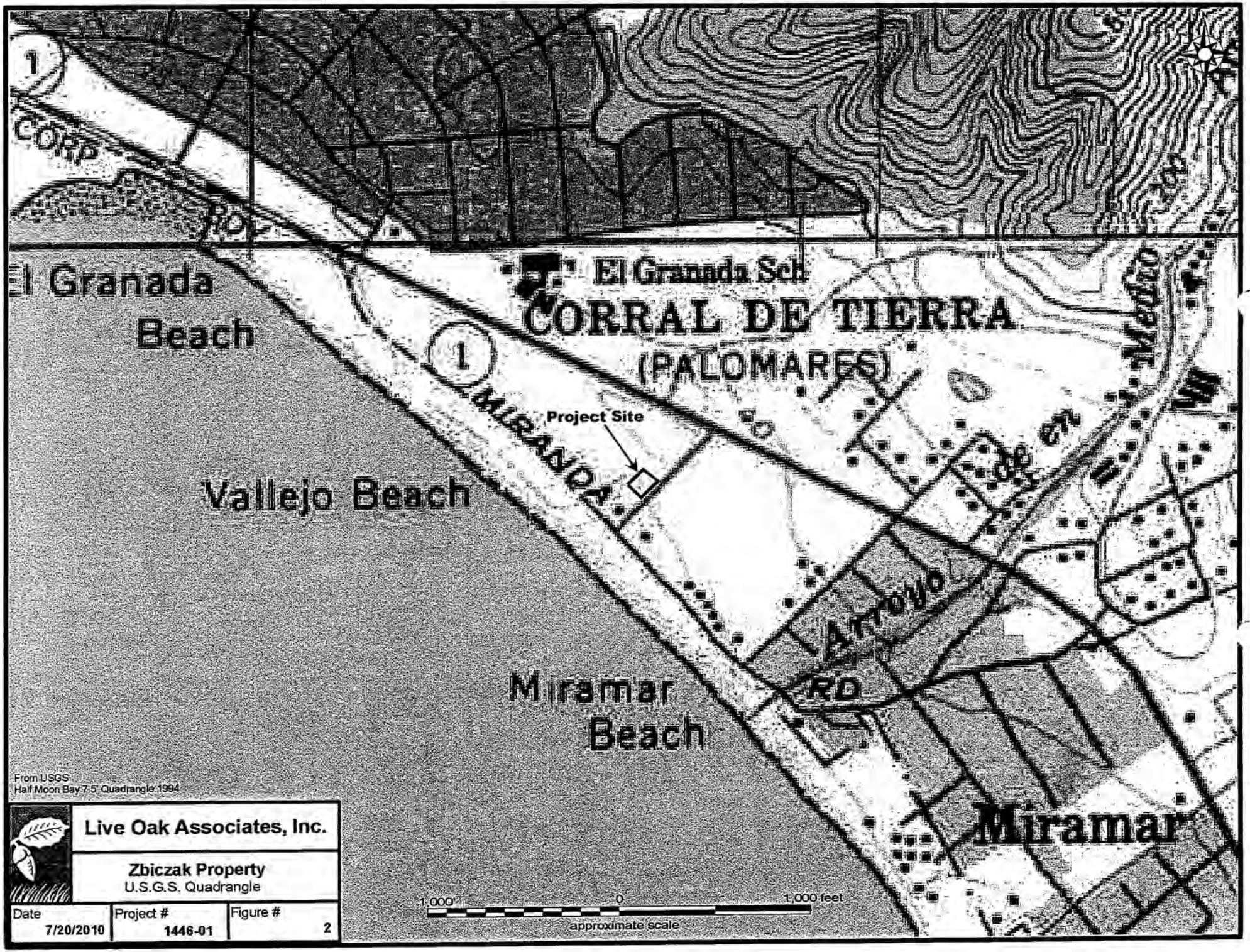
Neal Kramer has experience with native flora and plant communities in more than 25 different California counties and in Oregon, Idaho and Nevada, as well as in Honduras, Ecuador and Peru. Among the numerous plant inventories he has completed, Mr. Kramer prepared a list of over 500 species for approximately 6200 acres on the Peninsula Open Space Trust Cloverdale/Bolsa Pt. Ranch property in San Mateo County. Rare plant surveys have included more than a dozen different sites in the Bay Area, vernal pools in Fresno and Madera Counties, and Delta marshland in Sacramento County. He is experienced in wetland delineation for a variety of wetland types including vernal pools. Mr. Kramer has a master's degree in forest ecology from the University of Idaho, where he studied plant succession and the role of buried seed banks on forest sites in the Northern Rocky Mountains.

Dr. Mark Jennings is a noted authority on California red-legged frogs and San Francisco garter snakes and has extensive knowledge of the herpetofauna of California. He has published numerous articles and has conducted numerous habitat assessments and pre-construction and monitoring surveys for these species. He possesses extensive familiarity with this region of San Mateo County.

Live Oak Associates, Inc.

Zbiczak Property
Aerial Photo of Site and Surrounding Area

Date	Project #	Figure #
7/20/2010	1446-01	1



Live Oak Associates, Inc.

Zbiczak Property
U.S.G.S. Quadrangle

Date	Project #	Figure #
7/20/2010	1446-01	2

Live Oak Associates, Inc.

Zbiczak Property
Channel Setback

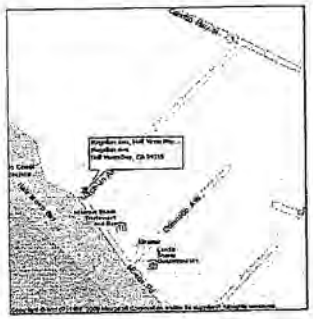
Date	Project #	Figure #
3/1/2012	1446-01	3

OWNER:

Hank and Irena Zbiczak
136 Santa Rosa Avenue
San Francisco , CA 94112
TEL:

DESIGN BY:

M & N
DESIGNING
TEL.(916)366-9731
3654 Goldshore Ct.
Sacramento CA 95827



LOCATION MAP

PLOT PLAN

SCALE: 1/8" = 1' 0"

NORTH

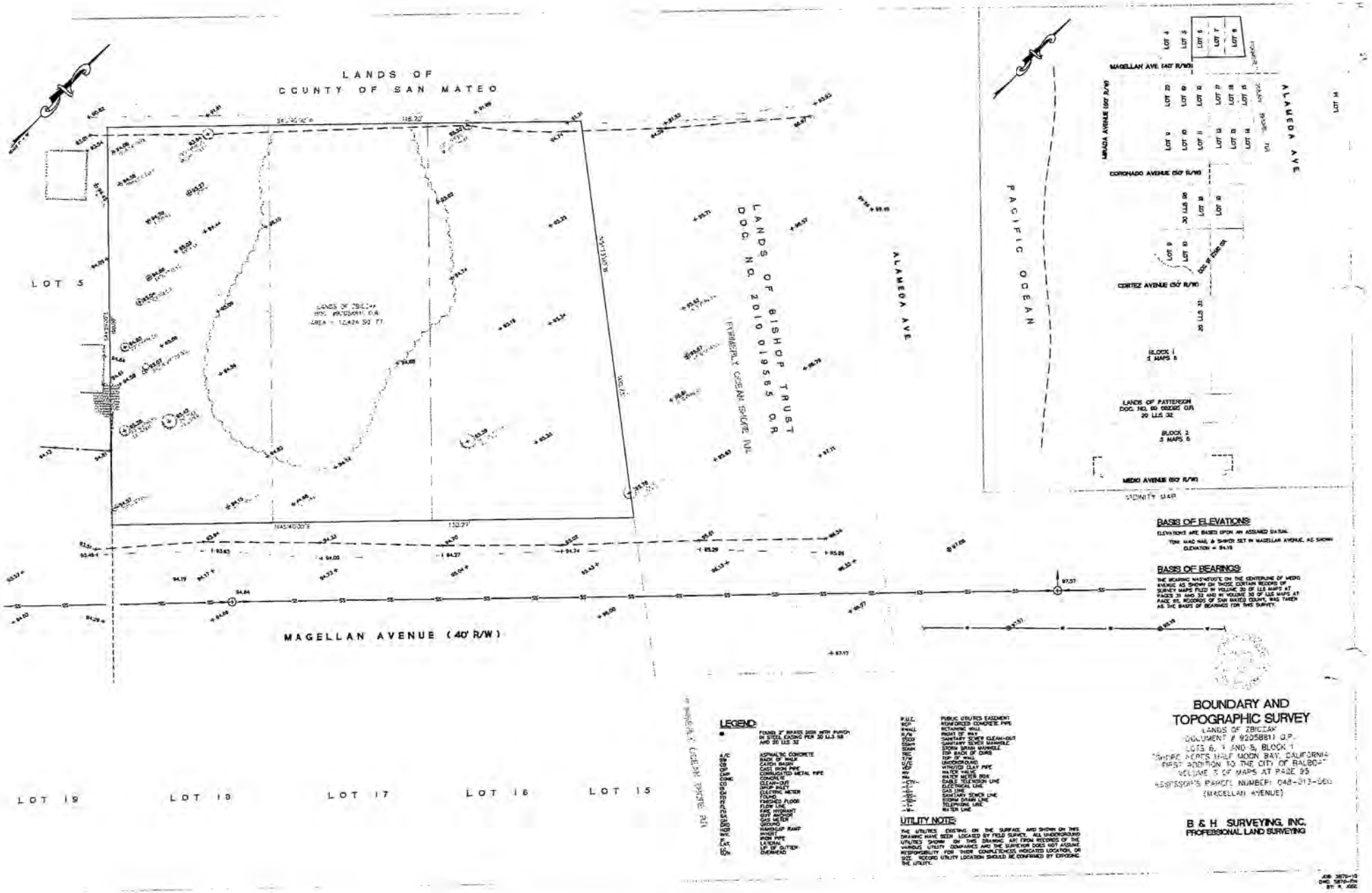
M & N
DESIGNING
TEL.: (916) 366-9731
3654 Goldshore ct
Sacramento CA 95827

REV	DATE	NAME
1		
2		
3		
4		
5		
6		
7		

MAGELLAN AVE.
Half Moon Bay, CA 94019
APN # 048-013-050
APN # 048-013-060

PLOT PLAN

PLAN #	003
JOB #	003
DATE	9/23/2009
SCALE	N/A
BY	MIKE
SHT #	1



BASIS OF ELEVATIONS:

ELEVATIONS ARE BASED UPON AN ASSUMED DATUM.

TBM: MAG NAIL & SHINER SET IN MAGELLAN AVENUE, AS SHOWN
ELEVATION = 94.19

BASIS OF BEARINGS:

THE BEARING N45°40'00"E ON THE CENTERLINE OF MEDIO AVENUE AS SHOWN ON THOSE CERTAIN RECORDS OF SURVEY MAPS FILED IN VOLUME 39 OF LLS MAPS AT PAGES 31 AND 32, AND IN VOLUME 30 OF LLS MAPS AT PAGE 85, RECORDS OF SAN MATEO COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND:

- FOUND 3" BRASS DISK WITH PUNCH IN STEEL CASING PER 30 LLS 18 AND 20 LLS 32
- ASPHALTIC CONCRETE
- BACK OF WALK
- CATCH BASIN
- CAST IRON PIPE
- CORRUGATED METAL PIPE
- CONCRETE
- CLEAN-OUT
- UTILITY POLE
- ELECTRIC METER
- FENCE
- FINISHED FLOOR
- FLOW LINE
- FIRE HYDRANT
- GRID INLET
- GAS METER
- GROUND
- HANDICAP RAMP
- INVERT
- IRON PIPE
- LANDING
- LIP OF GUTTER
- OVERHEAD

P.U.E. PUBLIC UTILITIES EASEMENT
RCP REINFORCED CONCRETE PIPE
RWALL RETAINING WALL
ROW RIGHT OF WAY
SSCO SANITARY SEWER CLEAN-OUT
SSMH SANITARY SEWER MANHOLE
SDMH STORM DRAIN MANHOLE
TOC TOP BACK OF CURB
TOW TOP OF WALL
UNDERGROUND
VITRIFIED CLAY PIPE
WATER VALVE
WATER METER BOX
CABLE TELEVISION LINE
ELECTRICAL LINE
GAS LINE
SANITARY SEWER LINE
STORM DRAIN LINE
TELEPHONE LINE
WATER LINE

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE, AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

BOUNDARY AND TOPOGRAPHIC SURVEY

LANDS OF ZBICZAK
DOCUMENT # 92058811 O.R.
LOTS 6, 7 AND 8, BLOCK 1
"SHIPPS ACRES HALF MOON BAY, CALIFORNIA
FIRST ADDITION TO THE CITY OF RALSTON"
VOLUME 3 OF MAPS AT PAGE 35
ASSESSOR'S PARCEL NUMBER: 048-013-060
(MAGELLAN AVENUE)

B & H SURVEYING, INC.
PROFESSIONAL LAND SURVEYING

JOB: 3870-10
DWG: 3870-PM
BY: K. JOSE

County of San Mateo - Planning and Building Department

ATTACHMENT H

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: June 10, 2020

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of (1) an Addendum to an adopted Initial Study/Mitigated Negative Declaration and (2) a Coastal Development Permit and Design Review Permit to allow construction of a new two-story, 4,350 sq. ft. residence, plus a 484 sq. ft. garage, and a 521 sq. ft. second unit located on a legal 12,424 sq. ft. parcel on Magellan Avenue in the unincorporated Miramar area of San Mateo County. Two (2) significant trees are proposed for removal. Minor grading is proposed. The project is appealable to the California Coastal Commission.

County File Number: PLN 2018-00154 (Bone Structure)

PROPOSAL

The applicant proposes to construct a new two-story, 4,350 sq. ft. residence, plus a 484 sq. ft. garage, and a 521 sq. ft. second unit on a 12,424 sq. ft. parcel. Pursuant to State law and County regulations, development of the second dwelling does not require planning permits or review by the Planning Commission. The property is located on Magellan Avenue, adjacent to a County park (Mirada Surf Park) to the north and single-family residences to the west, east and south. Minor grading is proposed. Two (2) significant trees are proposed for removal. One of the two trees (Monterey Cypress) proposed for removal, located by the entrance to Mirada Surf Park, is jointly owned with the County of San Mateo and managed by the County Parks Department. County Parks has requested removal of the tree and the property owner of the subject parcel provided concurrence.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and Design Review Permit, County File Number PLN 2018-00154, based on and subject to the required findings and conditions of approval listed in Attachment A.

SUMMARY

The project site is a relatively flat vacant lot located along Magellan Avenue in the unincorporated Miramar area of San Mateo County, within an area of developed parcels

with single-family homes of various architectural styles. The property is located on Magellan Avenue, adjacent to a County Park (Mirada Surf Park) to the north and single-family residences to the west, east and south. The entrance to Mirada Surf Park is directly east of the project site.

The project complies with the Vegetative, Water, Fish and Wildlife Resources Policies of the County's General Plan and the Sensitive Habitats Component of the County's Local Coastal Program (LCP). The 2018 Biological Report notes that, while no sensitive resources are present on the site, an intermittent stream occurring just beyond the site's northwest boundary would be considered a sensitive habitat. Per LCP Policy 7.11, a 30-foot buffer is required from the stream centerline. The closest point of project disturbance occurs 32 feet from the centerline. As stated in the 2018 Biological Report, sensitive species such as California red-legged frogs and San Francisco garter snakes are highly unlikely to occur due to unsuitable habitat, distance from known occurrences, and barriers to movement posed by development and roadways.

The project complies with the Visual Quality Policies of the County's General Plan, the Visual Resources Component of the County's LCP, and the Design Review District Standards of the County's Zoning Regulations. The Coastside Design Review Committee (CDRC) considered this project at the regularly scheduled CDRC meeting on November 14, 2019, determined that the project is in compliance with applicable Design Review Standards, and recommended approval. The scale of the house is proportional and complimentary to other homes in the neighborhood. The project is architecturally compatible with homes in the immediate area and uses colors, materials, and landscaping that complement its surroundings.

Among the two significant trees proposed for removal is a 50-inch dbh (diameter at breast height) Monterey Cypress located adjacent to the property by the entrance to Mirada Surf Park which is jointly owned with the subject parcel's property owners and the County. The County Arborist found that efforts to prevent negative effects to this tree based on the proposed development would likely be insufficient long-term, potentially increasing the likelihood of failure due to almost daily on-shore wind events. Recognizing potential liability issues due to its close proximity to commonly use pedestrian paths and vehicular parking for Mirada Surf Park, the County Parks Department has requested removal of the tree and the property owner of the subject parcel provided concurrence.

The project also complies with the Urban Land Use Policies of the County's General Plan Locating and Planning New Development Component of the County's Local Coastal Program. The project proposes a house in an existing, developed urban area with access to services and utilities. In addition, regarding the cap of allowable dwelling units per year on the Midcoast, the subsequent building permit, active for 5 years, is likely to be and required to remain within this limit. The project also meets the County's zoning regulations, specifically the development standards of the S-94 Zoning District.

RSP:cmc - RSPEE0205_WCU.DOCX

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: June 10, 2020

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of (1) an Addendum to an adopted Initial Study/Mitigated Negative Declaration and (2) a Coastal Development Permit and Design Review Permit, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, to allow construction of a new two-story, 4,350 sq. ft. residence, plus a 484 sq. ft. garage, and a 521 sq. ft. second unit located on a legal 12,424 sq. ft. parcel (legality confirmed via Certificate of Compliance: PLN 2010-00154) on Magellan Avenue in the unincorporated Miramar area of San Mateo County. Two (2) significant trees are proposed for removal. One (1) of the two (2) trees (Monterey Cypress) proposed for removal is jointly owned with the County of San Mateo. Minor grading is proposed. The second dwelling unit is a ministerial project that does not require review by the Planning Commission. The project is appealable to the California Coastal Commission.

County File Number: PLN 2018-00154 (Bone Structure)

PROPOSAL

The applicant proposes to construct a new two-story, 4,350 sq. ft. residence, plus a 484 sq. ft. garage, and a 521 sq. ft. second unit on a 12,424 sq. ft. parcel. Pursuant to State law and County regulations, development of the second dwelling unit does not require planning permits or review by the Planning Commission. The property is located on Magellan Avenue, adjacent to a County park (Mirada Surf Park) to the north and single-family residences to the west, east and south. Minor grading is proposed. Two significant trees are proposed for removal. One of the two trees (Monterey Cypress) proposed for removal, located by the entrance to Mirada Surf Park, is jointly owned with the County of San Mateo and managed by the County Parks Department. County Parks has requested removal of the tree and the property owner of the subject parcel provided concurrence.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and Design Review Permit, County File Number PLN 2018-00154, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Ruemel Panglao, Project Planner, Telephone 650/363-4582

Applicant: Bone Structure

Owners: Paul and Ruth Huard

Location: Magellan Avenue, Miramar

APN: 048-013-920

Size: 12,424 sq. ft.

Existing Zoning: R-1/S-94/DR/CD (Single-Family Residential District/S-94 Combining District/Design Review/Coastal Development)

General Plan Designation: Medium Low Density Residential (2.4 – 6.0 dwelling units/net acre)

Local Coastal Plan Designation: Medium Low Density Residential

Sphere-of-Influence: Half Moon Bay

Existing Land Use: Undeveloped

Parcel Legality: Certificate of Compliance issued (PLN 2010-00154)

Water Supply: Coastside County Water District

Sewage Disposal: Granada Community Services District

Flood Zone: FEMA Flood Insurance Rate Map designation indicates parcel as Zone X, Areas of Minimal Flooding, Community Panel No. 06081C0252F, dated August 2, 2017.

Environmental Evaluation: An Initial Study/Mitigated Negative Declaration was prepared and circulated for public review and comment from May 10, 2012 to May 29, 2012, as required by the California Environmental Quality Act (CEQA). The IS/MND was adopted by the Zoning Hearing Officer on June 14, 2012. This report serves as an addendum to the adopted Initial Study/Mitigated Negative Declaration, analyzing this

permit application for a new single-family residence on the parcel, and demonstrating that subsequent environmental review is not required.

Setting: The project site is a relatively flat vacant lot located along Magellan Avenue in the unincorporated Miramar area of San Mateo County, within an area of developed parcels with single-family homes of various architectural styles. The property is located on Magellan Avenue, adjacent to a County Park (Mirada Surf Park) to the north and single-family residences to the west, east and south. The entrance to Mirada Surf Park is directly east of the project site.

Chronology:

Date/		Action
June 14, 2012	-	The Zoning Hearing Officer adopted the Initial Study and Mitigated Negative Declaration and approved Coastal Development and Design Review permits (PLN 2010-00154) to construct a single-family residence on the subject parcel. This project was never built, and the permits expired.
April 18, 2018	-	This current application is submitted for a single-family residence.
May 18, 2018	-	The project is deemed incomplete.
November 1, 2018	-	The County Arborist finds that a 50-inch DBH (diameter at breast height) Monterey Cypress, located by the entrance to Mirada Surf Park and jointly owned with the County of San Mateo (Tree No.1 as shown on TP-1 in the plan set (Attachment C)) stands to be heavily impacted by the construction and development of the property. The applicant is advised to consult with County Parks regarding the design and next steps.
July 9, 2019	-	Resubmittal received.
August 2, 2019	-	The project is determined to be compliant with the State's Model Water Efficient Landscape Ordinance.
September 19, 2019	-	The property owner and the County Parks Department concur on the removal of the jointly owned tree.
September 19, 2019	-	Staff deems the application complete.

November 14, 2019 - The Coastside Design Review Committee (CDRC) considers the project and recommends approval based on conformance with Design Review standards.

June 10, 2020 - Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Upon review of the applicable provisions of the General Plan, staff has determined that the project complies with applicable General Plan policies, including the following:

a. Vegetative, Water, Fish and Wildlife Resources

Policies 1.23 (*Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources*), 1.27 (*Protect Fish and Wildlife Resources*), and 1.29 (*Establish Buffer Zones*) seek to regulate land use and development activities to prevent significant adverse impacts on vegetative, water, fish and wildlife resources and to protect sensitive habitats. Further discussion regarding compliance with these policies can be found in Section A.2.b of this report.

b. Visual Resources

Policy 4.15 (*Appearance of New Development*) regulates development to promote and enhance good design, site relationships, and other aesthetic considerations. Policy 4.16 (*Supplemental Design Guidelines for Communities*) also encourages the County to have supplemental site and architectural design guidelines for communities to reflect local conditions, characteristics, and design objectives that are flexible enough to allow individual creativity. The proposed single-family residence is proposed on property in Miramar, in one of the County's Design Review districts. The Coastside Design Review Committee reviewed the project and found the project to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast at their regular meeting on November 14, 2019. The project's compliance with applicable design review standards is discussed further in Section A.4 of this report, below.

c. Urban Land Use

Policy 8.30 (*Infilling*) encourages the infilling of urban areas where infrastructure and services are available. The project complies with this policy, as the subject site is located within a developed residential area. Water and sewer service connections are available for the project, as discussed below in Section A.2.a.

2. Conformance 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 parcel is located in a County scenic corridor and adjoins an area of sensitive habitat. The property is located in the California Coastal Commission (CCC) Appeals jurisdiction and involves a residential use that is the principally permitted use in the One-Family Residential (R-1) Zoning District. The County's granting of the CDP would be appealable to the California Coastal Commission.

Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies, elaborated as follows:

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 will be served with adequate water supplies and wastewater treatment facilities. As stated previously, the Coastside County Water District and the Granada Community Services District have confirmed adequate supply and treatment capacity to serve the parcel.

Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the maximum number of new dwelling units built in the urban Midcoast to 40 units per calendar year so that roads, public services and facilities and community infrastructure are not overburdened by new residential development. As of the printing of this report, three building permits for new dwelling units have been issued in 2020. This requested permit would be valid for 5 years; therefore, the project is likely to be, and would be required to be, within the building permit limit.

b. Sensitive Habitats

Policies 7.3 (*Protection of Sensitive Habitats*), 7.5 (*Permit Conditions*), 7.34 (*Permit Conditions*), and 7.35 (*Preservation of Critical Habitats*) seek to prevent significant impacts to sensitive habitats. The proposal includes a Biological Impact Report (Attachment G) outlining potential impacts to sensitive habitats and appropriate avoidance and minimization measures. Per the Biological Impact Report (2018 Biological Report), dated January 5, 2018, prepared by Live Oak Associates, Inc., white-tailed kites, a California protected species, may utilize the site while breeding. Therefore, to minimize impacts related to potential site disturbance during the breeding season of migratory birds and locally occurring raptor species, implementation of Mitigation Measure 4 (Condition No. 17) is required to minimize harm to migratory birds and raptors as a result of project construction.

The 2018 Biological Report also notes that while no sensitive resources are present on the site, an intermittent stream occurring just beyond the site's northwest boundary would be considered a sensitive habitat. The closest point of project disturbance occurs 32 feet from the centerline of the stream. The required 30-foot buffer from the centerline is addressed in the discussion on LCP Policy 7.11 below. However, as stated in the 2018 Biological Report, California red-legged frogs and San Francisco garter snakes are highly unlikely to occur on the site due to the distance between the site and known occurrences of these species (i.e. the closest sightings are more than one mile from the site), the unsuitability of habitat for breeding and dispersal both on and adjacent to the site (e.g. lack of aquatic resources onsite, shallow intermittent channel adjacent to the site, and nearby pond that holds water seasonally), and the barriers to movement between the site and known populations of these species posed by development and major roadways, including Cabrillo Highway (Highway 1).

Policy 7.11 (*Establishment of Buffer Zone*) requires a 30-foot buffer from the midpoint of intermittent streams where no riparian vegetation exists along the riparian corridor. Per the 2018 Biological Report (Attachment G), the intermittent stream located just beyond the rear property line does not contain the plant species associated with riparian vegetation as defined by LCP Policy 7.7 (*Definition of Riparian Corridors*); therefore, the house, necessary grading, and landscape and hardscape improvements are required to maintain a 30-foot buffer from the stream centerline. The proposed house and site improvements are outside of the prescribed buffer zone as they are set back at least 30 feet from the rear property line.

Policy 7.13 (*Performance Standards in Buffer Zones*) requires the minimization of vegetation removal. Per the recommendation of the CDRC (Attachment D), the myoporum shrubs along the west property line, including those in the required buffer zone, are to be retained as reflected in Condition 2(c). Two (2) trees are proposed to be removed within the buffer zone, one (1) 17-inch DBH Monterey Pine (Tree No.11) and one (1) 31-inch DBH Monterey Cypress (Tree No.16). Per the Dahl Arborist Report (Attachment F), the Monterey pine is in poor condition and the Monterey cypress is dead.

c. Visual Resources

Policies 8.9(a) and 8.9(b) (*Trees*) requires new development to minimize tree removal and to protect significant trees per the Significant Tree ordinance. Two (2) significant trees are proposed for removal and minor grading is proposed. One (1) of the two (2) trees, a 17-inch DBH Monterey Cypress, is in poor condition as discussed in Section A.2.b of this report.

The second tree proposed for removal, a 50-inch DBH Monterey Cypress, is located by the entrance to Mirada Surf Park and is jointly owned with the subject parcel's property owners and the County of San Mateo and managed by the County Parks Department. In his review, the County Arborist found that efforts to prevent negative effects to this tree based on the proposed development would likely be insufficient long-term. He stated that the large amount of pruning that would be necessary to accommodate construction and the development would negatively impact the condition of the tree. In addition, the County Arborist stated that the construction of the proposed driveway and utility trench proposed to be installed within the dripline of the tree in close proximity to its trunk could cause the root system to be structurally compromised, potentially increasing the likelihood of failure of almost daily on-shore wind events.

Recognizing potential liability issues of the tree's potential failure due to its close proximity to commonly use pedestrian paths and vehicular parking for Mirada Surf Park, after consultation with Real Property Services and the County Arborist, County Parks has requested removal of the tree and the property owner of the subject parcel provided concurrence. Condition 21 has been added by the County Parks Department to require its removal. In their review, the CDRC recommended the replacement of the subject tree, reflected in Condition 2(a).

Policy 8.12(a)(1) (*General Regulations*) applies the Design Review Zoning District to urbanized areas of the Coastal Zone, which includes

Miramar. The project is, therefore, subject to Design Review criteria established by Section 6565.20 of the Zoning Regulations. The Coastside Design Review Committee (CDRC) considered this project at the regularly scheduled CDRC meeting on November 14, 2019, determined that the project is in compliance with applicable Design Review Standards, and recommended approval. See further discussion in Section A.4.

Policy 8.12(b) *(General Regulations)* requires new development and landscaping to be located and designed so that ocean views are not blocked from public viewing points such as public roads and publicly-owned lands. The project complies with this policy because the ocean views are already obstructed from public viewing points based on the proposed location by adjacent structures and existing mature trees and other vegetation on and adjacent to the subject parcel.

Policy 8.13 (*Special Design Guidelines for Coastal Communities*) establishes design guidelines for Montara, Moss Beach, El Granada, and Miramar. The proposed residence complies with these guidelines as follows:

(1) On-site grading is not extensive and only limited to standard construction activity.

(2) The proposed materials for the house, such as wood, have a natural appearance.

(3) The proposed house design uses a flat roof to accommodate the respective architectural style which the CDRC has determined is compatible with the character of the surrounding area. A portion of the roof is also being used to accommodate a green roof installation.

(4) The proposed house is designed to be compatible with other houses in the area since the proposed overall lot coverage of 22.9 percent (2,849 sq. ft.) is within the maximum allowed of 30 percent (3,727 square feet). Additionally, the total floor area proposed is 4,834 sq. ft., lower than the maximum allowed of 6,200 square feet.

d. Shoreline Access

Policy 10.1 (*Permit Conditions for Shoreline Access*) requires some provision for shoreline access for development between the sea and nearest road. The project site is located between the nearest public road, Cabrillo Highway, and the sea. The shoreline can be easily

accessed by pedestrians from the entrance to Mirada Surf Park adjacent to the northeast property line or the entrance to Mirada Surf Beach at the intersection of Magellan Avenue and Mirada Road. The available parking along the Magellan Avenue right-of-way also allows visitors a convenient mode of accessing the two entrances along the street. Therefore, the project does not need to provide additional shoreline access improvements.

3. Conformance with S-94 District Development Standards

The proposal complies with the property's R-1/S-94/DR/CD Zoning designation, as indicated in the following table:

	S-94 Development Standards	Proposed
Building Site Area	10,000 sq. ft.	12,424 sq. ft. (existing)
Maximum Building Site Coverage	(30%) 3,727 sq. ft.	(22.9%) 2,849 sq. ft.
Maximum Floor Area	6,200 sq. ft.	4,834 sq. ft.
Minimum Front Setback	20 ft.	20 ft.
Minimum Rear Setback	20 ft.	30 ft..
Minimum Right Side Setback	10 ft.	11 ft.
Minimum Left Side Setback	10 ft.	18 ft.
Maximum Building Height	28 ft.	27 ft. 3 in.
Minimum Parking Spaces	2	2
Facade Articulation	Finding by CDRC	Complies

The proposed two-story single-family residence meets height and setback standards and complies with maximum lot coverage and floor area, as well as the façade articulation requirements of the S-94 Zoning District. The project's design, scale, and size are compatible with other residences located in the vicinity.

4. Conformance with Design Review District Standards

The Coastside Design Review Committee (CDRC) considered the project at the regularly scheduled CRDC meeting on November 14, 2019. At that meeting, the CDRC adopted the findings to recommend project approval (Attachment D), pursuant to the Design Review Standards for One-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

a. *Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; Neighborhood Scale*: The scale of the house is proportional and complimentary to other homes in the neighborhood.

b. *Section 6565.20 (D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors*: The exterior materials and colors complement the style of the house and the neighborhood.

c. *Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 1. Landscaping*: The landscape design has been sensitively thought out with the utilization of drought tolerant plants.

B. ENVIRONMENTAL REVIEW

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and circulated for public review and comment from May 10, 2012 to May 29, 2012, as required by the California Environmental Quality Act (CEQA). The IS/MND was adopted by the Zoning Hearing Officer on June 14, 2012. This permit application for a new single-family dwelling on the parcel requires no subsequent environmental review or major revisions to the adopted Initial Study/Mitigated Negative Declaration. As discussed previously, this staff report constitutes an addendum to the adopted MND, as provided for by CEQA Guidelines Section 15164. The project, as evaluated against the criteria in CEQA Guidelines Section 15162, does not include substantial changes that require major revisions to the adopted IS/MND based on the following: (1) No new significant environmental effects were identified by Staff during review of this new permit request; (2) There have been no changes in circumstances on or around the project site; and (3) No new information of substantial importance, which was not known previously and could not have been known, has been identified.

Pursuant to CEQA Guidelines Section 15164, an addendum is appropriate where some changes or additions to a previously adopted negative declaration are necessary, but none of the conditions described in Section 15162 requiring the preparation of a subsequent environmental document have occurred. The minor changes required to the adopted IS/MND include an update to the project description to reflect a reduction in proposed floor area compared to the originally approved structure from 2012. The applicant provided supplemental/updated reports which document current site conditions, including the hydrologic, geotechnical, and biological conditions. Based on the County's review of these reports, staff has confirmed that there have been no changes in circumstances on or around the project site that would require the preparation of a subsequent environmental document. The single-family residence proposed in this application does not substantially change results of the previous assessments, and no changes are required to other portions of the Initial Study checklist. The project also does not present any significant impacts that have not already been addressed by the IS/MND when reviewed against the County's current version of the Initial Study Checklist. This report constitutes an addendum to the adopted Initial Study/Mitigated Negative Declaration.

As shown in Attachment A, Staff has made the following minor revisions to mitigation measures of the IS/MND for clarity and to strengthen the required mitigation:

a. **Mitigation Measure 1**: Revision made to clarify the requirement for buffer zone marking/protection.

b. **Mitigation Measure 4**: Revision made to reflect currently accepted nesting bird survey protocols per the project biologist (Attachment H).

c. **Mitigation Measure 5**: Revision made to acknowledge changes in County review agencies.

d. **Mitigation Measure 6:** Revision made to align with County Noise Ordinance.

Mitigation Measure 2 requires the applicant to acquire a tree removal permit for any tree removals associated with construction of the project; however, the associated Design Review permit includes authorization for tree removal, so a separate tree removal permit is not necessary.

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL (MCC)

In correspondence on May 21, 2018, the Midcoast Community Council (MCC) requested clarification on whether a non-habitable ground floor with break-away walls would be required due based on the property location in a tsunami zone. Their determination was based on a map created by Cal OES (California Governor's Office of Emergency Services). Local Coastal Program Policy 9.2 calls out specific adopted maps for use in project review with respect to potential hazard areas such as the Geotechnical Hazards Synthesis Map and the Natural Hazards Map in the Natural Hazards Chapter of the General Plan. On these cited maps, the location of the project is not in a tsunami zone.

D. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

The California Coastal Commission provided comments in an email dated May 23, 2018 which suggested the review of compliance with policies of the Sensitive Habitat, Visual Resources, and Shoreline Access Components of the Local Coastal Program. Regarding sensitive habitat, the CCC recommends the project be evaluated against LCP Policy 7.11 (*Establishment of Buffer Zone*) and standards contained in the Standards For Design For One-Family And Two-Family Residential Development (Coastside Design Review Standards) in the Midcoast regarding the protection of streams and drainages (Section 6565.20(C)(1)(c). The proposed development footprint is outside of the required 30-foot buffer zone and also received a recommendation of approval from the CDRC which confirms the project's compliance with the Coastside Design Review Standards. Further discussion can be found in Sections A.2(b), A.2(c), and A.4 of

this report. In addition, the proposal was reviewed by the Department of Public Works and the County Drainage Section for compliance with the County Drainage policy which requires that post-development water flows off-site do not exceed pre-development flows, ensuring that there will not be an increase in drainage to the intermittent stream located outside of the property adjacent to the northwest property line boundary.

For visual resources, the CCC suggests review against LCP Policy 8.18 (*Development Design*) which does not apply for this project because it is in an urban area. However, they also note that the project must adhere to LCP Policy 8.13(a) (*Special Design Guidelines for Coastal Communities*). Further discussion regarding the project's compliance can be found in Section A.2(c) of this report.

With respect to shoreline access, the CCC recommends evaluation of the project against LCP Policy 10.1 (*Permit Conditions for Shoreline Access*). Further discussion can be found in Section A.2(d) of this report.

E. REVIEWING AGENCIES

Department of Public Works
Midcoast Community Council
California Coastal Commission
Coastside Fire Protection District
Granada Community Services District
Coastside County Water District
County Parks Department
County Drainage Section
County Geotechnical Section

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Vicinity Map
C. Project Plans
D. Coastside Design Review Committee Recommendation Letter (dated January 15, 2020)
E. Sigma Prime Geotechnical Study (dated November 2017)
F. Dahl Arborist Report (dated September 1, 2018)
G. Live Oak Associates Biological Impact Report (dated January 5, 2018)
H. Live Oak Associates Memorandum (dated May 28, 2018)
I. California Historical Resources Information System Review Letter (dated May 21, 2018)
J. Initial Study/Mitigated Negative Declaration for PLN 2010-00154 (Adopted June 14, 2012)
   Attachments of IS/MND:
   1. Vicinity Map
   2. Project Plans

3. Live Oak Associates, Inc., Biological Impact Report – March 2012

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Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2018-00154 Hearing Date: June 10, 2020

Prepared By: Ruemel Panglao
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That only minor modifications to the adopted Mitigated Negative Declaration are required and are provided in the Addendum included in the June 10, 2020 Planning Commission staff report, and that the minor modifications do not constitute substantial changes requiring major revisions to the previously adopted Mitigated Negative Declaration, and no new mitigation measures are required.

2. That the San Mateo County Planning Commission has considered the Addendum included in the June 10, 2020 staff report, along with the previously adopted Mitigated Negative Declaration, and determined that no new significant environmental effects or substantial increase in the severity of the environmental effects will occur and therefore that further environmental review is not required, pursuant to Section 15162 of the CEQA Guidelines.

For the Coastal Development Permit, Find:

3. 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 the availability of utilities, protection of sensitive resources, and design review standards.

4. Where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project is located between the nearest public road and the sea; shoreline access exists via Magellan Avenue and adjacent Mirada Surf Park and Beach.

5. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program.

6. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of Policies 1.22 and 1.23 as stated in Section 6328.19. As of the printing of this report, three building permits for new dwelling units have been issued in 2020. This requested permit would be valid for 5 years; therefore, the project is likely to be, and would be required to be, within the building permit limit.

Regarding the Design Review, Find:

7. The project, as proposed and conditioned, has been reviewed and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

    a. *Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; Neighborhood Scale:* The scale of the house is proportional and complimentary to other homes in the neighborhood.

    c. *Section 6565.20 (D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors:* The exterior materials and colors complement the style of the house and the neighborhood.

    d. *Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 1. Landscaping:* The landscape design has been sensitively thought out with the utilization of drought tolerant plants.

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 10, 2020 and as reviewed by the Coastside Design Review Committee on November 14, 2019. Any changes or revisions to the approved plans shall be submitted to the Community Development Director for review and approval prior to implementation. Minor adjustments to the project design may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.

2. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:

    a. Plant one (1) 24-inch box evergreen tree on the east side of the driveway near Magellan Avenue as replacement for the removal of existing Cypress tree located at the entrance to Mirada Surf Beach adjacent to the property that is jointly owned by the property owner and the County of San Mateo.

    b. Plant twenty-four (24) 5-gallon shrubs that would grow to a minimum height of 6 feet in an alternating pattern to create a natural fence on the west side of the property.

    c. Protect and do not remove the existing Myoporum shrubs along the edge of the west border of the site.

    d. Place the mailbox as shown on the artistic renderings and replace the stucco with (T1) porcelain tile as shown on the materials/finishes board.

    e. On the lighting plans, replace the F4 lighting in the rear outside patio with a domed light facing downward.

    f. Add 3 ceiling recessed lights (between gridlines J and O) on the rear entrance on the rear elevation.

    g. Use stamped or textured stucco and soften color from white to a more earthen tone to blend with the (T1) porcelain tile.

    h. Keep the front fence with a horizontal design, 50 percent open slats, and composite wood or painted steel (painted to match the composite wood siding).

    i. Pervious materials shall be used throughout the landscaped areas and outdoor patios.

3. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.

    a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.

    b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of

the finished floors relative to the existing natural or to the grade of the site (finished grade).

c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.

d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).

e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.

f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.

4. The 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 the 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 application of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilization of designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

5. 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.

6. All new power and telephone utility lines shall be placed underground.

7. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Drainage Section, the Geotechnical

Section, the Department of Public Works, the Coastside Fire Protection District, the Coastside County Water District, and the Granada Community Services District.

8. No site disturbance shall occur, including any tree/vegetation removal or grading, until a building permit has been issued.

9. To reduce the impact of construction activities on neighboring properties, comply with the following:

    a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

    b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.

    c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Magellan Avenue or the entrance to Mirada Surf Beach adjacent to the property. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Magellan Avenue or the entrance to Mirada Surf Beach adjacent to the property. There shall be no storage of construction vehicles in the public right-of-way or the entrance to Mirada Surf Beach adjacent to the property.

10. The exterior colors and materials as conditioned by the CDRC are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.

11. At the building permit application stage, the project shall demonstrate compliance with the Performance Approach of the Water Efficient Landscape Ordinance (WELO) and provide the required forms.

12. Installation of the approved landscape plan is required prior to final inspection.

13. At the building permit application stage, the applicant shall submit a tree protection plan which protects on- and off-site trees within the proximity of grading and/or construction activities and includes the following measures:

    a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project.

b. Isolate tree protection zones using 5-foot tall orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report.

c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas.

d. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or toppers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting.

e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees.

f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence, and 2 by 4 boards in concentric layers to a height of eight (8) feet.

g. Prior to issuance of a building permit or demolition permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.

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

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

15. **Mitigation Measure 1:** Establish a minimum 30-foot buffer zone from the centerline of the stream to the nearest point of the ~~structure~~ development in compliance with San Mateo County Local Coastal Program (LCP) Policy 7.11, which requires a 30-foot buffer zone from the midpoint of an intermittent stream absent riparian vegetation.

16. **Mitigation Measure 2:** Require a tree removal permit from the County in the event that removal of trees are required as part of the development scope.

17. **Mitigation Measure 3:** Implement best management practices (BMPs) for erosion and sediment control during all phases of building to include pre- and post-construction activities.

18. **Mitigation Measure 4:** A qualified biologist should conduct a pre-construction migratory bird and raptor survey of all onsite trees within 250 feet of the proposed development footprint within 14 days of the onset of ground disturbance. If such species were detected, a suitable activity-free buffer should be established around all active nests. The precise dimension of the buffer (up to 250 feet) would be determined at that time and may vary depending on such factors as nest location, species, and line of sight to the construction area. Buffers should remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents.
~~Require a pre-construction site survey of all on-site trees, within a site radius of up to 250 feet, to be conducted by a qualified biologist for the potential presence of raptors, in the event that the building construction activity occurs during the breeding season (February 1 to August 31). Upon successful identification of active nests and to ensure that no species are seriously affected, a disturbance-free buffer shall be established until the young have grown to be independent of their parents, subject to confirmation by the qualified biologist.~~

19. **Mitigation Measure 5:** The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES (National Pollutant Discharge Elimination System) requirements for review and approval by the ~~Department of Public Works~~ Building Inspection Section's Drainage Section.

20. **Mitigation Measure 6:** Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas.

    ~~Noise levels produced by construction shall not exceed the 80-dBA level at any one moment. Construction activity shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.~~

Building Inspection Section

21. Project is subject to a building permit from the San Mateo County Planning and Building Department.

Drainage Section

22. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Drainage Section for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Drainage Section for review and approval.

Geotechnical Section

23. A geotechnical report is required at the building permit stage.

Department of Public Works

24. Prior to the issuance of the 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 percent) 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.

25. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right of-way.

26. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

County Parks Department

27. The 50-inch dbh (diameter at breast height) Monterey Cypress, located by the entrance to Mirada Surf Park and jointly owned with the County of San Mateo (Tree No.1 as noted on Sheet TP-1) shall be removed.

Coastside Fire Protection District

28. Coastside Fire Protection District (CFPD) access shall be within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20-foot wide, all weather capability, and able to support a fire apparatus weighing 75,000 pounds. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15 percent shall be paved and no grade shall be over 20 percent. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95 percent. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.

29. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the Coastside Fire Protection District. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch by 18-inch green reflective metal sign.

30. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and final inspection by a building inspector. Allow for a minimum 72-hour notice to the Fire Department at 650/573-3846.

31. A fire flow of 1,500 gallons per minute (gpm) for 2 hours with a 20 pounds per square inch (psi) residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to CFPD's final approval of the building permit or before combustibles are brought on-site.

32. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrester of a mesh with an opening no larger than 1/2 inch in size or an approved spark arresting device. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and cleaning away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures or to the property line, if the property line is less than 30 feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of

any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures. Remove that dead or dying portion of any tree which extends over the roof line of any structure.

33. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.

34. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval by the authority having jurisdiction.

35. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.

Coastside County Water District

36. Adequate backflow protection must be provided and shown on the landscape plans.

37. A dedicated irrigation meter will be required for the project because the amount of irrigated landscaping exceeds 5,000 square feet.

38. Plan notes incorrectly refer to Montara Water and Sanitary District (MWSD) standards and must be corrected accordingly. This project is within Coastside County Water District's service area and must comply with Coastside County Water District's regulations.

39. The meter location must be out of driveway or parking areas.

40. Size of water service marked on plans must be corrected since Coastside County Water District requires separate services for fire service and domestic service. The capacity assigned to this parcel is a 5/8-inch meter served from a 3/4-inch water service from the main.

41. Fire service plans were not provided but the minimum size for a single-family residence is a 1-inch fire meter serviced from a 1-inch water service from the main.

42. The project is required to comply with Coastside County Water District's Indoor Water Use Efficiency Ordinance which includes regulations on water metering and water use efficiency specifications for plumbing fixtures and appliances. District

staff performs inspections to verify compliance with all district regulations during and after construction.

43. If fire sprinklers are required by Coastside Fire Protection District, fire sprinklers shall be served from a separate fire service water connection with a separate fire meter. Please note that Coastside County Water District does not allow passive purge systems to be installed on fire protection services. Fire protection services are authorized for the sole purpose of fire protection, so there shall be no cross connections.

Granada Community Services District (District)

44. The applicant must obtain a standard sewer connection permit to connect the project to the District's wastewater facilities.

RSP:cmc – RSPEE0206_WCU.DOCX

County of San Mateo - Planning and Building Department

ATTACHMENT I

COAST RIDGE ECOLOGY LLC
BIOLOGICAL SURVEYS • MONITORING • PERMITTING • RESEARCH

November 13, 2023

Ruth Huard
350 Sequoia Ave
Palo Alto, CA 94306
(808) 282-8059

Subject: Results of biological report review and assessment of 121 Magellan Avenue, Half Moon Bay, CA

Dear Mrs. Huard:

This letter documents the results of a review of the 2018 Biological Impact Report (BIR) for the subject property (121 Magellan Avenue) prepared by Live Oak Associates, and a site survey to verify that on-site conditions have not changed substantially since the preparation of the BIR.

Methods

CRE biologist Greg Pfau performed a survey of the project site and adjacent habitat on November 10, 2023. Prior to the site survey, the 2018 BIR was reviewed and special-status species databases (California Natural Diversity Database, California Native Plant Society Online Inventory) were consulted for any updated observations.

Results

On-site conditions were not found to be substantially different than those discussed in the 2018 BIR. Vegetation cover is still approximately the same, with approximately half of the site completely dominated by California blackberry (*Rubus ursinus*) and the other half dominated by non-native annual grasses and weedy forbs such as wild radish (*Raphanus sp.*), poison hemlock (*Conium maculatum*), and fennel (*Foeniculum vulgare*) beneath the canopy of Monterey cypress (*Hesperocyparis macrocarpa)* trees (**Photos 1-2**). No special-status plants or animals were observed during the site survey, and none are expected based on site conditions. The drainage channel adjacent to the site was found to have some standing water (**Photo 3**), but no hydrophytic vegetation or aquatic wildlife was observed in or around the channel. The enhancement pond (also referred to as an artificial pond) northwest of the project site on County property was also inspected and was found to be dry, with a maximum depth too shallow to provide breeding habitat for California red-legged frog (*Rana draytonii*). As such, the conclusions of the 2018 BIR are still valid and no new mitigation measures are proposed.

If you have any questions or require any further assistance on this project, please contact me.

Sincerely,

Greg Pfau
Senior Biologist
Coast Ridge Ecology, LLC

1410 31ST AVENUE – SAN FRANCISCO CA 94122 – PH: 415-404-6757 – CELL: 650-269-3894
EMAIL: CRECOLOGY@GMAIL.COM – WWW.CRECOLOGY.COM

Representative Photos

Photo 1: View of project site looking west. (11/10/23)

Photo 2: View of project site looking north. (11/10/23)

Photo 3: Drainage ditch on subject property. (11/10/23)

Statement of Qualifications:

Greg Pfau is a wildlife biologist with a variety of experience in construction monitoring and biological surveys in California ecosystems. As a Senior Biologist with Coast Ridge Ecology, Mr. Pfau has worked extensively on the San Francisco Public Utilities Commission (SFPUC) Water System Improvement Program (WSIP) Peninsula Region Projects as a Specialty Environmental Monitor.

Mr. Pfau has worked with special-status species including California red-legged frog, San Francisco garter snake, California tiger salamander, Western pond turtle, Mission blue butterfly, San Bruno elfin butterfly, spadefoot toad, Townsend's big-eared bat, roosting bats, nesting birds, and San Francisco dusky-footed woodrat. In particular, Mr. Pfau has extensive experience with the Mission blue butterfly and San Bruno elfin butterfly (see below), as well as with the California red-legged frog (CRLF) and San Francisco garter snake. Mr. Pfau is listed as an authorized individual on Patrick Kobernus' 10(a)(1)(A) permit for California red-legged frog, which allows him to legally capture and handle the species.

Mr. Pfau currently leads the ongoing Mission blue butterfly and San Bruno elfin butterfly monitoring program on the Peninsula watershed for the SFPUC where he performs egg, larval, and adult surveys throughout the watershed from February-July each year (2017-2023). Mr. Pfau plans and manages the completion of these surveys each year, which involve surveying over 150 host plant locations within the San Francisco Peninsula Watershed for presence of Mission blue butterfly, and approximately 10 known host plant locations for the San Bruno Elfin. The data from these surveys is used to gain an understanding of population status of both species on the Peninsula Watershed and to guide management decisions. Since 2017, Mr. Pfau has gained hundreds of hours of hands-on experience with all life stages of the Mission blue butterfly, and is one of only a handful of biologists with this level of experience with the species. In addition, due to extensive experience with Mission blue butterfly larval surveys (not performed in other parts of the species' range), Mr. Pfau was the first person to systematically document a method of differentiating the larvae of the Mission blue butterfly from those of the much more abundant acmon blue butterfly (*Icaricia acmon*) in 2023. Until now, the co-occurrence of these two species on lupines (*Lupinus sp.*) has not been well documented, likely resulting in an inaccurate assessment of Mission blue butterfly distribution where the two species overlap and larval surveys were relied on for presence.

Mr. Pfau has extensive experience conducting surveys for nesting birds, installing buffers for any active bird nests discovered, and monitoring active nests near construction activities to prevent impacts to protected species. He has since performed hundreds of hours of nesting bird surveys in a variety of habitats throughout the San Francisco Bay Area for both public and private projects from 2013-present.

Mr. Pfau has experience conducting vegetation surveys for both rare and common plant species, and has experience with the preparation of site species lists, vegetative cover estimates, invasive plant mapping and management, technical data collection, and restoration site monitoring and annual reporting. Much of this experience was through SFPUC restoration projects, including the Crystal Springs-San Andreas (CSSA) Pipeline project and the Peninsula Pipeline Seismic Upgrade (PPSU) Project (2013-2018). Mr. Pfau was also the lead biologist and primary author of the Management Plan for Heron's Head Park, located in San Francisco, California (2018-2019).

County of San Mateo - Planning and Building Department

ATTACHMENT J

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: December 13, 2023

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of adoption of an Addendum to an Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, and the approval of a Coastal Development Permit and Design Review Permit, pursuant to Sections 6328.4 and 6565.3 of the County Zoning Regulations, to allow construction of new 2,999 sq. ft., 2-story single-family residence with an attached 510 sq. ft. two-car garage and detached 652 sq. ft. accessory dwelling unit (ADU), on an existing 12,424 sq. ft. undeveloped parcel (Certificate of Compliance, PLN 2010-00154). The project involves the removal of one (1) 45-inch diameter at breast height (dbh) Cypress tree and only minor grading. The ADU is subject to ministerial approval and does not require review by the Planning Commission. The project is appealable to the California Coastal Commission.

County File Number: PLN 2023-00028 (Huard/Friedman)

PROPOSAL

The applicant proposes the construction of a new 2,999 sq. ft., two-story single-family residence with an attached 510 sq. ft. two-car garage and a detached 652 sq. ft. accessory dwelling unit (ADU) on an existing 12,424 sq. ft. undeveloped parcel. Pursuant to State law and County regulations, the proposed ADU is subject to a ministerial permit and does not require review by the Planning Commission. The project site is located on Magellan Avenue, adjacent to a County Park (Mirada Surf Park) to the north and single-family residences to the west, east, and south. Minor grading is proposed. The project involves the removal of one (1) significant-size Cypress Tree.

The applicant originally proposed and received County's approval for a single-family residence of 5,546 sq. ft. in 2012. In 2020, the first redesign of the single-family residence (PLN 2018-00154) was approved by the Planning Commission. The subject application proposes a second redesign of the previously approved residence where the subject project is smaller than the to the previous project in terms of building footprint, height, and intensity. An intermittent stream is present just beyond the site's northwest boundary.

RECOMMENDATION

That the Planning Commission adopt the addendum to an Initial Study/Mitigated Negative Declaration and approve the Coastal Development Permit and Design Review Permit, County File Number PLN 2023-00028, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND:

Report Prepared By: Glen Jia, Project Planner

Owner: Ruth and Paul Huard

Applicant: Carin Friedman

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 was posted in the San Mateo Times newspaper.

Location: Magellan Avenue, Miramar

Assessor's Parcel Number (APN): 048-013-920

Property Size: 12,424 sq. ft.

Existing Zoning: R-1/S-94/DR/CD (Single-Family Residential District/S-94 Combining District/Design Review/Coastal Development)

General Plan Designation: Medium Low Density Residential (2.4-6.0 dwelling units/net acre)

Existing Land Use: Vacant

Water Supply: Coastside County Water District

Sewage Disposal: Granada Community Services District

Flood Zone: FEMA Flood Insurance Rate Map designation indicates parcel as Zone X, Areas of Minimal Flooding, Community Panel No. 06081C0252F, dated August 2, 2017

Environmental Evaluation: An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and circulated for public review and comment from May 10, 2012 to May 29, 2012, as required by the California Environmental Quality Act (CEQA). The IS/MND was adopted by the Zoning Hearing Officer on June 14, 2012. Upon project revision, an addendum was adopted by the Planning Commission at its regular hearing on June 20, 2020. This report serves as the second addendum to the adopted IS/MND, analyzing the application for the redesigned residence on the parcel, and demonstrating that

subsequent environmental review is not required. See further discussion in Section B below.

Setting: The project site is a relatively flat, vacant lot, located on Magellan Avenue in the unincorporated Miramar area of San Mateo County, within an area of developed parcels with single-family residences of various architectural styles. The project site is adjacent to a County Park (Mirada Surf Park) to the north and existing single-family residences to the west, east, and south. The entrance to Mirada Surf Park is directly east of the project site.

Chronology:

Date		Action
June 14, 2012	-	Initial Study/Mitigated Negative Declaration (IS/MND) adopted and project approved by the Zoning Hearing Officer
June 20, 2020	-	First addendum to the IS/MND adopted by Planning Commission for the first redesign of the residence
January 24, 2023	-	Application for a second redesign of the residence submitted
March 17, 2023	-	Project deemed incomplete due to an incomplete colors and materials board, lack of an archaeological report, and other issues identified by the County Drainage Section, Coastside County Water District, and County Geotechnical Section
August 15, 2023	-	Resubmittal submitted in response to the incomplete letter
October 2, 2023	-	Project Planner requested updated biologist letter, as last biological study was completed in 2018.
September 12, 2023	-	Project deemed complete
October 12, 2023	-	Project recommended for approval by the Coastside Design Review Committee. See Section A.4 for further discussion
December 13, 2023	-	Planning Commission public hearing

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

The subject parcel's land use designation is Medium Low Density Residential, which requires compliance with a density range of 2.4 to 6.0 dwelling units per acre. The project proposes one (1) dwelling unit on a 12,424 sq. ft., undeveloped, legal parcel (Certificate of Compliance, PLN 2010-00154), which equates to a density of approximately 3.7 units per acre. Based on the foregoing, the project is consistent with the density requirement of the land use designation.

a. Visual Resources

Policy 4.22 (*Scenic Corridors*) requires the protection and enhancement of the visual quality of scenic corridors by managing the location and appearance of structural development. The project site is situated within the Cabrillo Highway Scenic Corridor (Corridor). To address this requirement, the project incorporates design strategies, including but not limited to façade articulation, various roof form, and screening landscaping that adequately minimize visual impacts on the surrounding area and the Corridor.

Policy 4.30 (*Landscaping and Screening)* requires screening landscaping to provide a smooth transition between development and adjacent forested or open space areas. The project proposes the planting of one (1) Marina arbutus tree (25-gallon size), one (1) Big berry manzanita tree (10-gallon size), and numerous shrubs and the preservation of existing vegetation to provide smooth transition between the development and the surrounding area.

b. Urban Land Use Policies

Policy 8.30 (*Infilling*) encourages the infilling of urban areas, were infrastructure and services are available. The project complies with this policy, as it is situated within an established residential neighborhood. Moreover, the Coastside County Water District (CCWD) and the Granada Community Services District (GCSD) have confirmed that adequate water and sewer connections are available for the project. These factors substantiate the project's compliance with Policy 8.30 and its suitability for infill development within the neighborhood.

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. An approval of the CDP is appealable to the California Coastal Commission. Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) policies, elaborated as follows:

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. CCWD and GCSD have confirmed their adequate water supply and treatment capacity, respectively, to serve the parcel. For this reason, the project would comply with this LCP policy.

Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the maximum number of new dwelling units built in the urban Midcoast to 40 units per calendar year so that roads, public services and facilities and community infrastructure are not overburdened by new residential development. As of the printing of this report, building permits for a total of 25 new dwelling units have been issued in 2023. The requested permits would be valid for 5 years; therefore, the project would likely to be, and would be required to be, within the annual building permit limit.

b. Sensitive Habitat

Policies 7.3 (*Protection of Sensitive Habitats*), 7.5 (*Permit Conditions*), 7.34 (*Permit Conditions*), and 7.35 (*Preservation of Critical Habitats*) seek to prevent significant impacts to sensitive habitats.

The application includes the Biological Impact Report (2018 Biological Report), dated January 5, 2018, prepared by Live Oak Associates, Inc., (Attachment E) outlining potential impacts to sensitive habitats and appropriate avoidance and minimization measures.

The 2018 Biological Report also notes that while no sensitive resources are present on the site, an intermittent stream occurring just beyond the site's northwest boundary would be considered a sensitive habitat. The closest point of project disturbance occurs approximately 35 feet from the centerline of the stream. The required 30-foot buffer from the centerline is addressed in the discussion of LCP Policy 7.11

below. However, as stated in the 2018 Biological Report, California red-legged frogs and San Francisco garter snakes are highly unlikely to occur on the site due to the distance between the site and known occurrences of these species (i.e. the closest sightings are more than one mile from the site), the unsuitability of habitat for breeding and dispersal both on and adjacent to the site (e.g. lack of aquatic resources onsite, shallow intermittent channel adjacent to the site, and nearby pond that holds water seasonally), and the barriers to movement between the site and known populations of these species posed by development and major roadways, including Cabrillo Highway (Highway 1).

According to the 2018 Biological Report, white-tailed kites, a California protected species, may utilize the site while breeding. Therefore, to minimize impacts related to potential site disturbance during the breeding season of migratory birds and locally occurring raptor species, implementation of Mitigation Measure 4 (Condition No. 19) is required to minimize harm to migratory birds and raptors as a result of project construction.

On November 13, 2023, the applicant provided a letter (Attachment I) from a biologist affirming that the site conditions have remained unchanged since the completion of the 2018 Biological Report. The previous analysis and recommended mitigation measures remain adequate.

Policy 7.11 (*Establishment of Buffer Zone*) requires a 30-foot buffer from the centerline of intermittent streams where no riparian vegetation exists along the riparian corridor. According to the 2018 Biological Report (Attachment E), the intermittent stream located just beyond the rear property line does not contain any plant species associated with riparian vegetation as defined by LCP Policy 7.7 (*Definition of Riparian Corridors*). Due to the presence of the stream, the proposed residence and associated improvements are required to maintain a 30-foot setback from the stream centerline. As shown on the project plans, the proposed residence and associated improvements would be constructed outside of the prescribed buffer zone of 30 feet.

c. Visual Resources

Policies 8.9(a) and 8.9(b) (*Trees*) requires new development to minimize tree removal and protect significant trees in accordance with the Significant Tree Regulations. The project proposes to remove one (1) 45 inches dbh Cypress tree on the front yard. The tree is proposed for removal as it would interfere with the proposed building foundation. The proposed tree removal, replanting plan, and associated arborist

report (Attachment F), dated August 16, 2023, were reviewed by the County Arborist and found to be compliant with County regulations.

d. Shoreline Access

Policy 10.1 *(Permit Conditions for Shoreline Access*) requires some provision for shoreline access for development between the sea and nearest road. The project site is located between the nearest public road, Cabrillo Highway, and the sea. The shoreline can be accessed by pedestrians from the entrance to Mirada Surf Park adjacent to the northeast property line or the entrance to Mirada Surf Beach at the intersection of Magellan Avenue and Mirada Road. The available parking along the Magellan Avenue right-of-way would also allow visitors to access the shoreline. Based on the foregoing, the project does not need to provide additional shoreline access improvements.

The Public Access policies of Chapter 3 of the Coastal Act of 1976 Although the project site is located adjacent to the shoreline and the blufftop edge, the proposed development does not lead to any significant impacts to public access and recreation. Under existing conditions, the public can use all of Magellan Avenue and can come to the end of the street to enjoy a panoramic ocean and shoreline view. The project would not impede this existing viewing access. Lastly, public access to the shoreline will be protected during construction as required by Condition 10.c in Attachment A. As a result, the project as conditioned meets the public access requirements of the LCP, and the public access and recreation policies of the Coastal Act.

3. COMPLIANCE WITH DESIGN REVIEW STANDARDS

The Coastside Design Review Committee (CDRC) considered the project at their regularly scheduled meeting on October 12, 2023. At that meeting, the CDRC recommended project changes to better conform the design to the standards, including additional façade articulation and color variation, as included as Condition 4, and adopted the findings to recommend project approval (Attachment G), pursuant to the Design Review Standards for One-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

a. Section 6565.20(C) SITE PLANNING & STRUCTURE PLACEMENT; 2. Complement Other Structures in the Neighborhood; b. Views; Standard: The project is designed to minimize the effect on views from neighboring houses.

b. Section 6565.20(D) ELEMENT OF DESIGN; 1. Building Mass, Shape and Scale; b. Neighborhood Scale; Standards (1): The proposed residence would respect the scale of the neighborhood as the building

dimensions, shape, form, and architectural details would be proportional and complementary to the style of other homes in the neighborhood.

c. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; a. Architectural Style; Standards (2): The proposed residence of Contemporary architectural style would complement the coastal, semi-rural, diverse, small-town character of the area.

d. Section 6565.20(F) LANDSCAPING, PAVED ARES, FENCES, LIGHTING, AND NOISE; 4. Lighting: All exterior lighting would be "Dark-Sky" compliant as indicated on the exterior elevations and the exterior lighting specification(s).

e. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles & Features; b. (1) Openings Windows: Windows and doors have been selected that are compatible with the dominant types on the house and in the neighborhood.

f. Section 6565.20 (F) LANDSCAPING, PAVED ARES, FENCES, LIGHTING, AND NOISE; 2. Paved Areas; Standards a.: The hardscape or impervious areas would be minimized on the site to reduce the volume and improve the quality of stormwater runoff into creeks and storm drains.

g. Section 6565.20(D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; Standards a. (2): The proposed Compatible with the exterior materials and colors used on neighboring houses. The applicant has avoided the use of colors that are too similar, repetitive, or clashing.

4. <u>COMPLIANCE WITH S-94 ZONING DISTRICT DEVELOPMENT STANDARDS</u>

The property is zoned R-1/S-94/DR/CD (Single-Family Residential District/S-94 Combining District/Design Review/Coastal Development). The proposed single-family residence is an allowed use in this zoning district.

As shown in the table below, the project complies with the development standards of the S-94 Zoning District.

Development Standards	**S-94 Zoning District**	**Proposed**
Building Site Area	10,000 sq. ft.	12,424 sq. ft.
Maximum Building Site Coverage	30% (3,727 sq. ft.)	27.3% (3401 sq. ft.)

Maximum Building Floor Area Ratio	6,200 sq. ft.	4,397 sq. ft.
Minimum Front Setback	20 ft.	Approx. 22.5 ft.
Minimum Rear Setback	20 ft.	Approx. 38 ft.
Minimum Side Setback	10 ft.	10 ft.
Maximum Building Height	28 ft.	Approx 20 ft.
Minimum Parking Spaces	2 covered parking spaces	2 covered parking spaces

The proposed single-family residence complies with applicable development standards, including the maximum building height, maximum building site coverage, maximum floor area, setback requirements, and parking standards of the S-17 zoning district, as shown in the table above.

B. ENVIRONMENTAL REVIEW

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and circulated for public review and comment from May 10, 2012, to May 29, 2012, as required by the California Environmental Quality Act. The IS/MND was adopted by the Zoning Hearing Officer on June 14, 2012. An addendum associated with a proposal to redesign the originally approved residence was adopted by the Planning Commission at its regular hearing on June 20, 2020. This report serves as the second addendum to the adopted IS/MND, analyzing the application for the redesigned single-family residence on the parcel and demonstrating that subsequent environmental review is not required.

ADDENDUM TO 2012 INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
As discussed previously in this report, this staff report serves as an addendum to the adopted IS/MND, as provided for by CEQA Guidelines Section 15164. The project, as evaluated against the criteria in CEQA Guidelines Section 15162, does not include substantial changes that require major revisions to the adopted IS/MND based on the following: (1) No new significant environmental effects were identified by Staff during review of this new permit request; (2) There have been no changes in circumstances on or around the project site; and (3) No new information of substantial importance, which was not known previously and could not have been known, has been identified. Pursuant to CEQA Guidelines Section 15164, an addendum is appropriate where some changes or additions to a previously adopted negative declaration are necessary, but none of the conditions described in Section 15162 requiring the preparation of a subsequent environmental document have occurred.

Changes to 2012 Initial Study/Mitigated Negative Declaration

This addendum to the adopted IS/MND includes an update to the project description to reflect a reduction in the proposed floor area and footprint compared to the previously approved proposals from 2012 and 2020, as shown in the table below.

	2012 Originals	2020 Redesign	2023 Redesign
Proposed Floor Area	5,546 sq. ft.	4,834 sq. ft.	4,397 sq. ft.
Proposed Lot Coverage	23.4% (2,906 sq. ft.)	22.9% (2,849 sq. ft.)	27.3% (3,401 sq. ft.)-with ADU

Conclusion

Staff has confirmed that there have been no changes in circumstances on or around the project site that would require the preparation of a subsequent environmental document. On November 13, 2023, the applicant provided a letter from a biologist affirming that the site conditions have remained unchanged since the completion of the 2018 Biological Report. The previous analysis and recommended mitigation measures remain adequate.

Further, the project, which is a reduction in the project analyzed in the 2012 IS/MND, would not result in any new significant impacts or more severe impacts either due to changes to the project, the circumstances under which the project will be undertaken, or new information of substantial importance. No changes, beyond the update to the project description described above, are required to the IS/MND. Accordingly, none of the conditions described in CEQA Guidelines Section 15162 which would require subsequent environmental review are present, and an addendum is appropriate pursuant to CEQA Guidelines Section 15164.

Comments from Midcoast Community Council (MCC) and California Coastal Commission (CCC)

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

C. REVIEWING AGENCIES

County Drainage Section
County Geotechnical Section
County Department of Public Works
County Parks Department
Coastside County Fire District
Granada Community Services District
Coastside County Water District
Midcoast Community Council
California Coastal Commission
Northwest Information Center

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Vicinity Map
C. Project Plans
D. Coastside Design Review Committee Recommendation Letter
E. Biological Report, dated January 5, 2018
F. Arborist Report, dated August 16, 2023
G. Adopted Initial Study/Mitigated Negative Declaration (IS/MND)
H. First Addendum to the Adopted IS/MND, dated June 20, 2020
I. Biologist Letter, Dated November 13, 2023

2023_12_1_PLN_2023-00028_PCSR_WPC_FINAL

County of San Mateo - Planning and Building Department

ATTACHMENT A

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Project File Number: PLN 2023-00028 Hearing Date: December 13, 2023

Prepared By: Glen Jia, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That only minor modifications to the adopted Initial Study/Mitigated Negative Declaration (IS/MND) are necessary and are provided in the Addendum included in Section B of the Planning Commission staff report dated December 13, 2023, and that the minor modifications do not constitute substantial changes requiring major revisions to the previously adopted IS/MND, and no new mitigation measures are required. The previously adopted mitigation measures are included as conditions of approval below.

2. That the Planning Commission has considered the Addendum to the IS/MND (Section B of the Planning Commission staff report dated December 13, 2023), along with the previously adopted IS/MND, and determined no new significant environmental effects or substantial increase in the severity of environmental effects will occur and therefore further environmental review is not required, pursuant to Section 15162 of the CEQA Guidelines.

Regarding the Design Review, Find:

3. That the project, as proposed and conditioned, has been reviewed and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

    a. Section 6565.20(C) SITE PLANNING & STRUCTURE PLACEMENT; 2. Complement Other Structures in the Neighborhood; b. Views; Standard: The project is designed to minimize the effect on views from neighboring houses.

    b. Section 6565.20(D) ELEMENT OF DESIGN; 1. Building Mass, Shape and Scale; b. Neighborhood Scale; Standards (1): The proposed residence would respect the scale of the neighborhood as the building dimensions, shape, form, and architectural details would be proportional and complementary to the style of other homes in the neighborhood.

c. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; a. Architectural Style; Standards (2): The proposed residence of Contemporary architectural style would complement the coastal, semi-rural, diverse, small-town character of the area.

d. Section 6565.20(F) LANDSCAPING, PAVED ARES, FENCES, LIGHTING, AND NOISE; 4. Lighting: All exterior lighting would be "Dark-Sky" compliant as indicated on the exterior elevations and the exterior lighting specification(s).

e. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles & Features; b. (1) Openings Windows: Windows and doors have been selected that are compatible with the dominant types on the house and in the neighborhood.

f. Section 6565.20 (F) LANDSCAPING, PAVED ARES, FENCES, LIGHTING, AND NOISE; 2. Paved Areas; Standards a.: The hardscape or impervious areas would be minimized on the site to reduce the volume and improve the quality of stormwater runoff into creeks and storm drains.

g. Section 6565.20(D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; Standards a. (2): The proposed Compatible with the exterior materials and colors used on neighboring houses. The applicant has avoided the use of colors that are too similar, repetitive, or clashing.

<u>Regarding the Coastal Development Permit, Find:</u>

4. That the project, as described in the application and accompanying materialsrequired by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program. Specifically, the project complies with policies regarding locating and planning new development, preservation of visual resources, and establishment of buffer zone.

5. That where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project is located between the nearest public road and the sea; shoreline access exists via Magellan Avenue and adjacent Mirada Surf Park and Beach.

6. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program as discussed in Section A.2 of the staff report.

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

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on December 13, 2023, and in compliance with the plans reviewed by the CDRC on October 12, 2023. Any changes or revisions to the approved plans are subject to review and approval by the Community Development Director. Minor adjustments to project design may be approved by the Community Development Director if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Community Development Director may refer consideration of the revisions to the Coastside Design Review Committee and the Planning Commission, with applicable fees to be paid.

2. The Coastal Development Permit and Design Review Permit shall be valid for five (5) years from the date of final approval, in which time a building permit shall be issued, and a completed inspection (to the satisfaction of the building inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended one time for a one (1) year increment with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.

3. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.

    a. The applicant shall maintain the datum point so that it would not be disturbed by the proposed construction activities until final approval of the building permit.

    b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).

c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.

d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation shall be shown on the plan, elevations, and cross-section (if one is provided).

e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.

f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.

4. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:

a. Replace the east-facing exterior wall of the 1st-floor inset deck at the northeast corner with wood panel wrapped support column at the northeast corner and the opening to the east.

b. Incorporate wood siding and cement board panels on the northwest and southwest sides, as well as at the entry walkway, to reduce the apparent mass caused by the extensive use of white metal sidings.

c. Optional: consider increasing the 16’ single garage door to 18’ double door.

5. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:

a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

c. Performing clearing and earth-moving activities only during dry weather.

d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilization of designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

m. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.

n. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

o. Failure to install or maintain these measures would result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

6. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.

7. An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for grading, construction, and demolition purposes, as the project requires tree protection of significant trees and a grading permit. The Project Planner would send you an approved job copy of the Erosion Control and/or Tree Protection Plan. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, please email photos to the Project Planner. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Project Planner.

8. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.

9. No site disturbance shall occur, including any vegetation/tree removal or grading, until a building permit has been issued.

10. To reduce the impact of construction activities on neighboring properties, comply with the following:

    a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

    b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.

    c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Magellan Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Magellan Avenue. There shall be no storage of construction vehicles in the public right-of-way.

11. Color and materials verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.

12. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo County Ordinance Code Section 4.88.360).

13. Installation of the approved landscape plan is required prior to final inspection.

14. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. WELO applies to new landscape projects equal to or greater than 500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 square feet. The following restrictions apply to projects using the prescriptive checklist:

    a. Compost: Project shall incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).

    b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.

    c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.

    d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.

    e. Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.

15. Per Section 9296.5 of Division VII (Building Regulations) of the San Mateo County Ordinance Code, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.

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

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

17. **Mitigation Measure 1**: Establish a minimum 30-foot buffer zone from the centerline of the stream to the nearest point of the development in compliance with San Mateo County Local Coastal Program (LCP) Policy 7.11, which requires a 30-foot buffer zone from the midpoint of an intermittent stream absent riparian vegetation.

18. **Mitigation Measure 2**: Other than the 45 inches dbh Cypress tree in the front yard, no additional trees shall be removed.

19. **Mitigation Measure 3**: Implement best management practices (BMPs) for erosion and sediment control during all phases of building to include pre- and post-construction activities.

20. **Mitigation Measure 4**: A qualified biologist shall conduct a pre-construction migratory bird and raptor survey of all onsite trees within 250 feet of the proposed development footprint within 14 days of the onset of ground disturbance. If such species were detected, a suitable activity-free buffer shall be established around all active nests. The precise dimension of the buffer (up to 250 feet) would be determined at that time and may vary depending on such factors as nest location, species, and line of sight to the construction area. Buffers shall remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents.

21. **Mitigation Measure 5:** The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES (National Pollutant Discharge Elimination System) requirements for review and approval by the Building Inspection Division's Drainage Section.

22. **Mitigation Measure 6**: Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas.

County Geotechnical Section

23. Geotechnical report shall be required at the time of building permit application. The geotechnical consultant of record shall review and approve the grading plans, drainage plan(s) related to the geotechnical aspects, and the foundation plans at the minimum. Plans review letter shall be submitted to County for review and approval.

24. The geotechnical consultant of record shall propose site geotechnical inspections specifications in the geotechnical report. The specifications shall be in compliance with the California Building Code as a minimum.

Department of Public Works

25. Prior to the issuance of a building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

26. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

27. Prior to the issuance of a building permit, the applicant shall be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No.3277.

Building Inspection Section

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

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

County Drainage Section

30. At the time of building permit application, the project shall demonstrate compliance with the County Drainage Manual, including preventing stormwater from development from flowing across property lines. For projects that trigger size and/or slope thresholds, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project, subject to the Drainage Section's for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans.

The following shall be required at the time of building permit submittal:

a. Final Drainage Report stamped and signed by a registered Civil Engineer

b. Final Grading and Drainage Plan stamped and signed by a registered Civil Engineer consistent with the requirements in the County's current Drainage Manual

c. Final C.3 and C.6 Development Review Checklist

Coastside Fire Protection District

31. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 4-inch reflective numbers and letters similar to Hy-Ko 911 or equivalent. Temporary address numbers shall be posted prior to combustible materials being placed on site. The ADU address shall be 121B Magellan Avenue.

32. Any approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45,720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus access roads shall be designed and maintained to support the imposed

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

33. When required by the Coastside Fire Protection District, a Knox Box of the size and type designated shall be mounted on the building near the main entrance and shall be located a minimum of 60 inches and not higher than 72 inches above the finished floor, in a location approved by the fire code official. Additional Knox Boxes may be required at rear entrances to buildings. Knox padlocks or Knox Gate Switches may be required at any access as specified by the fire code official.

34. Gates shall be a minimum of 2-feet wider than the roadway they serve. Overhead gate structures shall have a minimum of 15½-feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock for fire department access. Electric gates shall be provided with a Knox Gate Switch and automatically open during power failures, unless equipped with manual override capability that is approved by Coastside Fire Protection District. Gates providing Fire access to a driveway or other roadway shall be located at least 35-feet from the primary road or street and shall open to allow a vehicle to stop without obstructing traffic on the adjoining roadway.

35. Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.7 and NFPA 72. Exceptions may apply.

36. Single or multiple-station smoke alarms shall be installed in accordance with CFC 2022 Section 907.2.11.2 and 907.2.11.5.

37. Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m2). Exception may apply.

38. The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.

39. Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.

40. All roof installations regulated by California Building Code Chapter 15 and Appendix Chapter 15 shall comply with CBC Section 1505, but in no case shall be listed as less than a minimum of a Class B roofing assembly.

41. Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in wildland-urban interface areas shall be in accordance with Chapter 49. Defensible space shall be managed

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

42. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

43. The minimum fire-flow and flow duration requirements for one-family residence shall be as specified in Tables B105.1(1) and B105.1(2). Required Fire Flow: 500 GPM.

45. For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of: a. The automatic sprinkler system demand, including hose stream allowance. b. The required fire flow.

46. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Coastside County Water District (CCWD)

47. The project shall comply with CCWD regulations on water service and metering. CCWD would perform inspections to verify compliance with all the applicable regulations during construction. A final inspection would be conducted when construction is complete.

48. The applicant shall complete an online application for water service with CCWD and complete an application for fire service and another application for residential water service.

49. A full set of the most recent plans and drawings for the project, including a full set (fire sprinkler, architectural, plumbing, mechanical, green building, structural, civil, utility, and landscape/irrigation) must be submitted to CCWD for review and approval. Existing and new utilities shall be clearly marked on the drawings.

50. Fire sprinklers are served from an independent and dedicated water service connection with a separate fire meter. Please note that CCWD does not allow passive purge systems to be installed on fire protection services. Fire protection services are authorized for the sole purpose of fire protection, so there shall be no cross connections.

51. The location of the new fire and domestic water services and meters shall be in a safe location and clear of driveways and parking areas.

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

Granada Community Services District

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

2023_12_1_PLN_2023-00028_PCSR_WPC_FINAL

County of San Mateo - Planning and Building Department

ATTACHMENT B

San Mateo County

PLN2023-000228 (Huard Residence)

0.04 0 0.02 0.04 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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1: 1,128

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

County of San Mateo - Planning and Building Department

ATTACHMENT C

121 MAGELLAN AVE, HALF MOON BAY, CA 94019
SCALE: NTS

PROJECT INFORMATION
SCALE: NTS

GENERAL:

ADDRESS:	121 MAGELLAN AVE, MIRAMAR, CA 94019
APN:	048-013-920
PARCEL SIZE:	12,424 SF
JURISDICTION:	COUNTY OF SAN MATEO
ZONING DISTRICT:	R-1/S-94/DR/CD
CONSTRUCTION TYPE:	TYPE V-B
WUI/SRA ZONE:	NO
FEMA FLOOD ZONE:	NO
OCCUPANCY TYPE:	R3 - 2-STORY SINGLE FAMILY RESIDENCE (4 BED, 3 BATH)

SQUARE FOOTAGE OF STRUCTURES:
EXISTING: N/A VACANT LOT
PROPOSED: 3200 SF FACTORY BUILT 2-STORY SINGLE FAMILY DWELLING
640 SF FACTORY BUILT 1-STORY ADU
512 SF FACTORY BUILT ATTACHED GARAGE

LOT COVERAGE:
MAXIMUM ALLOWED: 30% (3,727 SF)
PROPOSED: 3401 SF/12,424 SF= 27.3%

BUILDING FLOOR AREA:
MAXIMUM ALLOWED: 6200 SF (PARCEL SIZE MORE THAN 11,698 SF)
PROPOSED: 4397 SF

SQUARE FOOTAGE OF LANDSCAPING:

NEW:	2910 SF
REHABILITATED:	N/A

REQUIRED SETBACKS : 2

FRONT YARD:	20' - 0"
SIDE YARD:	10' - 0"
REAR YARD:	30' - 0"
T.O. INTERMITTENT STREAM BANK:	30' - 0"

PROPOSED SETBACKS:

FRONT YARD:	21' - 5 1/2"
SIDE YARD:	10' - 2"
SIDE YARD:	22' - 5 1/2"
REAR YARD:	38' - 3"
T.O. INTERMITTENT STREAM BANK:	36' - 2 1/2"

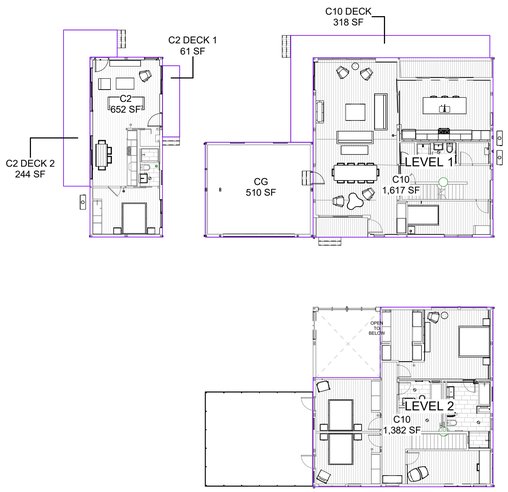
BUILDING HEIGHT:

MAXIMUM ALLOWED:	28' - 0"
PROPOSED:	22' - 10"

PROPOSED GRADING:

EXCAVATION:	19 CY
FILL:	30 CY
IMPORT:	11 CY

NOTE: GRADING QUANTITIES PER CIVIL SHEET C-1



LOT COVERAGE		
Name	Level	Area
CG	C10 LEVEL 1 FF	510 SF
C10 DECK	C10 LEVEL 1 FF	318 SF
C10	C10 LEVEL 1 FF	1,617 SF
C2 DECK 2	C10 LEVEL 1 FF	244 SF
C2 DECK 1	C10 LEVEL 1 FF	61 SF
C2	C10 LEVEL 1 FF	652 SF
Grand total		3,401 SF

BUILDING FLOOR AREA		
Name	Level	Area
CG	C10 LEVEL 1 FF	510 SF
C10	C10 LEVEL 1 FF	1,617 SF
C10	C10 LEVEL 2 FF	1,382 SF
C2	C10 LEVEL 1 FF	652 SF
Grand total		4,160 SF

APPLICABLE CODES
SCALE: NTS

APPLICABLE CODES

REGULATING CODES: 2022 CBSC
-CA RESIDENTIAL CODE
-CA ELECTRICAL CODE
-CA MECHANICAL CODE
-CA PLUMBING CODE
-CA ENERGY CODE
-CALGREEN CODE

NOTE: THESES PLANS ARE SUBMITTED TO CALIFORNIA HCD DEPARTMENTS UNDER CALIFORNIA FACTORY BUILT HOUSING PROGRAM, IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 25 CHAPTER 3 SUBCHAPTER 1

PROJECT DIRECTORY
SCALE: NTS

ARCHITECT:
Jared Levy (Home Ec, Inc.)
304 S Broadway #320
Los Angeles, CA 90013
TEL 323 697 2386
FAX 310 622 9271
EMAIL info@connect-homes.com

MODULAR BUILDER:
Connect Homes Factory
1811 Riverview Dr.
San Bernardino, CA 92408

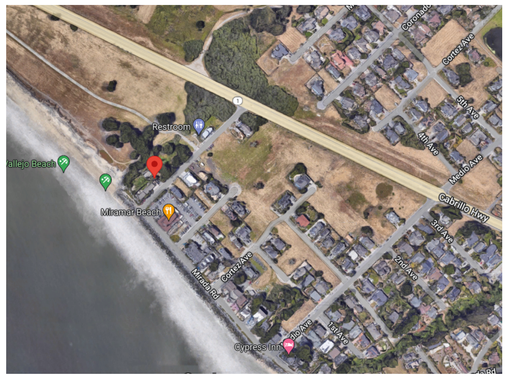
STRUCTURAL ENGINEER:
Reza Shabani, M.Eng., M.Sc. , PE.
8th St. Construction & Consulting
TEL 619 906 0202
EMAIL reza@8thstreets.com

GEOTECHNICAL ENGINEER:
Sigma Prime Geosciences Inc.
111 Vassar Street
Half Moon Bay, CA 94019

CIVIL ENGINEER:
Clifford Bechtel and Associates, LLC.
1321 254th Place, SE
Sammamish, WA 98075
TEL 650 333 0103
EMAIL cliffbechtel1 @comcast.net

OWNER:
Ruth and Paul Huard
350 Sequoia Ave
Palo Alto, CA 94306
TEL 808 282 8059
EMAIL rhuard@gmail.com

VICINITY MAP
SCALE: NTS



SHEET INDEX
SCALE: NTS

DRB SET - ARCHITECTURE	
Sheet Number	Sheet Name
DR-0.1	TITLE SHEET
DR-0.2	SURVEY
DR-0.3	SITE PHOTOS
DR-1.1	SITE PLAN
DR-1.2	SITE DEVELOPMENT PLAN
DR-2.1	FLOOR PLAN C10+CG
DR-2.2	ROOF PLAN C10+CG
DR-2.3	FLOOR PLAN C2
DR-3.0	EXTERIOR ELEVATIONS C10+CG
DR-3.1	EXTERIOR ELEVATIONS C10+CG
DR-3.2	EXTERIOR ELEVATIONS C2
DR-4.1	SECTIONS C10
DR-4.2	SECTIONS C2
DR-5.0	PERSPECTIVE VIEWS
DR-6.0	MATERIALS, FINISHES + LIGHTING
DR-6.1	REFERENCE IMAGES

DRB SET - LANDSCAPE	
Sheet Number	Sheet Name
LA-1.1	HARDSCAPE PLAN
LA-1.2	LIGHTING PLAN
LA-1.3	PLANTING PLAN
LA-1.4	PLANTING PLAN SCHEDULE
LA-1.5	LANDSCAPE DETAILS & NOTES
IR-1	IRRIGATION PLAN
IR-2	IRRIGATION NOTES & LEGENDS
IR-3	IRRIGATION DETAILS
IR-4	IRRIGATION DETAILS & WORKSHEETS
TP-1.0	TREE PRESERVATION REPORT

1

DRB SET - CIVIL	
Sheet Number	Sheet Name
C-1	GRADING, DRAINAGE, & UTILITY PLAN
C-2	EROSION & SEDIMENT CONTROL & STAGING PLAN
C-3	CIVIL DETAILS
C-4	CONSTRUCTION BMP CHECKLIST

I AGREE TO COMPLY WITH THE REQUIRMENT OF THE WATER EFFICIENT LANDSCPAE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

PAUL HUARD DATE
PROPERTY OWNER

*FOR IRRIGATION PLAN AND WELO SHEETS SEE BROOKWATER PLAN

*FOR TREE REMOVED SEE ARBORIST REPORT

PROJECT DESCRIPTION
SCALE: NTS

The proposed residence is a 3,200 SF factory built HCD approved single family dwelling and 512 SF attached garage with site built foundation and a factory built HCD approved 640 SF ADU with a site built foundation.

Design review standards - Connect Homes has rethought the entire process of design and construction for homeowners. We provide factory built, highly energy efficient single family homes that are delivered to the site almost completely finished. This process drastically reduces on-site construction time which will be a great relief to the neighbors and natural environment. Every effort has been made to follow the residential design standards and support the design guidelines of the community.

- The project is sited to maintain the natural environment of the lot, and preserve the existing trees as much as possible
- Grading has been extremely limited.
- Construction has been located away from the creekbed so no existing ecosystems are disturbed.
- The new structures fit within the scale of adjacent structures and offer variety in form with a two-story main house, a garage with roof deck, and one story ADU.
- Forms have been broken up with the addition of various design elements including inset covered decks, glass guardrails, building awnings, material variety, garden walls, and landscaping.
- The garage has been clad in wood to soften it's appearance and garden walls are placed to create varying planes of depth at the street face of the property.
- Hardscape has been minimized and landscape has been used to create a natural appearance.
- Drought tolerant and native and non invasive species are proposed.
- Exterior materials and colors are natural and varied to create a warm and interesting design.
- Exterior lighting is low level and directed towed the ground.

HUARD RESIDENCE

121 MAGELLAN AVE, HALF MOON BAY, CA 94019

CONNECT HOMES
304 South Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

SEAL / SIGNATURE

ISSUANCE

Rev. No.	Date	Description
	1/20/23	COASTAL DESIGN REVIEW
1	05/31/23	COASTAL DESIGN REVIEW REV 1
3	08/30/23	COASTAL DESIGN REVIEW REV 3
4	11/16/23	COASTAL DESIGN REVIEW REV 4

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
TITLE SHEET

SCALE

SHEET NO.
DR-0.1

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TOPOGRAPHIC SURVEY

LANDS OF HUARD
DOCUMENT # 2017–057728 O.R.

LOTS 6, 7 AND 8, BLOCK 1
"SHORE ACRES HALF MOON BAY, CALIFORNIA
FIRST ADDITION TO THE CITY OF BALBOA"
VOLUME 3 OF MAPS AT PAGE 95

ASSESSOR'S PARCEL NUMBER: 048–013–920

PROPERTY LEGAL DESCRIPTION

THE FOLLOWING INFORMATION IS PER DEED RECORDED 07/07/2017 AS DOCUMENT NO 2017–057728, SAN MATEO COUNTY RECORDER.
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
LOTS 6, 7 AND 8, BLOCK 1, AS DESIGNATED ON THE MAP ENTITLED, "SHORE ACRES HALF MOON BAY, CALIFORNIA FIRST ADDITION TO THE CITY OF BALBOA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON DECEMBER 18, 1905, IN BOOK 3 OF MAPS AT PAGE 95. PURSUANT TO CERTIFICATE OF COMPLIANCE THE ABOVE PROPERTY IS NOW ONE LEGAL LOT.

TITLE REPORT SCHEDULE "B" EXCEPTIONS

TITLE REPORT PROVIDED BY FIDELITY NATIONAL TITLE COMPANY, TITLE NO.: FSMO–6551700307–JL, DATED MARCH 21,2017.

THERE ARE NO PLOTTABLE EXCEPTIONS.

BASIS OF BEARING AND COORDINATES

THE BEARING N45°40'00"E ON THE CENTERLINE OF MEDIO AVENUE AS SHOWN ON THOSE CERTAIN RECORD OF SURVEY MAPS FILED IN VOLUME 20 OF LLS MAPS AT PAGES 31 AND 32 AND IN VOLUME 30 OF LLS MAPS AT PAGE 98, RECORDS OF SAN MATEO COUNY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

VERTICAL DATUM

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD88 DATUM. ELEVATIONS HEREON WERE OBTAINED BY REAL TIME KINEMATIC GPS REFERENCE NETWORK 'SMARTNET', UTILIZING GEOID 18.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT PROPERTY.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. NO MONUMENT(S) WERE SET AS PART OF THIS SURVEY.

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER, 2022 AND THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

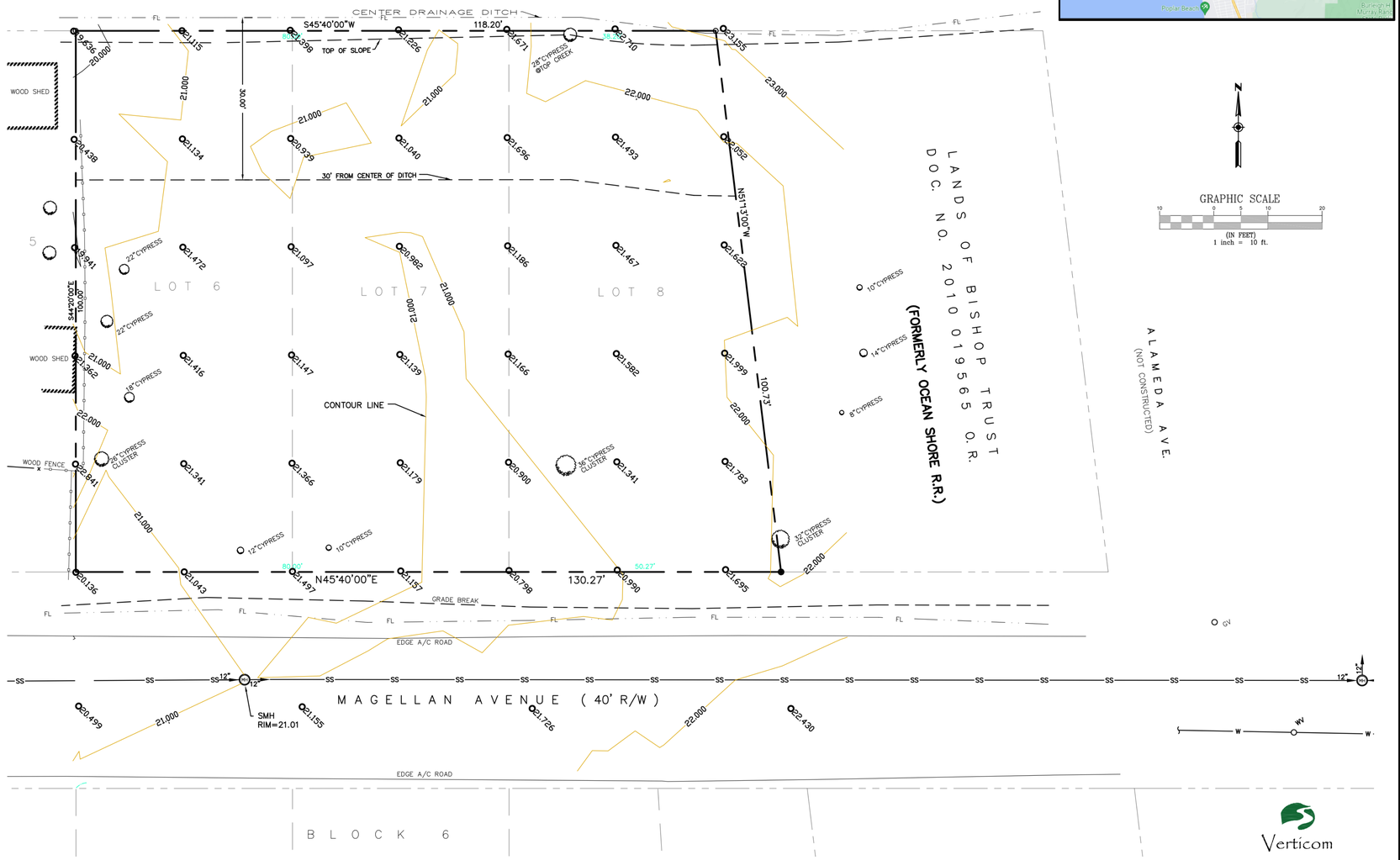
REGISTERED SURVEYOR: JEFFERY W. GARCIA
PROFESSIONAL LAND SURVEYOR NO. 8521
STATE OF CALIFORNIA

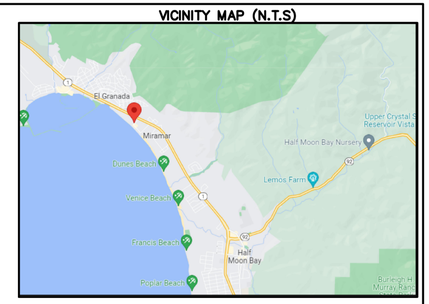
DATE 10/30/2022

PROFESSIONAL LAND SURVEYOR
JEFFERY W. GARCIA
LS 8521
RENEWS 12/31/22
STATE OF CALIFORNIA

LEGEND

- ADJACENT PROPERTY LINE
- CENTERLINE
- PROPERTY LINE
- FENCE
- RETAINING WALL
- (P) POWER POLE
- (PB) PULL BOX
- (GV) GAS VALVE
- (WV) WATER VALVE
- (MH) MANHOLE
- TREE
- FOUND MONUMENT
- CALCULATED POSITION
- (WM) WATER METER
- FINISH FLOOR OR SITE BENCHMARK





N

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

Verticom
LAND SURVEYING
1104 CORPORATE WAY, STE 238
SACRAMENTO, CA 95813
VERTI-COM.COM
658-867-1580

Sheet 1 of 1

1 SURVEY
SCALE: 12" = 1'-0"

HUARD RESIDENCE

121 MAGELLAN AVE, HALF MOON BAY, CA 94019

CONNECT HOMES
304 South Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

SEAL / SIGNATURE

ISSUANCE

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
SURVEY

SCALE

SHEET NO.
DR-0.2

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121 Magellan Ave

https://www.google.com/maps/place/121+Magellan+Ave,+Half+Moon+Bay,+CA+94019/@37.4961217,-122.4624572,3a,90y,313.05h,84.43t/data=!3m7!1e1!3m5!1sdLFZCN1PRCaP38AtUFhQQa!2e0!6sht... 1/2

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121 Magellan Ave

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121 Magellan Ave

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121 Magellan Ave

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121 Magellan Ave

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121 Magellan Ave

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HUARD RESIDENCE

121 MAGELLAN AVE, HALF
MOON BAY, CA 94019

CONNECT HOMES

304 South Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

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SHEET SET

PROJECT NAME

HUARD RESIDENCE

PROJECT NUMBER

22-0032

DESCRIPTION

SITE PHOTOS

SCALE

SHEET NO.

DR-0.3

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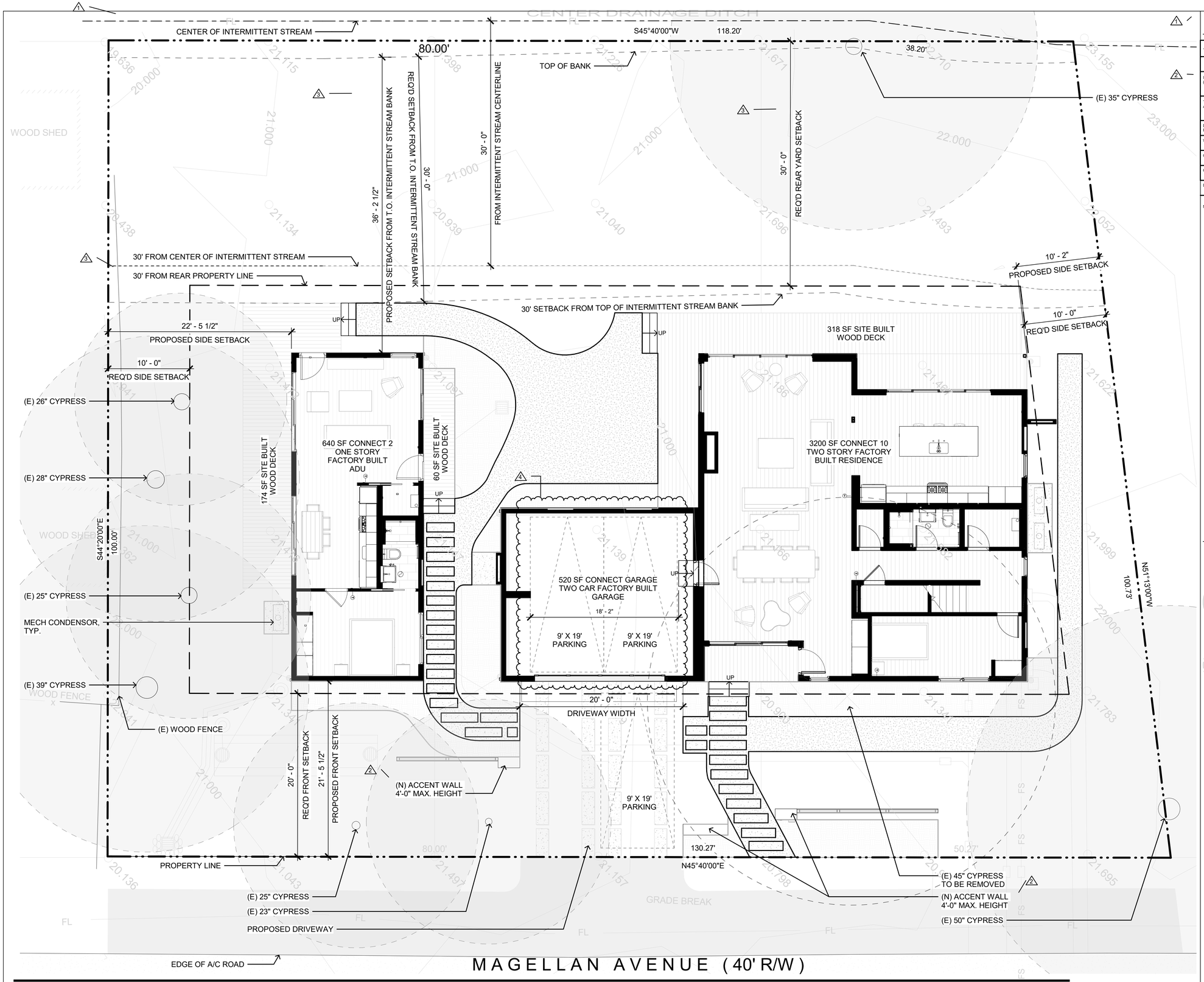

1 SITE PLAN
SCALE: 3/16" = 1'-0"

IMPERVIOUS SURFACES

TOTAL LOT AREA	12,424 SF	
	PERMITTED (SF)	PROPOSED (SF)
IMPERVIOUS AREA (LESS THAN 18")	1,242 SF = 10% OR (NOT TO EXCEED 1,170 SF FOR RESIDENTIAL USES)	397 SF IMPERVIOUS AREA (LESS THAN 18")
TOTAL IMPERVIOUS AREA (TOTAL)	1,242 SF = 10% OR (NOT TO EXCEED 1,170 SF FOR RESIDENTIAL USES)	1080 SF IMPERVIOUS AREA (TOTAL)
DRIVEWAY PAVERS & FENCING		118 SF
WALKWAY PAVERS		128 SF
OUTDOOR SHOWER PAD		15 SF
CONDENSER PADS (3)		36 SF
DETENTION TANK		100 SF

NOTE: SEE LA-1.1 FOR HARDSCAPE PLAN

SITE PLAN LEGEND

- WALKWAY/DRIVEWAY PAVERS
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

HUARD RESIDENCE

121 MAGELLAN AVE, HALF MOON BAY, CA 94019

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
SITE PLAN

SCALE

NORTH ARROW
True North, North

SHEET NO.
DR-1.1

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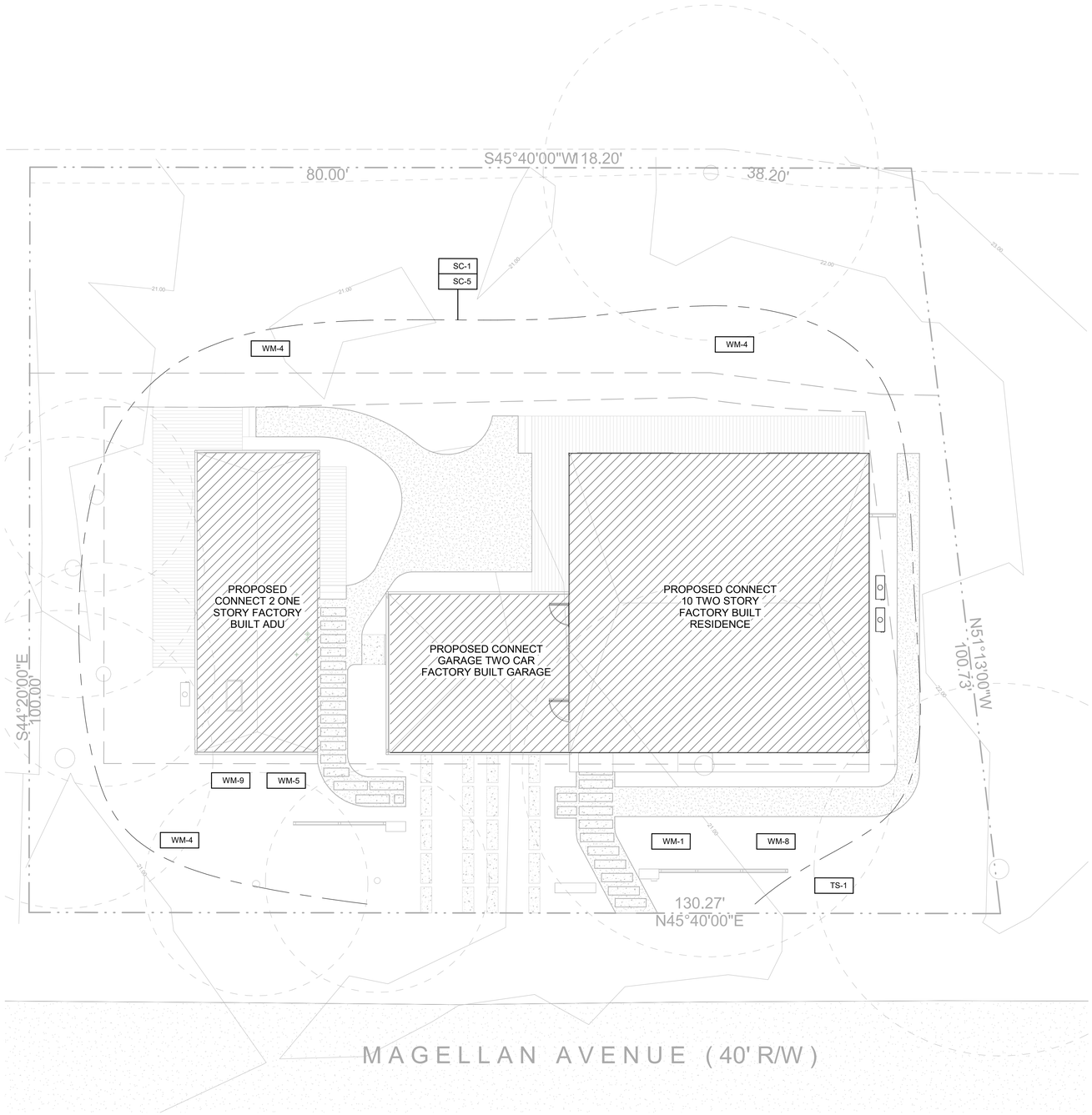

1 SITE DEVELOPMENT PLAN
SCALE: 1/8" = 1'-0"

BMP SCHEDULE & NOTES

BMP SCHEDULE:

BMPs NEED TO BE IMPLEMENTED WITH THE COMMENCEMENT OF THE CONSTRUCTION ACTIVITIES, AND MUST BE IMPLEMENTED YEAR ROUND, AS APPROPRIATE, UNTIL THE PROJECT IS COMPLETE.

START OF CONSTRUCTION:
- IMPLEMENT ALL REQUIRED BMPS PRIOR TO CONSTRUCTION ACTIVITY

DURING CONSTRUCTION:
- SCHEDULE MONTHLY INSPECTIONS OF BMPS AND REPAIR AS NEEDED
- INSPECT AND REPAIR BMPS AFTER STORMS AFTER CONSTRUCTION IS COMPLETE:
- REMOVE ALL WASHOUTS AND WASTE MANAGEMENT INSTALLATIONS
- REVEGETATE AS SOON AS IS PRACTICABLE

BMP SCHEDULE NOTES

A. VEHICLE AND HEAVY EQUIPMENT INGRESS AND EGRESS TO THE CONSTRUCTION SITE SHALL BE LIMITED TO PAVED OR REINFORCED ENTRANCES. REINFORCED ENTRANCES SHALL BE DESIGNED, BUILT, AND MAINTAINED SO AS TO PREVENT SEDIMENT FROM "TRACKING-OUT" INTO THE PUBLIC RIGHT-OF-WAY ON VEHICLE AND HEAVY EQUIPMENT TIRES.

B. ALL DIRT OR SEDIMENT TRACKED INTO THE PUBLIC RIGHT-OF-WAY SHALL BE PROMPTLY REMOVED AS SOON AS FEASIBLE AND NO LESS FREQUENTLY THAN AT THE END OF EACH WORKING DAY. DRY SWEEPING METHODS ARE TO BE USED FOR SWEEPING.

C. EXISTING VEGETATION SHALL BE PRESERVED WHEREVER FEASIBLE TO MINIMIZE DISTURBED SOIL AREA AND ASSOCIATED EROSION.

D. ALL CONSTRUCTION PRODUCTS INCLUDING UNCURED PAINT, CONCRETE, STUCCO, DRYWALL MUD, AND MORTAR SHALL BE PROTECTED FROM RUN-ON DURING PRECIPITATION AND WASTES DISPOSED OF PROPERLY IN A DESIGNATED WASHOUT.

E. ALL STOCKPILES OF ERODIBLE MATERIALS SHALL BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS TO PREVENT EROSION AND DUST GENERATION.

F. ALL STORM DRAIN INLETS ON THE SITE OR RECEIVING DIRECT DISCHARGES OF STORMWATER FROM THE SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN DISCHARGES USING APPROPRIATE BEST MANAGEMENT PRACTICES.

BEST MANAGEMENT PRACTICE NOTES:

- NO LANDSCAPE IRRIGATION SYSTEM
- LANDSCAPING IS OUTSIDE THE SCOPE OF THIS PROJECT
- ALL GRADES ADJACENT TO HOUSE AND GARAGE TO HAVE MIN. 2% SLOPE
- DISPLACED TOPSOIL SHALL BE STOCKPILED FOR REUSE IN A DESIGNATED AREA AND COVERED OR PROTECTED FROM EROSION. PROTECTION FROM EROSION INCLUDES COVERING WITH TARPS, STRAW, MULCH, CHIPPED WOOD, VEGETATIVE COVER, OR OTHER MEANS ACCEPTABLE TO THE ENFORCING AGENCY TO PROTECT THE TOPSOIL FOR LATER USE.
- THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND DELINEATED BY FENCING TO LIMIT CONSTRUCTION ACTIVITY TO THE CONSTRUCTION AREA. HEAVY EQUIPMENT OR VEHICLE TRAFFIC AND MATERIAL STORAGE OUTSIDE THE CONSTRUCTION AREA SHALL BE LIMITED TO AREAS THAT ARE PLANNED TO BE PAVED.
- CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES; PAINTS; CONCRETE; PETROLEUM PRODUCTS; CHEMICALS; WASH WATER OR SEDIMENTS; RINSE WATER FROM ARCHITECTURAL COPPER; AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES
- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS/WASTES PROPERLY TO PREVENT CONTACT WITH STORMWATER
- DO NOT CLEAN, FUEL, OR MAINTAIN VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED
- TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES/SUBCONTRACTORS RE: CONSTRUCTION BMPS
- PROTECT ALL STORM DRAIN INLETS IN VICINITY OF SITE USING SEDIMENT CONTROLS SUCH AS BERMS, FIBER ROLLS, OR FILTERS
- LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS
- DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES, AND DRAINAGE COURSES
- PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER
- USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING AND OBTAIN ALL NECESSARY PERMITS
- DIVERT ON-SITE RUNOFF AROUND EXPOSED AREAS; DIVERT OFF SITE RUNOFF AROUND THE SITE
- PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING SEDIMENT BARRIERS AND MULCHING
- NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE IN COMPLIANCE WITH AT LEAST 65% REDUCTION

BMP LEGEND

PROPERTY LINE

SETBACK LINE

PROPOSED BUILDING FOOTPRINT

MATERIAL & WASTE MANAGEMENT CONTROL BMP'S

WM-1	MATERIAL DELIVERY AND STORAGE
WM-4	SPILL PREVENTION & CONTROL
WM-5	SOLID WASTE MANAGEMENT
WM-8	CONCRETE WASTE MANAGEMENT
WM-9	SANITARY WASTE MANAGEMENT

TEMPORARY RUNOFF CONTROL BMP'S

SC-1	SILT FENCE
SC-5	FIBER ROLLS

TOP SOIL PROTECTION

TS-1	COVERED TOP SOIL STOCKPILE

GENERAL NOTES PLAN

- OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO BUILDING OCCUPANT OR OWNER, RECYCLING BY OCCUPANTS

- UTILITY LINE COORDINATION FOR DIAGRAMMATIC PURPOSE ONLY, ACTUAL UTILITY LINE LOCATION AND CONNECTIONS TO BE FINALIZED BY LOCAL CONTRACTOR

HUARD RESIDENCE

121 MAGELLAN AVE, HALF MOON BAY, CA 94019

CONNECT HOMES

304 South Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

SEAL / SIGNATURE

ISSUANCE

Rev. No.	Date	Description
	1/20/23	COASTAL DESIGN REVIEW
1	05/31/23	COASTAL DESIGN REVIEW REV 1

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
SITE DEVELOPMENT PLAN

SCALE

NORTH ARROW
True North, North

SHEET NO.
DR-1.2

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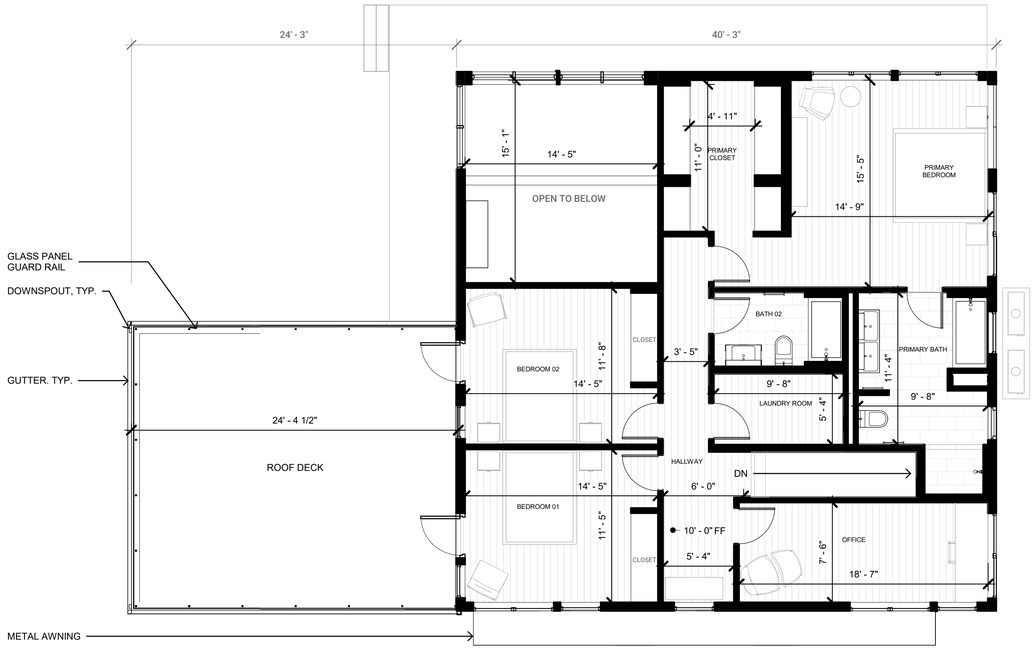
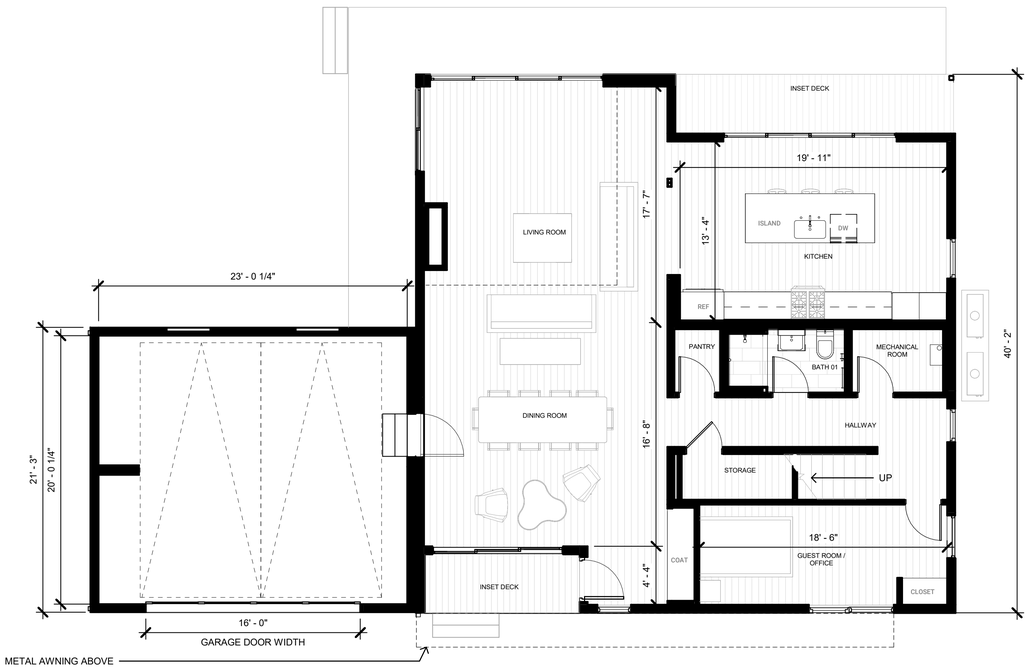


2 LEVEL 2 FLOOR PLAN

SCALE: 3/16" = 1'-0"



1 LEVEL 1 FLOOR PLAN

SCALE: 3/16" = 1'-0"

FLOOR AREA

Area Schedule (Gross Building) C10		
Name	Level	Area
C10	C10 LEVEL 1 FF	1,617 SF
C10 DECK	C10 LEVEL 1 FF	318 SF
C10	C10 LEVEL 2 FF	1,382 SF
Grand total		3,316 SF

KEY PLAN

HUARD RESIDENCE

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SHEET SET

PROJECT NAME

HUARD RESIDENCE

PROJECT NUMBER

22-0032

DESCRIPTION

FLOOR PLAN C10+CG

SCALE

NORTH ARROW

True North North

SHEET NO.

DR-2.1

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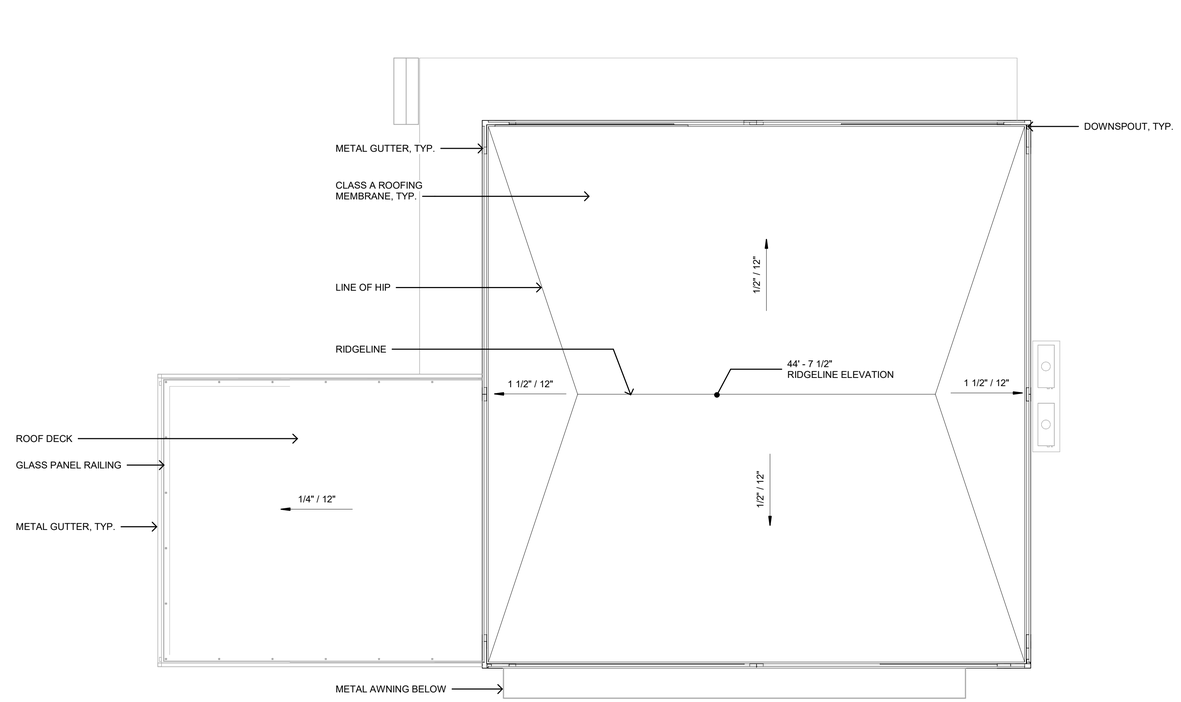

1 ROOF PLAN C10 + CG
SCALE: 3/16" = 1'-0"

SHEET

GENERAL

KEY PLAN

HUARD RESIDENCE

121 MAGELLAN AVE, HALF
MOON BAY, CA 94019

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
ROOF PLAN C10+CG

SCALE

NORTH ARROW
True North

SHEET NO.
DR-2.2

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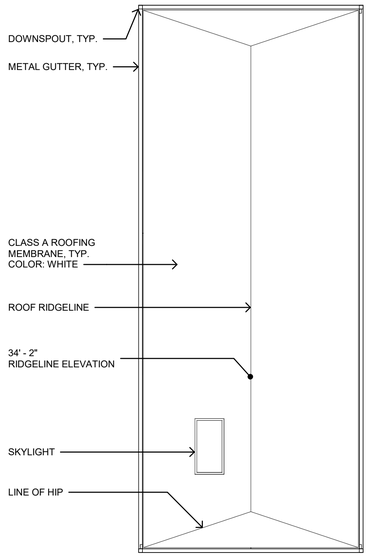
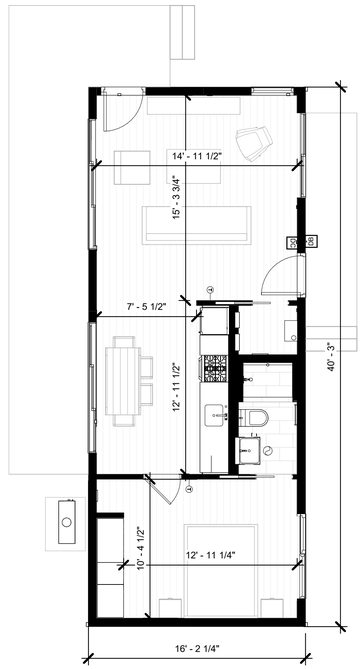


2 ROOF PLAN
SCALE: 3/16" = 1'-0"

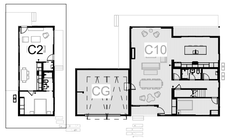


1 LEVEL 1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

FLOOR AREA

Area Schedule (Gross Building) C2		
Name	Level	Area
C2	C10 LEVEL 1 FF	652 SF
C2 DECK 2	C10 LEVEL 1 FF	244 SF
C2 DECK 1	C10 LEVEL 1 FF	61 SF
Grand total		957 SF

KEY PLAN



HUARD RESIDENCE

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CONNECT HOMES

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
FLOOR PLAN C2

SCALE

NORTH ARROW
True North, North

SHEET NO.
DR-2.3

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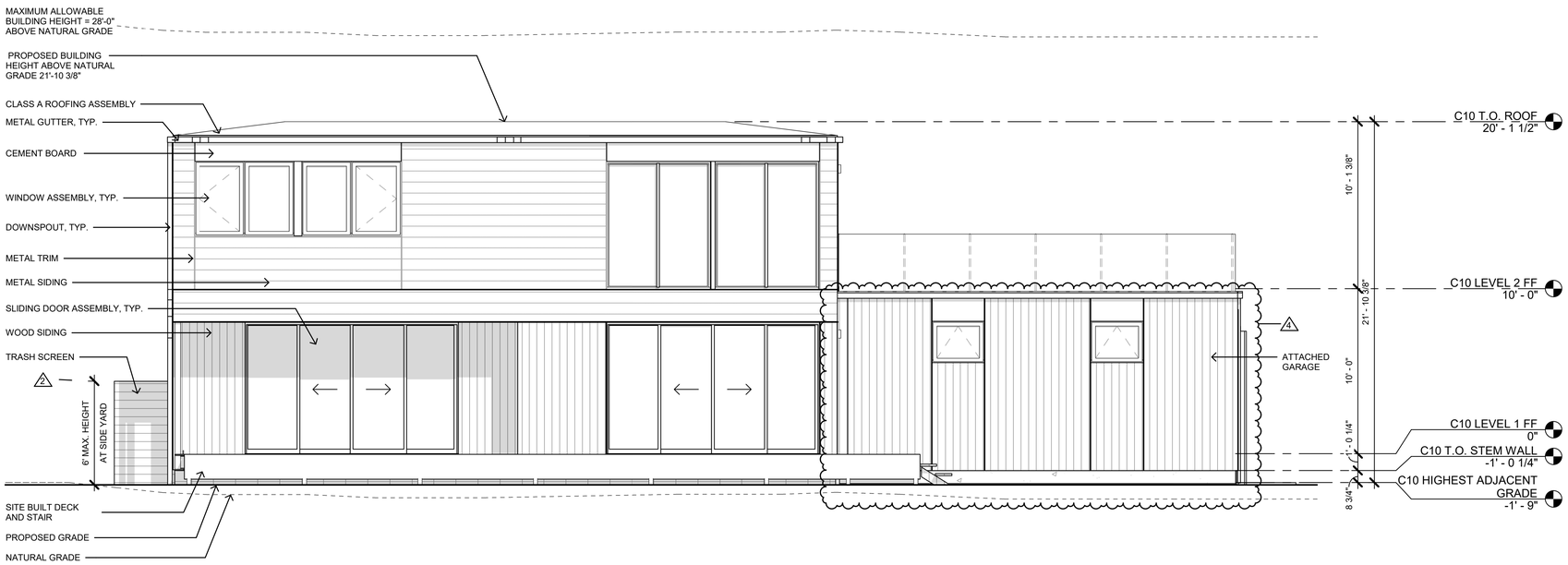
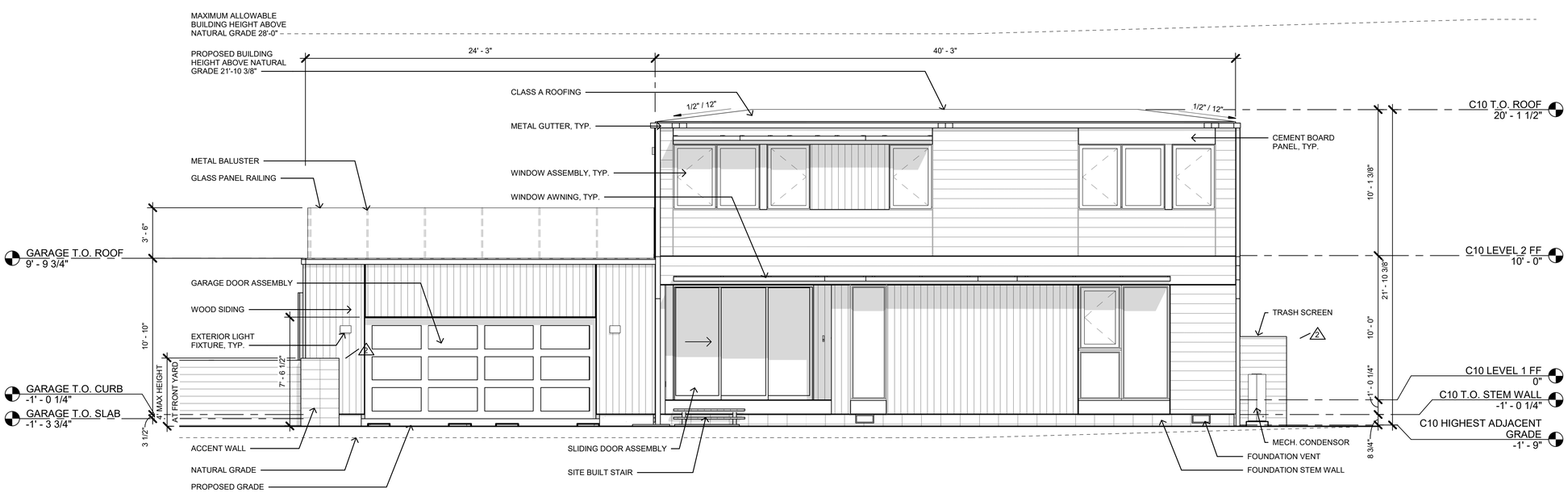


2 DR - NORTH ELEVATION C10 + CG

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



1 DR - SOUTH ELEVATION C10 + CG

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

EXT. MATERIAL LEGEND

NOTE:
REFER TO DR-6.0 FOR FINISH MATERIAL COLOR AND TEXTURE

- WOOD SIDING
- METAL SIDING
- CEMENT BOARD PANEL

KEY PLAN

HUARD RESIDENCE

121 MAGELLAN AVE, HALF MOON BAY, CA 94019

CONNECT HOMES

304 South Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

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ISSUANCE

Rev. No.	Date	Description
	1/20/23	COASTAL DESIGN REVIEW
1	05/31/23	COASTAL DESIGN REVIEW REV 1
2	08/07/23	COASTAL DESIGN REVIEW REV 2
4	11/16/23	COASTAL DESIGN REVIEW REV 4

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SHEET SET

PROJECT NAME

HUARD RESIDENCE

PROJECT NUMBER

22-0032

DESCRIPTION

EXTERIOR ELEVATIONS C10+CG

SCALE

SHEET NO.

DR-3.0

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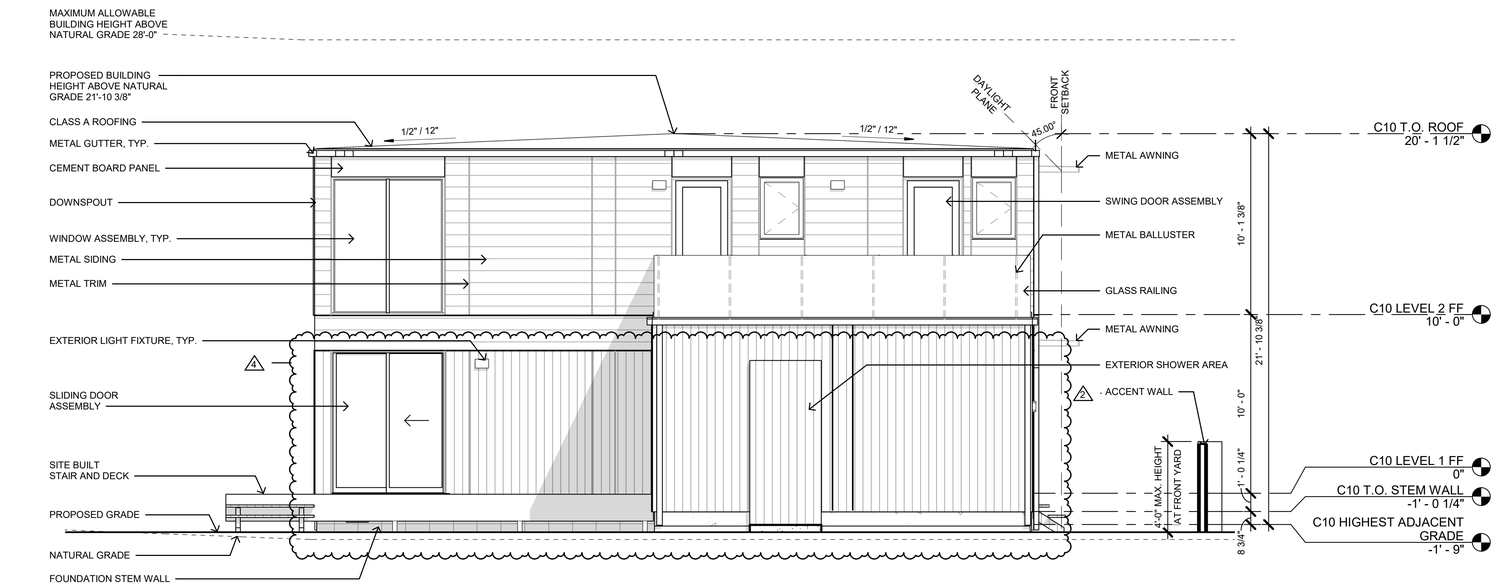
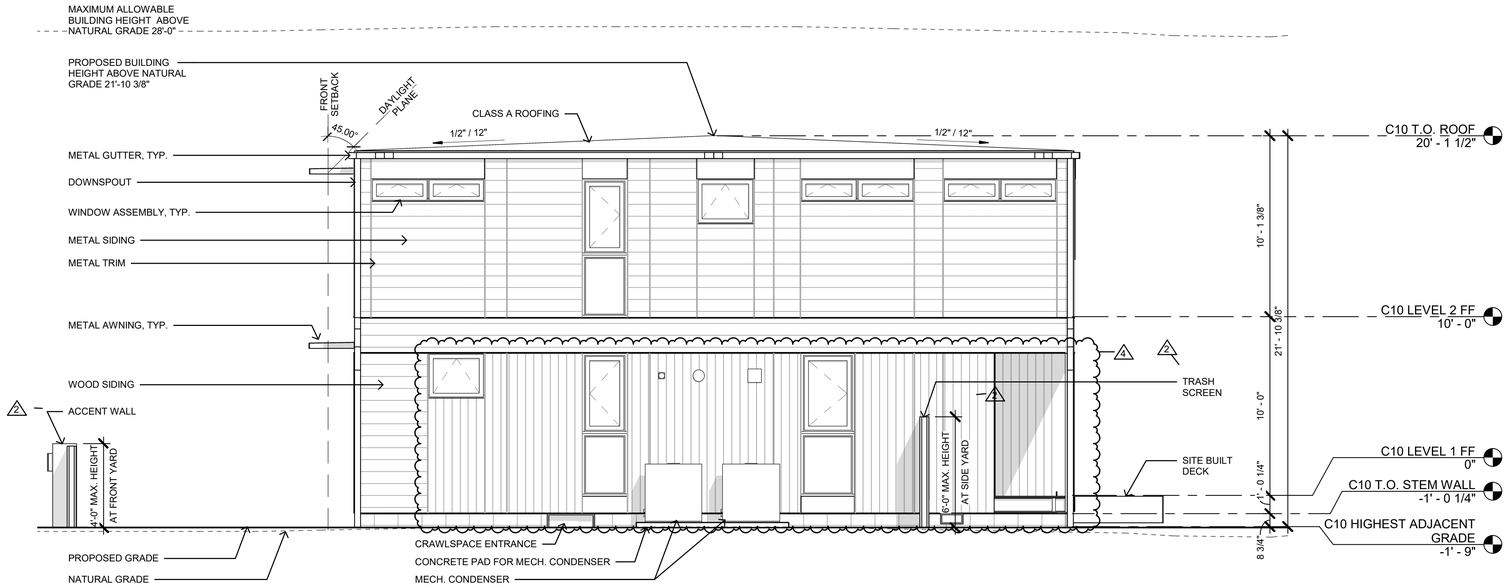


2 WEST ELEVATION C10 + CG

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



1 EAST ELEVATION C10 + CG

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

EXT. MATERIAL LEGEND

NOTE:
REFER TO DR-6.0 FOR FINISH MATERIAL COLOR AND TEXTURE

- WOOD SIDING
- METAL SIDING
- CEMENT BOARD PANEL

KEY PLAN

HUARD RESIDENCE

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4	11/16/23	COASTAL DESIGN REVIEW REV 4

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
EXTERIOR ELEVATIONS C10+CG

SCALE

SHEET NO.
DR-3.1

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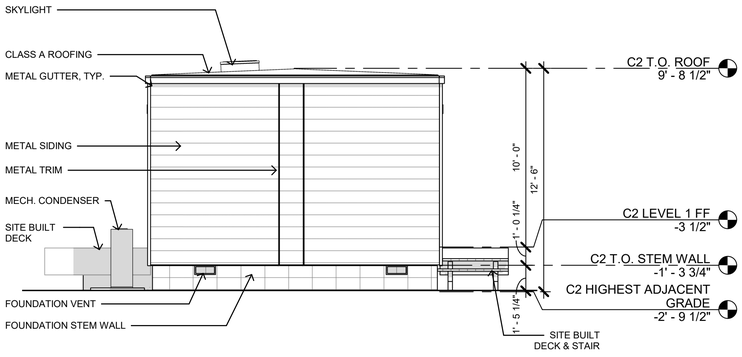
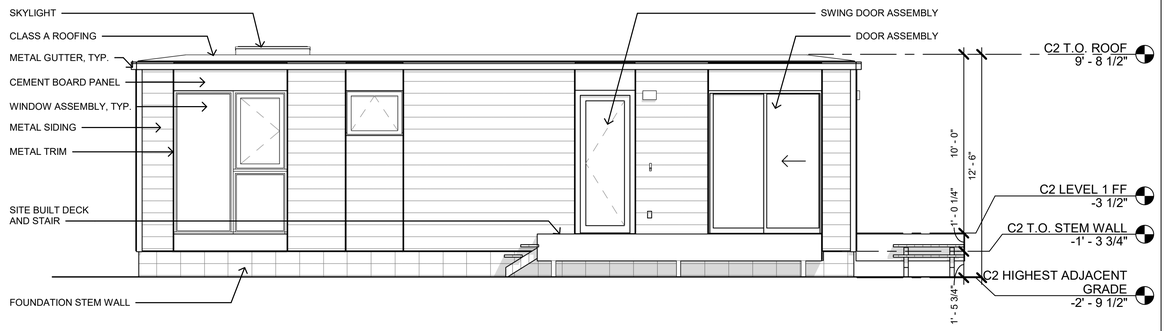


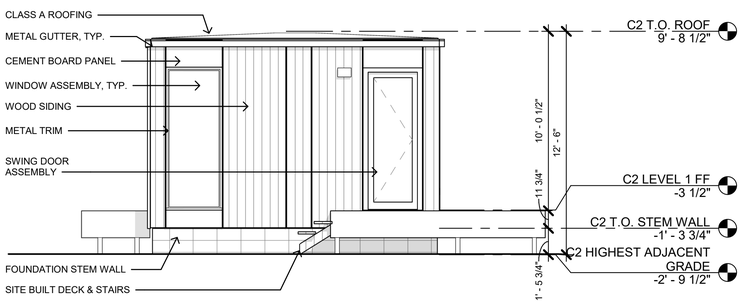
4 SOUTH ELEVATION C2

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



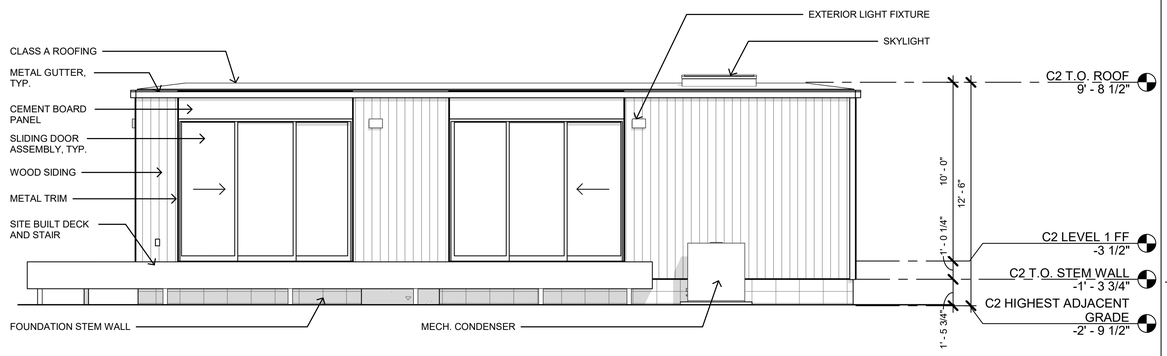
2 EAST ELEVATION C2

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



3 NORTH ELEVATION C2

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



1 WEST ELEVATION C2

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

SHEET NOTES

EXT. MATERIAL LEGEND

NOTE:
REFER TO DR-6.0 FOR FINISH MATERIAL COLOR AND TEXTURE

- WOOD SIDING
- METAL SIDING
- CEMENT BOARD PANEL

KEY PLAN

HUARD RESIDENCE

121 MAGELLAN AVE, HALF
MOON BAY, CA 94019

CONNECT HOMES

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SHEET SET

PROJECT NAME

HUARD RESIDENCE

PROJECT NUMBER

22-0032

DESCRIPTION

EXTERIOR ELEVATIONS C2

SCALE

SHEET NO.

DR-3.2

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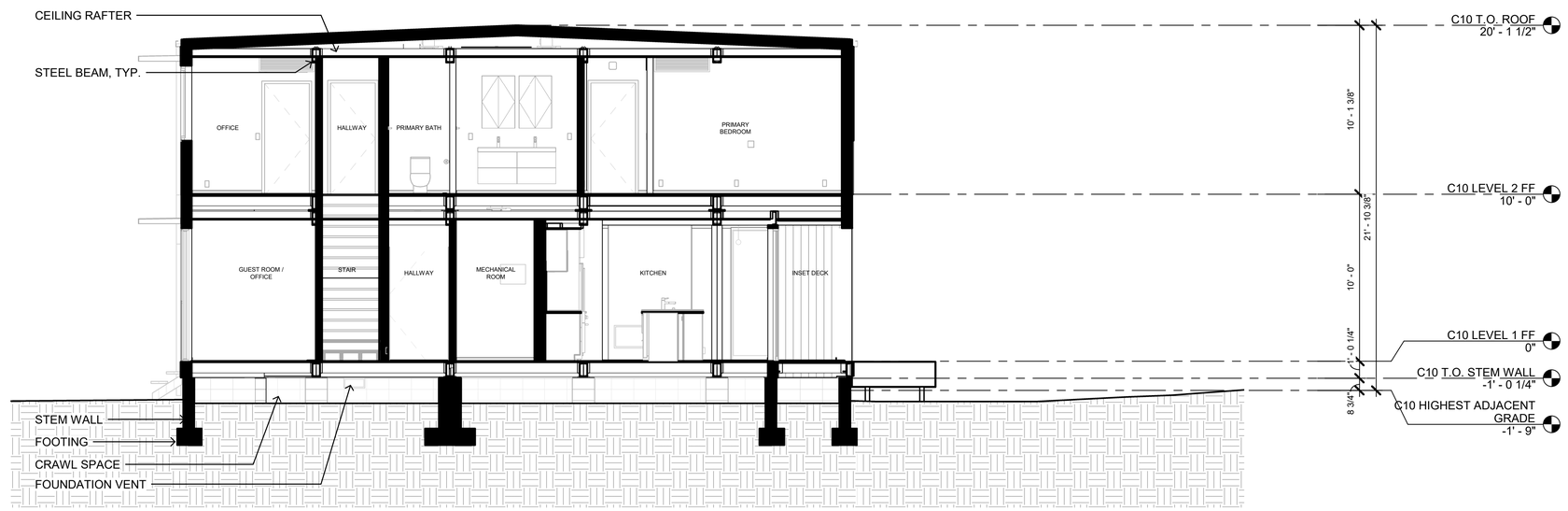

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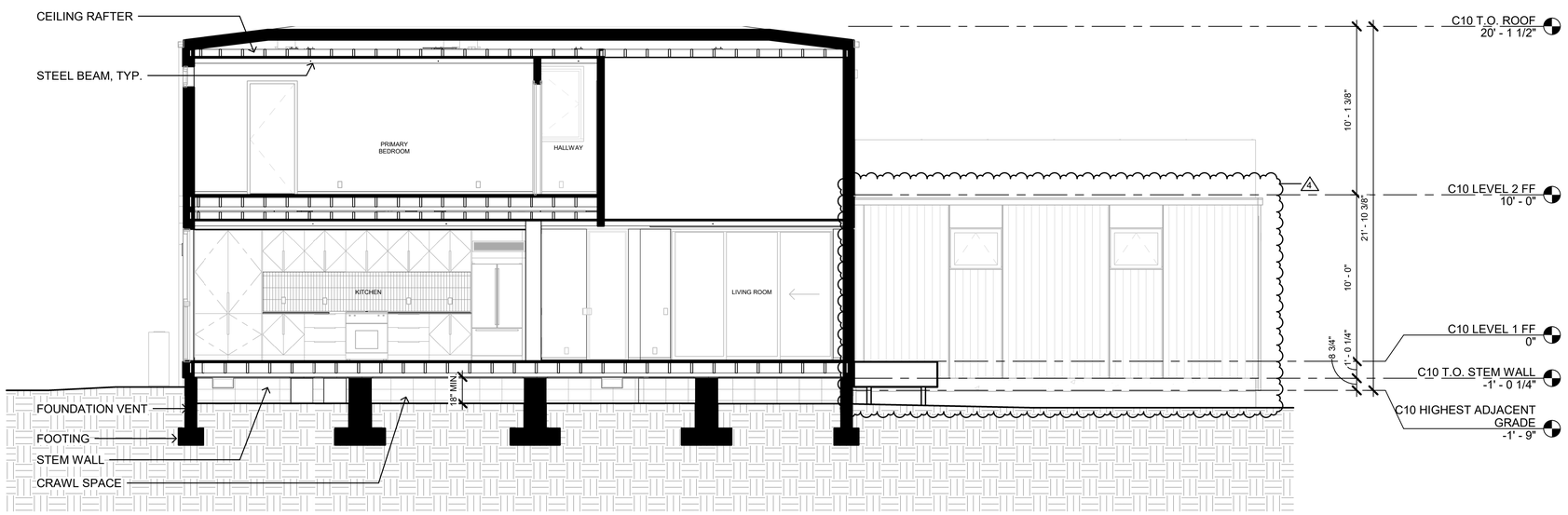
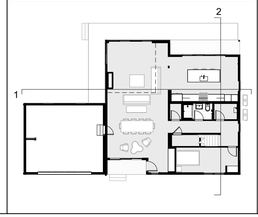


1 SECTION C10
SCALE: 1/4" = 1'-0"

SHEET

GENERAL

KEY PLAN



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CONNECT HOMES

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ISSUANCE

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
SECTIONS C10

SCALE

SHEET NO.
DR-4.1

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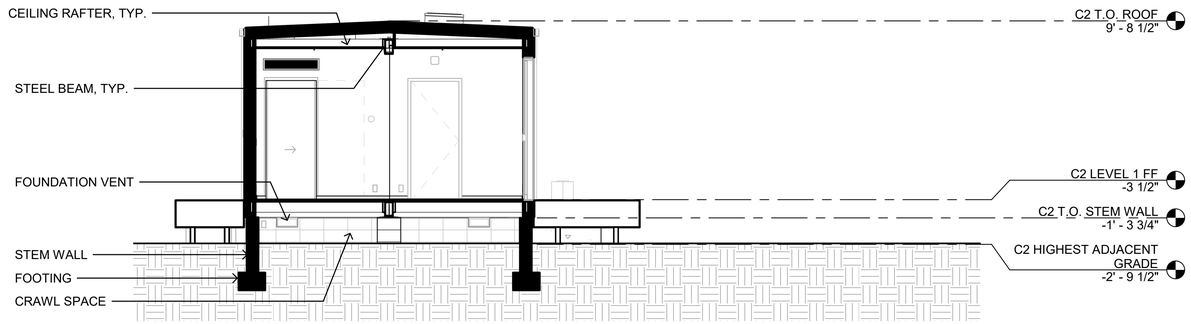
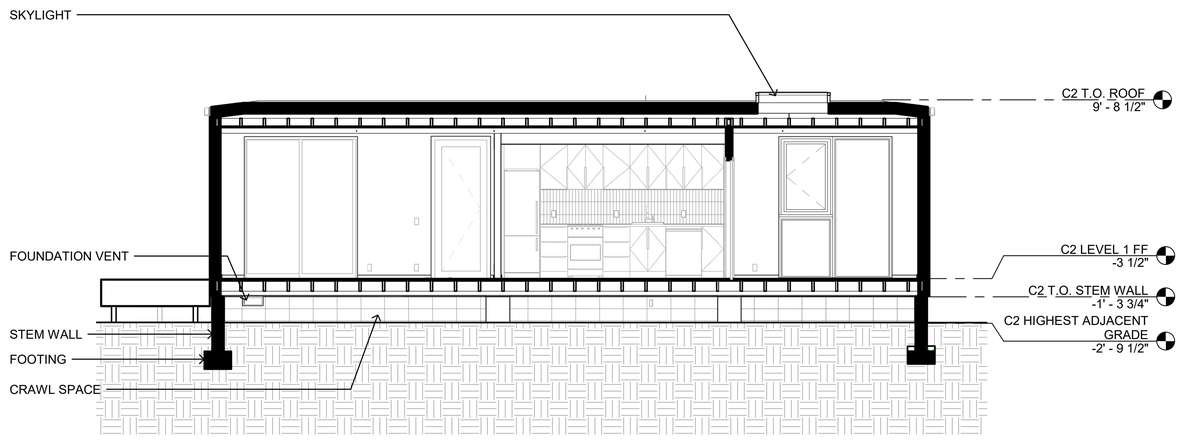


2 SECTION C2

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



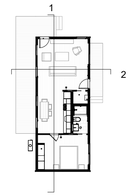
1 SECTION C2

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

SHEET

GENERAL

KEY PLAN



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SHEET SET

PROJECT NAME

HUARD RESIDENCE

PROJECT NUMBER

22-0032

DESCRIPTION

SECTIONS C2

SCALE

SHEET NO.

DR-4.2

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COURTYARD PERSPECTIVE
SCALE: NTS

NORTH WEST PERSPECTIVE
SCALE: NTS

ENTRY WALKWAY PERSPECTIVE
SCALE: NTS

SOUTH WEST PERSPECTIVE
SCALE: NTS

HUARD RESIDENCE

121 MAGELLAN AVE, HALF MOON BAY, CA 94019

CONNECT HOMES

304 South Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

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	1/20/23	COASTAL DESIGN REVIEW
1	05/31/23	COASTAL DESIGN REVIEW REV 1
4	11/16/23	COASTAL DESIGN REVIEW REV 4

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
PERSPECTIVE VIEWS

SCALE

SHEET NO.
DR-5.0

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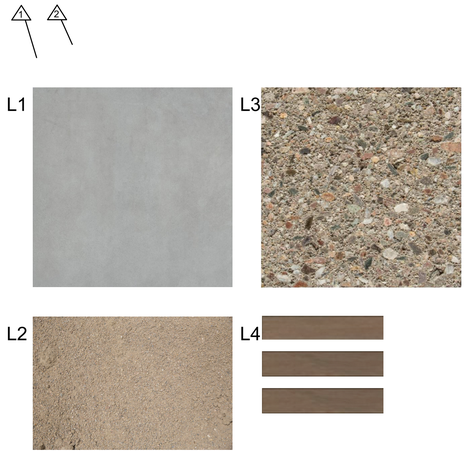
FINISH MATERIALS

SCALE: NTS



LANDSCAPE MATERIALS

SCALE: NTS

RENDERED ELEVATION

SCALE: NTS

FINISH MATERIALS

1 - METAL SIDING
MFGR: TAYLOR METAL PRODUCTS
TYPE: CORRUGATED METAL SIDING PANEL
PAINT MFGR: KYNAR COATED (MANUFACTURER FINISH)
PAINT COLOR: GLACIER WHITE SRI-85

2 - WOOD SIDING
WOOD: WESTERN RED CEDAR
GRADE: STK
DRESSING: SMOOTH
STAIN MFGR: SHERWIN WILLIAMS
POLYURETHANE SEMI-TRANSPARENT
STAIN COLOR: HARBOR MIST

3 - CEMENT BOARD PANEL
MFGR: HARDIE PANEL
COLOR: SHERWIN WILLIAMS BLACK

4 - ALUMINUM DOOR & WINDOW FRAMING
TYPE/FINISH: ALL WEATHER SERIES
COLOR: DARK BRONZE ANODIZED

5 - INSULATED GLASS

6 - WALL MOUNTED LIGHT FIXTURE
MFGR: HINKLEY
TYPE: ATLANTIS LED OUTDOOR WALL LANTERN
COLOR: SATIN BLACK

7 - GARAGE DOOR
MFGR: CLOPAY
TYPE: AVANTE AX
FRAME COLOR: BLACK ANNODIZED ALUMINUM
GLASS: FROSTED GLASS DOOR

8 - METAL TRIM
COLOR: SHERWIN WILLIAMS, TO MATCH MATERIAL 1

9 - GUTTER, DOWNSPOUT
COLOR: SHERWIN WILLIAMS, BLACK

10 - METAL AWNING
COLOR: SHERWIN WILLIAMS, BLACK

11 - GLASS PANEL RAILING WITH METAL

LANDSCAPE MATERIALS

L1 - CONCRETE WALKWAY & DRIVEWAY PAVER
FINISH: BRUSHED
COLOR: AS DEPICTED

L2 - CRUSHER FINES PATHWAY
COLOR: AS DEPICTED (NATURAL VARIATION DUE TO ROCK SOURCE)

L3 - CMU ACCENT WALL
MFGR: ECHELON
FINISH: PEBBLE BEACH

L4 - ACCENT WALL FENCING
COLOR: TO MATCH MATERIAL 2

HUARD RESIDENCE

121 MAGELLAN AVE, HALF
MOON BAY, CA 94019

CONNECT HOMES

304 South Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

SEAL / SIGNATURE

ISSUANCE

Rev. No.	Date	Description
	1/20/23	COASTAL DESIGN REVIEW
1	05/31/23	COASTAL DESIGN REVIEW REV 1
2	08/07/23	COASTAL DESIGN REVIEW REV 2

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
MATERIALS, FINISHES + LIGHTING

SCALE

SHEET NO.
DR-6.0

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MOON BAY, CA 94019

CONNECT HOMES

304 South Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

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ISSUANCE

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
REFERENCE IMAGES

SCALE
1/4" = 1'-0"

SHEET NO.
DR-6.1

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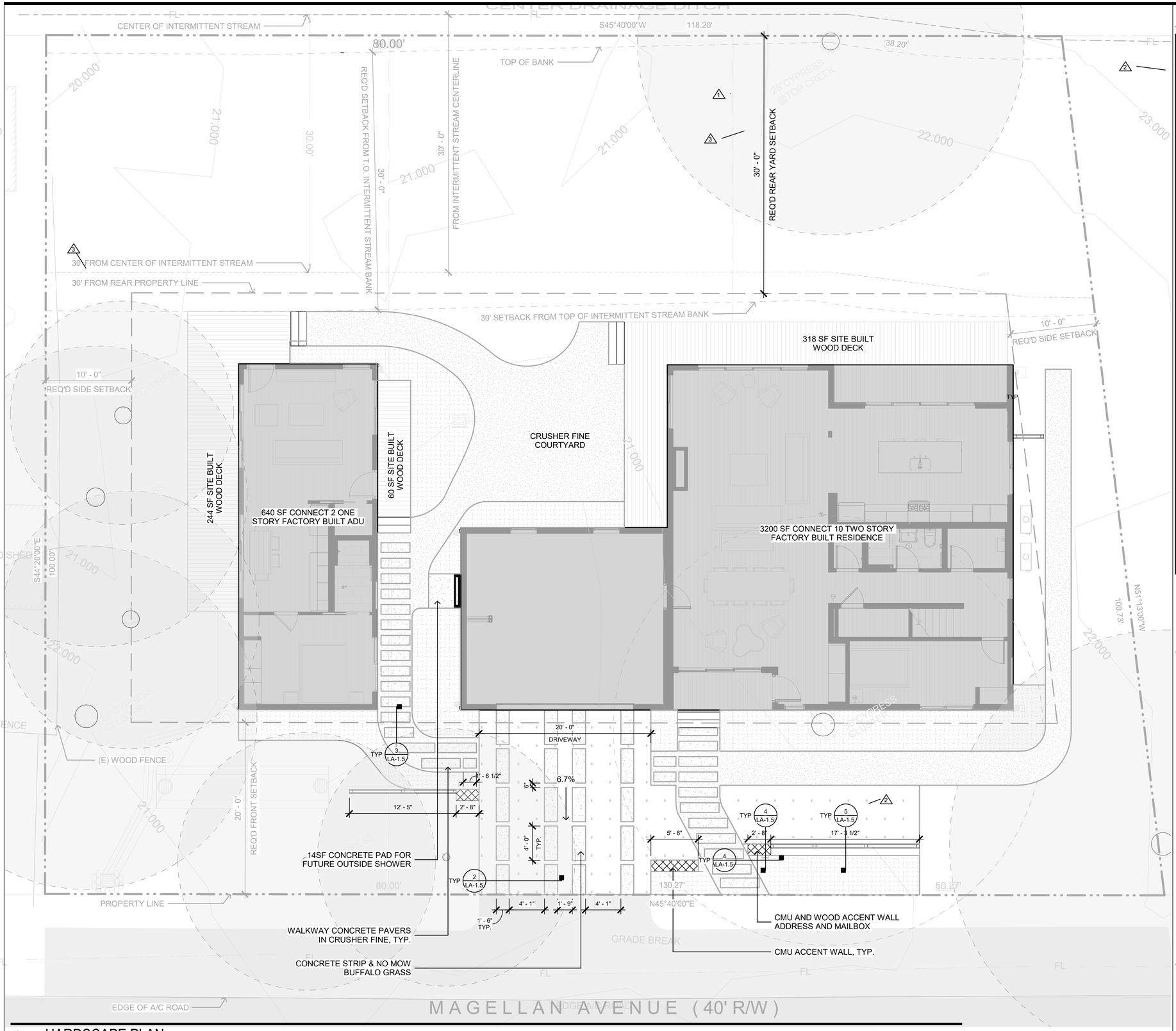

1 HARDSCAPE PLAN
SCALE: 3/16" = 1'-0"

LANDSCAPE LOT AREAS

TOTAL LOT AREA	12,424SF	
	PERMITTED (SF)	**PROPOSED (SF)**
LOT COVERAGE (HOUSE)	3727 SF = 30%	2780 SF = 22%
LOT COVERAGE (HARDSCAPE OVER 18")		
IMPERVIOUS AREA	1,170 SF (MAX.)	1,080 SF
LANDSCAPE AREA (TOTAL)	8,697 SF (MIN. 70%)	2910 SF
NATIVE/EXISTING LANDSCAPE	NOT IRRIGATED	2872 SF
NO MOW BUFFALO GRASS (TOTAL)	2503 SF = (MAX. 25% LANDSCAPE)	512 SF
FRONT YARD		
DRIVEWAY AREA (CONCRETE)		118 SF
WALKWAY (CONCRETE PAVER)		120 SF
WALKWAY (CRUSHER FINES)		274 SF
DETENTION TANK		100 SF
SOFT LANDSCAPING AREA (GARDEN BEDS)		410 SF
NO MOW BUFFALO GRASS		200 SF
DRIVEWAY NO MOW BUFFALO GRASS		312 SF
NATIVE/EXISTING LANDSCAPE	NOT IRRIGATED	1,319 SF
FRONT YARD LANDSCAPING AREA		**1395SF**
BACKYARD (REAR)		
HARDSCAPE AREA (WOOD DECK/STAIRS)		475 SF
WALKWAY (CONCRETE PAVER)		57 SF
WALKWAY (CRUSHER FINES)		496 SF
SOFT LANDSCAPING AREAS (GARDEN BEDS)		268 SF
NATIVE/EXISTING LANDSCAPE	NOT IRRIGATED	351 SF
BACKYARD LANDSCAPING AREA		**1224 SF**
SIDEYARDS		
HARDSCAPE AREA (WOOD DECK)		210 SF
WALKWAY CRUSHER FINES		120 SF
SOFT LANDSCAPING AREA (GARDEN BEDS)		N/A
NATIVE/EXISTING LANDSCAPE	NOT IRRIGATED	1021 SF
SIDE YARD LANDSCAPING AREA		**294 SF**

LEGEND

MATERIALS

- MULCH FOR GARDEN BEDS
- NO MOW BUFFALO GRASS
- CRUSHER FINES
- CONCRETE
- WOOD DECK

DETAIL LEGEND

- LANDSCAPE DETAIL

NOTES

SEE SHEET DR-6.0 FOR WALKWAY AND DRIVEWAY MATERIAL SAMPLES

HUARD RESIDENCE

121 MAGELLAN AVE, HALF MOON BAY, CA 94019

CONNECT HOMES

304 S Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

ISSUANCE

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2	08/07/23	COASTAL DESIGN REVIEW REV 2
3	08/30/23	COASTAL DESIGN REVIEW REV 3

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
HARDSCAPE PLAN

SCALE

NORTH ARROW
North

SHEET NO.
LA-1.1

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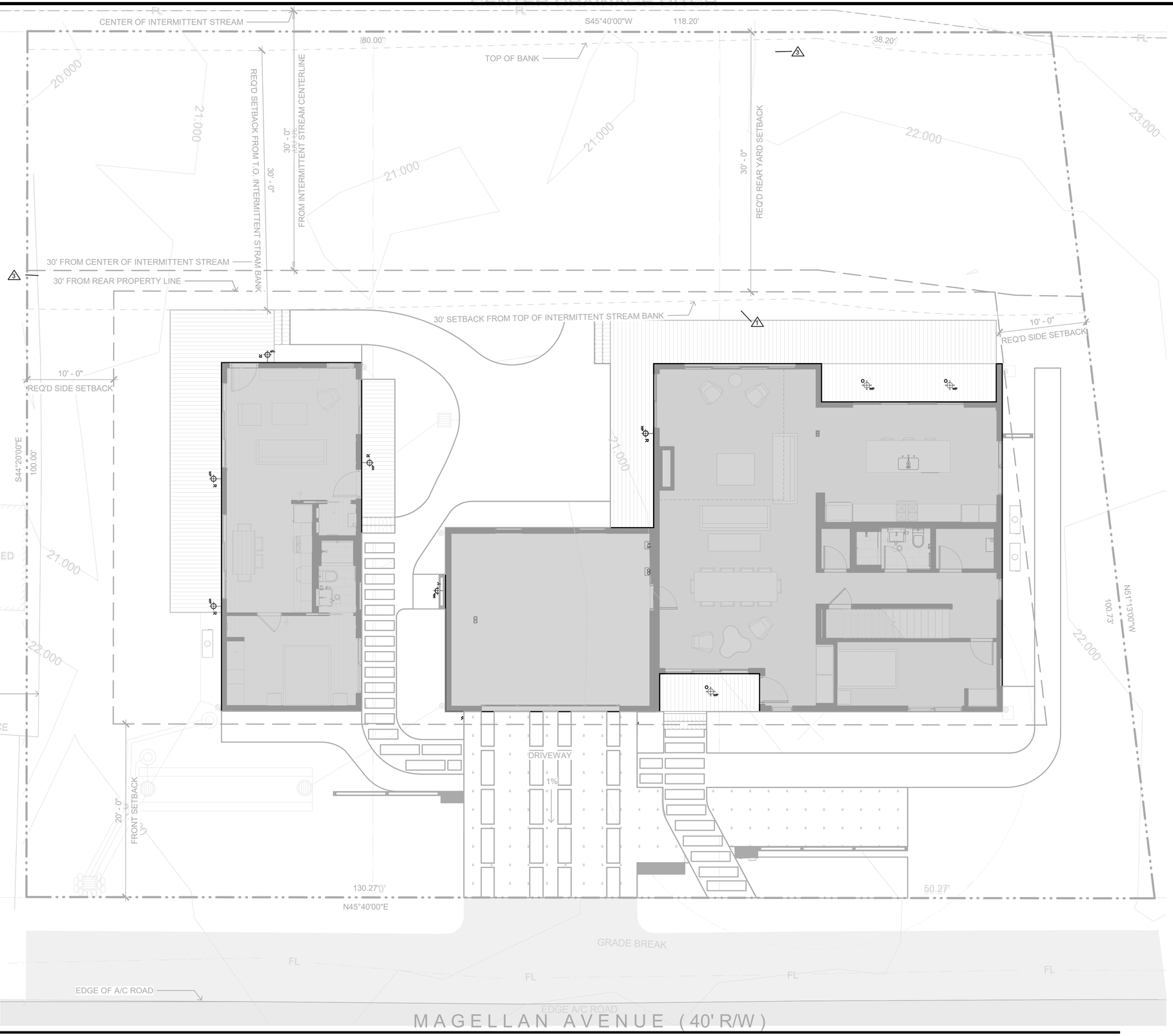

1 LANDSCAPE LIGHTING PLAN

SCALE: 3/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

- SEE SHEET DR-6.O - MATERIALS AND FINISHES, FOR LIGHTING ARCHITECTURAL EXTERIOR LIGHTING SPECIFICATIONS

LEGEND

WP R — WALL MOUNTED LIGHT FIXTURE - EXTERIOR WATERPROOF

O WP — CEILING MOUNTED - EXTERIOR WATERPROOF

HUARD RESIDENCE

121 MAGELLAN AVE, HALF
MOON BAY, CA 94019

CONNECT HOMES

304 S Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

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3	08/30/23	COASTAL DESIGN REVIEW REV 3

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
LIGHTING PLAN

SCALE

NORTH ARROW
North

SHEET NO.
LA-1.2

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CENTER DRAINAGE DITCH

CENTER OF INTERMITTENT STREAM

TOP OF BANK

S45°40'00"W 118.20'

80.00'

38.20'

28"CYPRESS @TOP CREEK

REQ'D SETBACK FROM T.O. INTERMITTENT STRAM BANK

30' - 0"

FROM INTERMITTENT STREAM CENTERLINE

30' - 0"

REQ'D REAR YARD SETBACK

WOOD SHED

20.000

21.000

21.000

21.000

22.000

23.000

AA, TYP.
ES, TYP.
HV, TYP.
FI, TYP.
AG, TYP.

WASTE AND RECYCLING ENCLOSURE

30' FROM CENTER OF INTERMITTENT STREAM

30' FROM REAR PROPERTY LINE

30' SETBACK FROM TOP OF INTERMITTENT STREAM BANK

CRUSHER FINE WALKWAY

SITE BUILT WOODEN DECK

10' - 0"
REQ'D SIDE SETBACK

10' - 0"
REQ'D SIDE SETBACK

CRUSHER FINE COURTYARD

SITE BUILT WOODEN DECK

S44°20'00"E 100.00'

WOOD SHED

21.000

22.000

(E) TREES TO BE REMOVED

N51°13'00"W 100.73'

WOOD FENCE (E)

WOOD FENCE

22.000

CRUSHER FINE WALKWAY

4' - 0"

NO MOW BUFFALO GRASS

NO MOW BUFFALO GRASS

NO MOW BUFFALO GRASS

20' - 0"
FRONT SETBACK

130.27'0"
N45°40'00"E

50.27'

CONCRETE PAVERS, TYP.

CONCRETE OR CMU ACCENT WALL, TYP.

CONCRETE OR CMU AND WOOD ACCENT WALL ADDRESS AND MAILBOX

(E) TREE, TYP.

CM, TYP.

AF, TYP.

LA, TYP.

YF, TYP.

AM, TYP.

GRADE BREAK

EDGE OF A/C ROAD

EDGE A/C ROAD

MAGELLAN AVENUE (40' R/W)

1 LANDSCAPE PLAN
SCALE: 3/16" = 1'-0"

SHEET NOTES

GENERAL

1. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

2. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE OWNER WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENENCE.

3. CONTRACTORS MUST SEE THE SOIL REPORT TO FOLLOW THE RECOMENDATIONS OF THE LAB FOR SOIL PREPARATION

LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

-SEE SHEET LA-1.4 FOR PLANTING PLAN SCHEDULE

-SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION

HUARD RESIDENCE

121 MAGELLAN AVE, HALF MOON BAY, CA 94019

CONNECT HOMES

304 S Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

ISSUANCE

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
PLANTING PLAN

SCALE

NORTH ARROW
North

SHEET NO.
LA-1.3

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TREE	WUCOLS	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT - SPREAD	SPACING	COLOR	BLOOMS	CONTAINER SIZE	QTY.	SAMPLE IMAGE
AM	L	*Arbutus 'Marina'*	Marina Arbutus	H 25-40FT W 25-30FT	20FT	White - Pink	Spring	25 gal.	1	
AG	VL	*Arctostaphylos glauca*	Big Berry Manzanita	6-15FT	10FT	White - Pink	Winter	10 gal.	1	
PERENIALS	**WUCOLS**	**BOTANICAL NAME**	**COMMON NAME**	**MATURE HEIGHT - SPREAD**	**SPACING**	**COLOR**	**BLOOMS**	**CONTAINER SIZE**	**QTY.**	**SAMPLE IMAGE**
LA	VL	*Lupinus arboreus*	Coastal Bush Lupine	1-3FT	1.5FT	Yellow	Spring	3 gal.	12	
AF	L	*Anigozanthos flavidus*	Kangaroo Paw 'RED'	3-6FT	3FT	Red	Spring - Summer	5 gal.	6	
CM	L	*Coreopsis maritima*	Sea Dahlia	1-3FT	1.5FT	Yellow	Summer	3 gal.	7	
HV	L	*Heterotheca villosa*	Hairy Golden Aster	2-3FT	1.5FT	Yellow	Summer	3 gal.	5	
ES	L	*Epilobium septentrionale*	California Fuchsia	1-3FT	1.5FT	Red	Summer	3 gal.	5	
DESERT/ SUCCULENTS	**WUCOLS**	**BOTANICAL NAME**	**COMMON NAME**	**MATURE HEIGHT - SPREAD**	**SPACING**	**COLOR**	**BLOOMS**	**CONTAINER SIZE**	**QTY.**	**SAMPLE IMAGE**
AA	L	*Agave spp*	Agave Foxtail	3-5FT	3FT	N/A	N/A	5 gal.	3	
YF	L	*Yucca filamentosa*	Yucca	3-5FT	3FT	White	Summer	5 gal.	1	
GRASS	**WUCOLS**	**BOTANICAL NAME**	**COMMON NAME**	**MATURE HEIGHT - SPREAD**	**SPACING**	**COLOR**	**BLOOMS**	**CONTAINER SIZE**	**QTY.**	**SAMPLE IMAGE**
FI	VL	*Festuca idahoensis*	Idaho Fescue	1-5FT	1.5FT	N/A	N/A	1 gal.	16	
GROUNDCOVER	**WUCOLS**	**BOTANICAL NAME**	**COMMON NAME**	**MATURE HEIGHT - SPREAD**	**SPACING**	**COLOR**	**BLOOMS**	**CONTAINER SIZE**	**QTY.**	**SAMPLE IMAGE**
BG	L	*Bouteloua gracilis*	UC Verde Buffalo Grass	N/A	1FT	N/A	N/A	1 qt.	N/A	

PLANTING SCHEDULE

SCALE: NTS

JOB CONDITIONS:
Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.
Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.
Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:
Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect or Designer. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety. All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted. Site water shall be verified by Contractor prior to submission of bids. The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

TREES:
The most critical factor for selecting a healthy tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree, Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia caraiba excluded), but must be intact with apical (leading) bud.
Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4".
Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material.
Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves.
10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:
Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

RELOCATED TREES:
These trees may not conform to grades and standards, yet do have quality criteria which effect the health, longevity and safety of the tree (and person which may contact tree). This is NOT meant to be a guideline for transplanting trees, but rather the criteria by which relocated trees will meet Town, County, State or governing agency guidelines. Trees which require excessive pruning should NOT be used. Damaged or dead relocated trees will be replaced with appropriate number of caliper inches and species equal to relocated or dead tree, as approved by the Landscape Architect.
No more than 20% of the foliage should be removed for any reason. Trees should be corrected for any structural defects, touching branches, dead or rotting wood, V-shaped branching or branching which may effect human safety issues post relocation. Topping a relocated tree is not acceptable. Damage to the trunk/branches will not exceed 10% of the trunk diameter and 2" in height.
Any major limb or canopy pruning will be qualified and performed by a Certified Arborist.

IRRIGATION
Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by owner and Landscape Architect.

MATERIALS LIST:
Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:
No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

MEASUREMENTS:
Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade.
Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.
Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:
100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:
All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:
A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

SOIL:
For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.

TURF:
All turf shall be installed in such a manner that there is an even surface, staggered pattern. Turf will be green in color and in good health. NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

STAKING:
Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:
Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval.
Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis.
Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of backfill, per manufacturer's recommendations.
All shall comply with the State of California fertilizer laws.

CLEANUP:
Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

IRRIGATION INSPECTION:
An irrigation audit report shall be completed at the time of final inspection.

COMPLETION:
A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed contractor for the project.

HUARD RESIDENCE
121 MAGELLAN AVE, HALF MOON BAY, CA 94019

CONNECT HOMES
304 S Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

ISSUANCE

Rev. No.	Date	Description

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
PLANTING PLAN SCHEDULE

SCALE

SHEET NO.
LA-1.4

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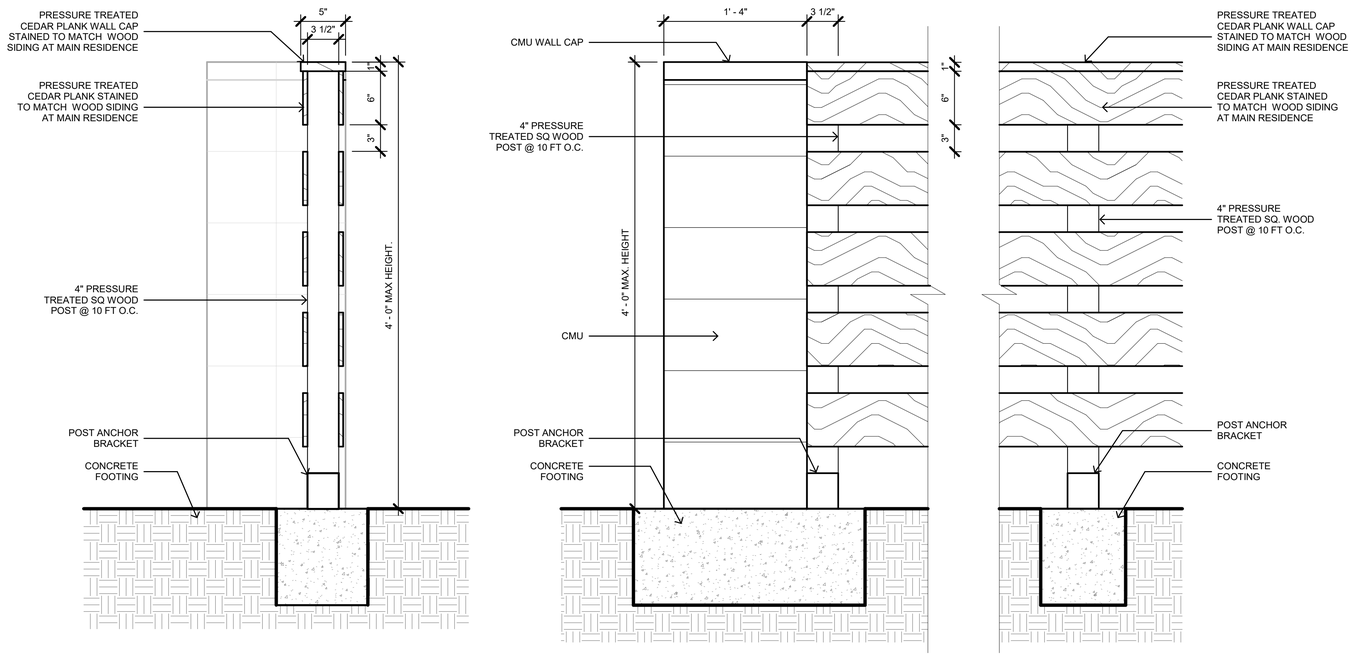
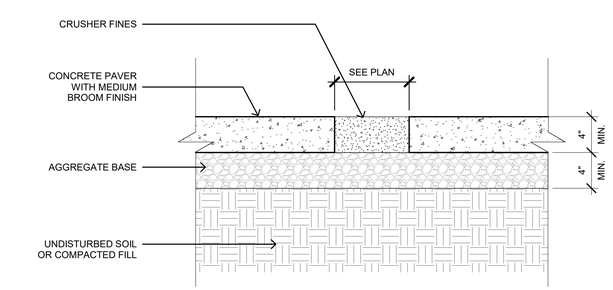


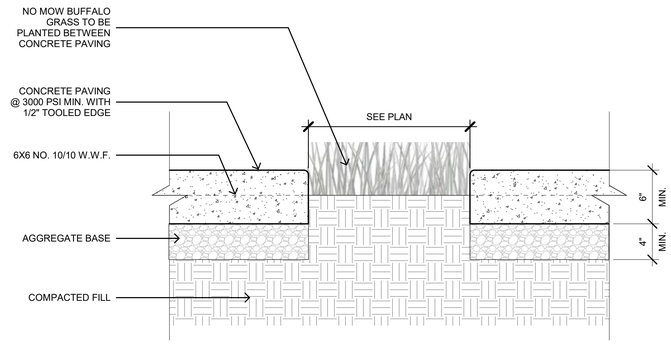
5 WOOD ACCENT WALL

SCALE: 1 1/2" = 1'-0"



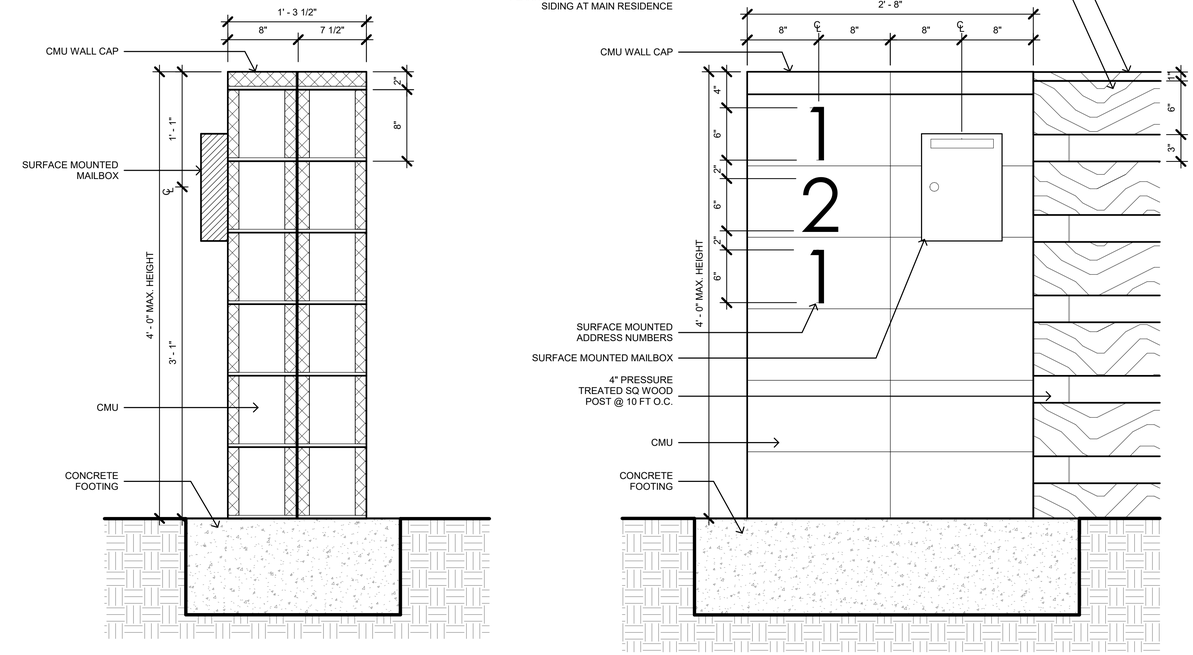
3 CONCRETE WALKWAY

SCALE: 1 1/2" = 1'-0"



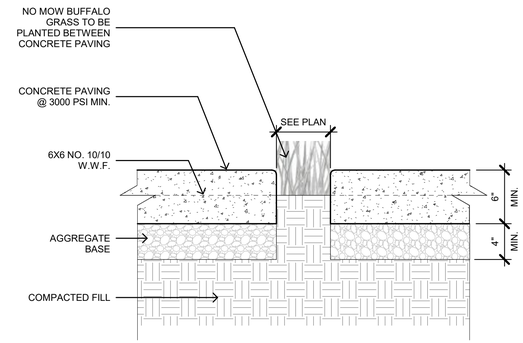
2 CONCRETE DRIVEWAY WITH NO MOW GRASS 2

SCALE: 1 1/2" = 1'-0"



4 MAILBOX & ADDRESS ACCENT WALL

SCALE: 1 1/2" = 1'-0"



1 CONCRETE DRIVEWAY WITH NO MOW GRASS

SCALE: 1 1/2" = 1'-0"

HUARD RESIDENCE

121 MAGELLAN AVE, HALF MOON BAY, CA 94019

CONNECT HOMES

304 S Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

ISSUANCE

Rev. No.	Date	Description
	01/20/23	COASTAL DESIGN REVIEW
1	05/31/23	COASTAL DESIGN REVIEW REV 1
2	08/07/23	COASTAL DESIGN REVIEW REV 2

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SHEET SET

PROJECT NAME

HUARD RESIDENCE

PROJECT NUMBER

22-0032

DESCRIPTION

LANDSCAPE DETAILS & NOTES

SCALE

SHEET NO.

LA-1.5

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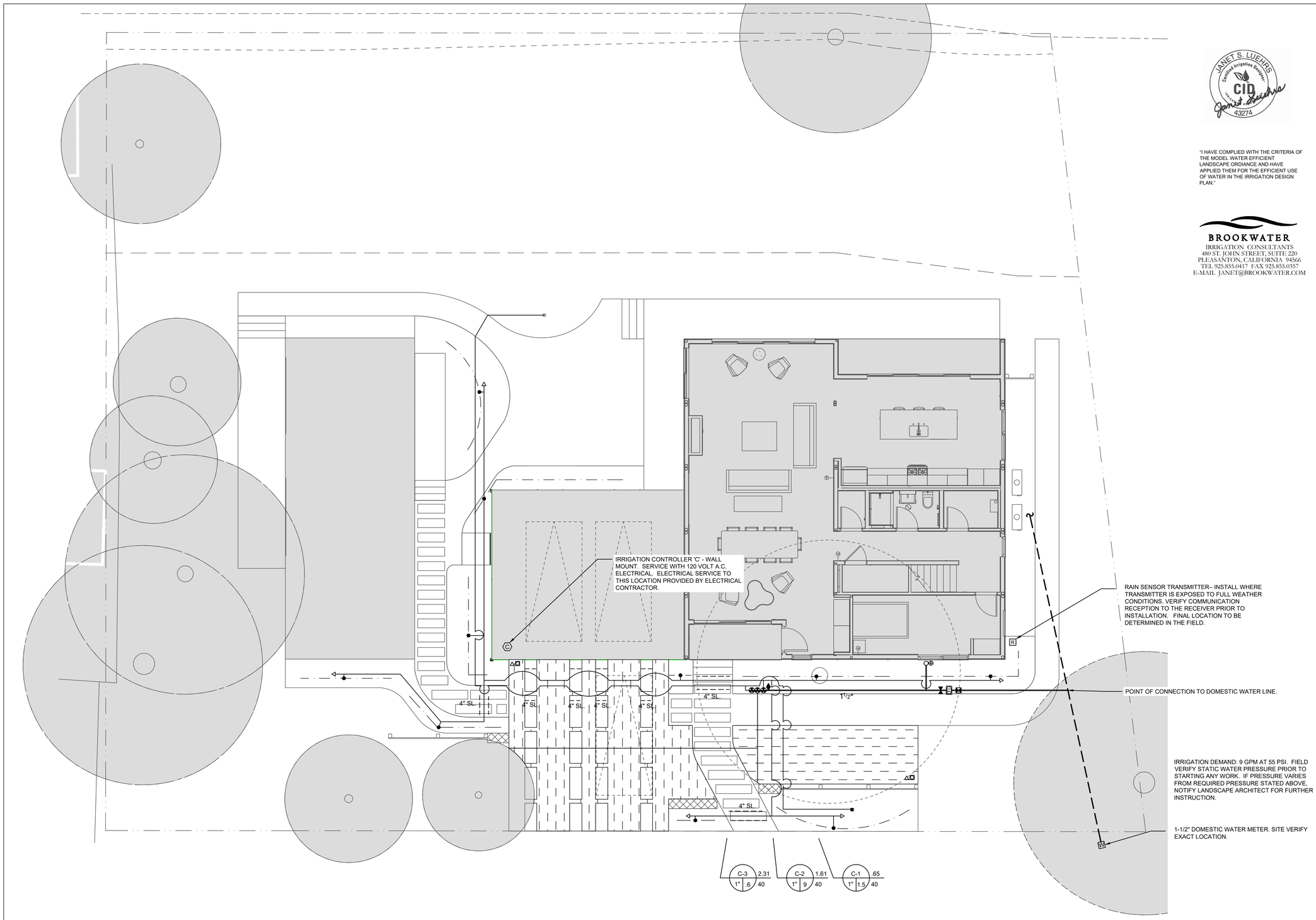

1 IRRIGATION PLAN
SCALE: 3/16" = 1'-0"

"I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDIANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."

BROOKWATER
IRRIGATION CONSULTANTS
480 ST. JOHN STREET, SUITE 220
PLEASANTON, CALIFORNIA 94566
TEL 925.855.0417 FAX 925.855.0357
E-MAIL JANET@BROOKWATER.COM

HUARD RESIDENCE

121 MAGELLAN AVE, HALF MOON BAY, CA 94019

CONNECT HOMES
304 S Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

ISSUANCE

Rev. No.	Date	Description
	11/11/2022	DESIGN REVIEW

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
IRRIGATION PLAN

SCALE
3/16" = 1'-0"

SHEET NO.
IR-1

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IRRIGATION NOTES

1. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.

2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO THEIR WORK.

3. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.

4. PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER. TRENCHES SHALL BE AMPLE SIZE TO PERMIT THE PIPES TO BE LAID AT THE ELEVATIONS INTENDED AND TO PERMIT SPACE FOR JOINING.

5. CONTRACTOR SHALL RESTORE SURFACES, EXISTING UNDERGROUND INSTALLATIONS, ETC., DAMAGED OR CUT AS A RESULT OF EXCAVATIONS, TO ORIGINAL CONDITIONS IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE.

6. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. COORDINATE WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.

8. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL WORK AND PLAN WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.

9. ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. IRRIGATION CONTROL WIRE SHALL BE #14, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 U.L. APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE.

10. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.

11. REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED. ATTACH A LABEL TO CONTROL WIRE AT THE CONTROLLER AND ATTACH AN ID TAG AT EACH REMOTE CONTROL VALVE INDICATING CONTROLLER AND STATION NUMBER.

12. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.

13. WIRE CONNECTORS SHALL BE 3M-DBR/Y-6 DIRECT BURY UNLESS OTHERWISE NOTED.

14. INSTALL TWO (2) SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

15. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE.

16. INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, LAWN, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.

17. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

18. LOCATE QUICK COUPLING VALVE 12" FROM HARDSCAPE AREA.

19. THOROUGHLY FLUSH MAIN LINE BEFORE INSTALLING VALVES.

20. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR. FOR DRIP OR BUBBLER CIRCUITS, INSTALL KING BROS. CV SERIES CHECK VALVES IN LATERAL LINES FOR EVERY 10' OF ELEVATION CHANGE.

21. ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION, BUBBLERS AND DRIP TUBING. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES.

22. NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS/HER INSTRUCTIONS ARE OBTAINED.

23. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

24. ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCH AND FREE OF ROCKS AND OTHER FOREIGN COURSE MATERIAL. COMPACT BACKFULL TO A MINIMUM OF 90 PERCENT OF ORIGINAL SOIL DENSITY. REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK.

25. CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.

26. ALL CONSTANT PRESSURE PIPES SHALL BE TESTED AT A MINIMUM OF 125 PSI FOR TWO HOURS. CENTER LOAD PIPING WITH A SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTINGS SHALL BE COVERED. REPAIR FAULTY JOINTS WITH NEW MATERIALS. DO NOT USE CEMENT OR CAULKING TO REPAIR LEAKS.

27. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE 2 INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN 24 HOURS; WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

28. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

29. IRRIGATION DEMAND: REFER TO IRRIGATION POINTS OF CONNECTION.

30. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.

31. NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

32. NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.

33. AT LEAST 10 DAYS PRIOR TO COMPLETION OF CONSTRUCTION, PROVIDE THE OWNER WITH A MAINTENANCE MANUAL. DATA SHALL BE ON 8 1/2" X 11" SHEETS, IN A 3-RING BINDER AND SHALL INCLUDE:
- INDEX SHEET WITH CONTRACTOR'S CONTACT INFORMATION AND LIST OF EQUIPMENT WITH LOCAL MANUFACTURER'S REPRESENTATIVES.
- CATALOG AND PARTS SHEET OF ALL MATERIAL AND EQUIPMENT.
- COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT.
- COMPLETE AND DATED MANUFACTURER'S WARRANTIES.

35. AT COMPLETION OF MAINTENANCE PERIOD, PROVIDE OWNER WITH THREE (3) EACH OF ALL OPERATING AND SERVICING KEYS AND WRENCHES REQUIRED FOR COMPLETE MAINTENANCE AND OPERATION OF ALL HEADS AND VALVES. PROVIDE TWO (2) EACH OF KEYS AND HOSE SWIVELS FOR QUICK COUPLERS AND KEYS TO CONTROLLER CABINETS.

36. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

37. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

38. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

39. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	FLOW RATE (GPM)	DETAIL #
NOT SHOWN	T-DPC04-DC, T-DPC02-DC	TORO NGE SINGLE OUTLET EMITTER	40	1 GPH, 1/2 GPH	15
●	-	COMPRESSION FITTING STUB-OUT FROM PVC RIGID PIPE TO POLY TUBING			14
△	T-FCH-H-FIPT	TORO DL2000 FLUSH VALVE			12
NOT SHOWN	T-YD-500-34	TORO DL2000 AIR VENT			13
◘	T-DL-MP9	TORO DL2000 POP-UP OPERATION INDICATOR			11
⊛	DZK-700 / LT-1000-T	TORO DRIP ZONE VALVE KIT - INCL. REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN, AND PRESET PRESSURE REGULATOR / NDS SCH 80 PVC BALL VALVE			3
◆	100-2SLLVC/075-MHS	TORO QUICK COUPLING VALVE WITH 3/4" HOSE SWIVEL			8
⋈	T-113-LF	NIBCO LEAD FREE GATE VALVE (LINE SIZE)			7
EBX	EZ001CX-CBV-100	EZ-FLO FERTILIZER INJECTOR. INSTALL IN 15"x10"x12" VALVE BOX			18
▬	975XL2-1"	WILKINS LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER			1
R	WR-CLIK	HUNTER RAIN SENSOR			10
C	HUNTER HC600-I	HUNTER 6 STATION WIFI CONTROLLER			2
C-1 / 1" / 15 / 1.6 / 30		CONTROLLER AND STATION NUMBER APPLICATION RATE (INCHES) OPERATING PRESSURE (PSI) APPROXIMATE GALLONS PER MINUTE REMOTE CONTROL VALVE SIZE			
———		MAIN LINE: 1120-SCHEDULE 40 PVC SOLVENT WELD PLASTIC PIPE WITH SCHEDULE 80 AND SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.			
———		LATERAL LINE: 1120-CLASS 200 PSI PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.			
- · - · - · -		DRIP TUBING: TORO T-EHD1645 BLUE STRIPE HOSE WITH TORO LOC-EZE FITTINGS. 4" COVER. DISTRIBUTION TUBING: TORO EHW0437-010 1/4" HOSE.			
- - - - -		SUB-SURFACE DRIPLINE: TORO DL2000 RGP-212-10 DRIPLINE WITH ROOT GUARD. USE ONLY DL2000 DRIPLINE TRI-LOC FITTINGS. 2" COVER. (12" EMITTER SPACING; 1 GPH PER EMITTER)			
- - - - -		SLEEVE (SL): 1120-CLASS 200 PVC PLASTIC PIPE. 24" COVER.			

DRIP IRRIGATION NOTES

1. THE CONTRACTOR SHALL PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS, AND GROUNDCOVER AS INDICATED ON THE IRRIGATION PLAN AND DETAILS.

2. EMITTERS ARE NOT SHOWN ON THE IRRIGATION PLAN. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD USING THE IRRIGATION PLAN AND THE DRIP IRRIGATION DETAILS AS A GUIDE, WHILE USING THE PLANTING PLAN FOR THE LOCATION AND QUANTITIES OF EMITTERS.

3. EACH 15 GALLON SHRUB SHALL RECEIVE THREE 1 GPH EMITTERS DISTRIBUTED EVENLY AROUND SHRUB (TWO SHALL BE ON UPHILL SIDE OF SHRUB), VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITY OF SHRUBS.

4. EACH 5 GALLON SHRUB SHALL RECEIVE TWO 1 GPH EMITTERS ON OPPOSITE SIDES AND UPHILL OF SHRUB, VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITY OF SHRUBS.

5. EACH 1 GALLON SHRUB SHALL RECEIVE TWO 1/2 GPH EMITTERS ON OPPOSITE SIDES AND UPHILL OF SHRUB, VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITY OF SHRUBS.

6. INSTALL THE EMITTERS ON TOP OF THE ROOT BALL AND AS FAR FROM THE TRUNK OF THE PLANT AS POSSIBLE.

7. DISTRIBUTION TUBING SHALL BE A MAXIMUM OF 5' IN LENGTH FROM ½" TUBING TO EMITTER. EACH LENGTH OF 1/2" DRIP TUBING SHALL BE A MAXIMUM OF 25'.

8. INSTALL FLUSH VALVES AT THE END OF THE RIGID PVC AS SHOWN ON PLANS.

9. ALL PVC LATERAL PIPE TO DRIP TUBING SHALL BE 3/4" UNLESS OTHERWISE NOTED.

10. THE DRIP EMITTER SYSTEM LAYOUT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION AND AFTER PLANTING HAS BEEN COMPLETED.

DRIPLINE NOTES

1. PLANS ARE DIAGRAMMATIC. INSTALL DRIPLINE AND COMPONENTS PER MANUFACTURERS INSTRUCTIONS AND INSTALLATION DETAILS.

2. INSTALL DRIPLINE A MAXIMUM OF 12" APART WITH EMITTERS TRIANGULARLY SPACED. INSTALL 2" FROM PERIMETER OF PLANTED AREA. THERE SHOULD BE A MINIMUM OF TWO DRIPLINE LATERALS IN EACH PLANTED AREA. DRIPLINE SHALL BE INSTALLED AT A CONSISTANT DEPTH THROUGHOUT THE CIRCUIT.

3. PLACE AIR/VACUUM RELIEF VALVES AT THE HIGHEST POINTS OF EACH ZONE AND JUST BELOW CHECK VALVES ON SLOPES. INSTALL ONE AIR/VACUUM RELIEF VALVE FOR EVERY 390' OF TOTAL DRIPLINE PER ZONE.

4. PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE EXHAUST HEADER OR AT LOW POINT ON SLOPES. INSTALL MINIMUM OF ONE FOR EVERY 15 GPM.

5. INSTALL IN-LINE CHECK VALVES ON SLOPES GREATER THAN 3% AND WHERE LOW-LINE DRAINAGE COULD CAUSE WET AREAS IN THE LOWEST AREAS OF AN IRRIGATION ZONE. CHECK VALVES SHALL BE PLACED EVERY 4-5 FEET BETWEEN DRIPLINE LATERALS AND BEFORE THE FLUSH VALVE.

6. ON ALL SLOPES AND MOUNDS, PLACE THE DRIPLINE LATERALS PARALLEL TO THE SLOPE CONTOUR WHERE POSSIBLE. INCREASE THE LATERAL SPACING BY 25% ON THE LOWER ONE-THIRD OF THE SLOPE TO AVOID EXCESS DRAINAGE.

7. PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):
- 0-8 GPM – 3/4"
- 8.1-15 GPM – 1"
- 15.1-25 GPM – 1 1/4"

8. FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIPLINE.

9. STAPLE DRIPLINE TO GROUND EVERY 3 FEET. USE ADDITIONAL STAPLES OVER EACH TEE, ELBOW OR CROSS. USE U-SHAPED STAPLES TO AVOID PINCHING THE DRIPLINE.

10. THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.

11. IN TURF OR NOW-MOW GRASS AREAS, A TEMPORARY OVERHEAD SPRAY SYSTEM WILL NEED TO BE PROVIDED UNTIL THE TURF SEED OR SOD IS ESTABLISHED. OVERHEAD WATERING CAN BE DISCONTINUED WHEN EDGES OF THE SOD CANNOT BE PULLED UP. RUN THE DRIPLINE SYSTEM SEVERAL TIMES DAILY IN ADDITION TO THE TEMPORARY OVERHEAD SYSTEM.

12. RUN THE DRIPLINE SYSTEM EVERY DAY OR EVERY OTHER DAY TO ESTABLISH PLANT MATERIAL. MAINTAIN A CONSISTENT MOISTURE BALANCE IN THE SOIL. IT IS IMPORTANT TO KEEP THE SOIL MOIST WITHOUT SATURATION.

JANET S. LUEHRS
California Irrigation Designer
CID
43274

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
IRRIGATION NOTES & LEGEND

SCALE

SHEET NO.
IR-2

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E-MAIL JANET@BROOKWATER.COM

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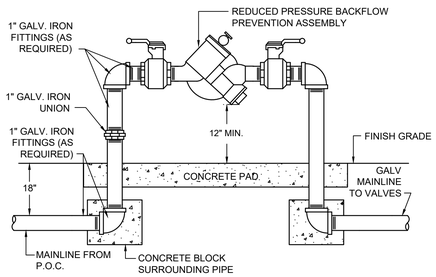
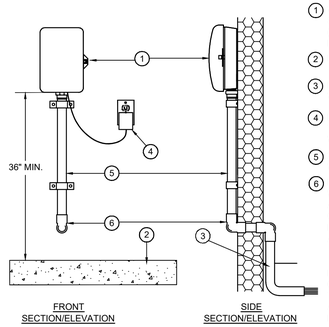
Certified Irrigation Designer
CID
43274

NOTE: EVENLY COAT METAL FITTINGS EXPOSED TO SOIL AND CONCRETE WITH 3M SCOTCHRAP PIPE PRIMER AND THEN WRAP WITH 3M SCOTCHRAP NO. 51 BLACK TAPE (3/4" OVERLAP). USE DIELECTRIC FITTINGS WHERE DISSIMILAR METALS COME INTO CONTACT.



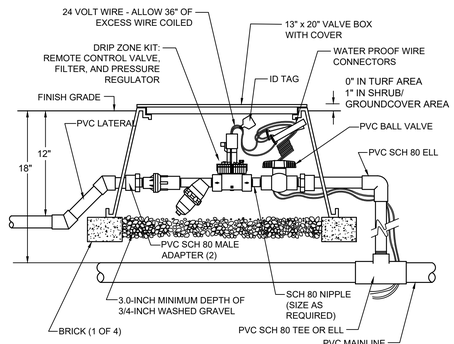
1 REDUCED PRESSURE BACKFLOW ASSEMBLY
NOT TO SCALE



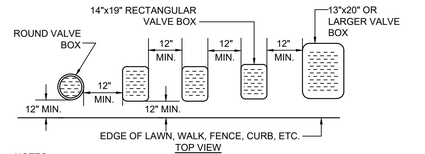
1. WALL MOUNT AUTOMATIC SPRINKLER CONTROLLER (INTERIOR WALL MOUNT WITH EXTERNAL TRANSFORMER)
2. INTERIOR FLOOR OF GARAGE
3. PVC SWEEP ELL FOR CONTROL WIRES
4. EXTERNAL PLUG-IN TRANSFORMER (PROVIDED WITH CONTROLLER)
5. 2" PVC SCHEDULE 40 CONTROL WIRE CONDUIT
6. PVC SCHEDULE 80 FITTINGS THROUGH WALL. DRILL THROUGH SHEETROCK AND WALL SIDING FOR INSTALLATION OF CONDUIT. USE EXPANDING INSULATION FOAM TO SEAL CONDUIT AT INTERIOR AND EXTERIOR WALL.

NOTE: ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS.

2 RESIDENTIAL CONTROLLER - INDOOR.
NOT TO SCALE

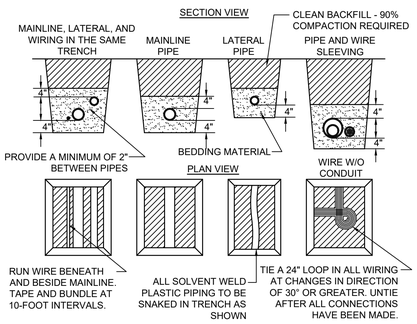


3 TORO DRIP ZONE KIT
NOT TO SCALE



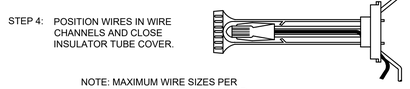
NOTES:
1. CENTER BOX OVER VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER/SHRUB AREA DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. VALVE BOXES SHALL HAVE BOLT DOWN LIDS WITH BOLTS INSTALLED.
7. VALVE BOXES SHALL BE BY NDS, CARSON, OR EQUAL.

4 VALVE BOX INSTALLATION DETAIL
NOT TO SCALE



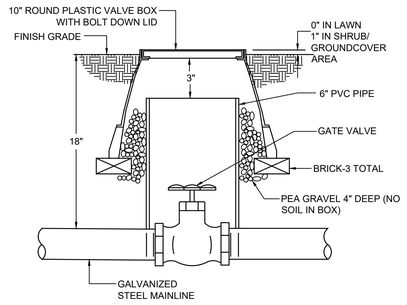
NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SPECIFIED PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS REFER TO IRRIGATION LEGEND AND SPECIFICATIONS.

5 PIPE AND WIRE TRENCHING
NOT TO SCALE

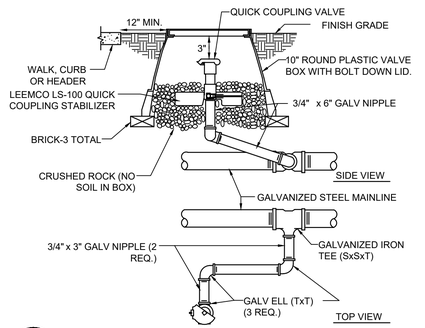


NOTE: MAXIMUM WIRE SIZES PER CONNECTOR ARE THREE # 14'S OR TWO #12'S.

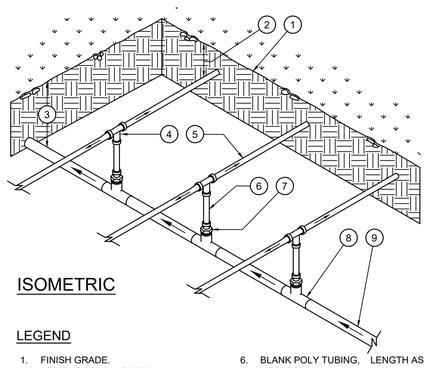
6 WIRE CONNECTION DETAIL
NOT TO SCALE



7 GATE VALVE DETAIL
NOT TO SCALE



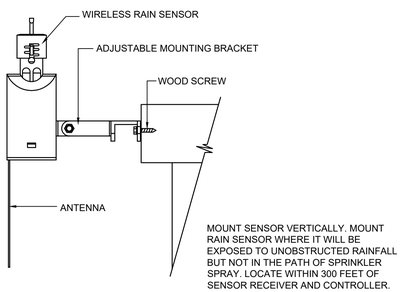
8 QUICK COUPLER IN BOX DETAIL
NOT TO SCALE



LEGEND

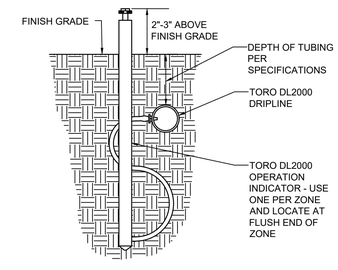
1. FINISH GRADE.
2. DEPTH OF TUBING PER SPECIFICATIONS
3. DEPTH OF PVC SUPPLY MANIFOLD PER SPECIFICATIONS.
4. DRIPLINE TEE FITTING.
5. DRIPLINE LATERAL.
6. BLANK POLY TUBING, LENGTH AS NECESSARY.
7. DRIPLINE MPT ADAPTER.
8. PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
9. PVC SUPPLY MANIFOLD FROM REMOTE CONTROL VALVE ASSEMBLY.

9 CENTER FEED MANIFOLD
NOT TO SCALE

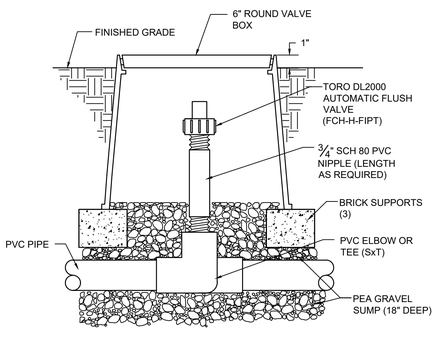


MOUNT SENSOR VERTICALLY. MOUNT RAIN SENSOR WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL BUT NOT IN THE PATH OF SPRINKLER SPRAY. LOCATE WITHIN 300 FEET OF SENSOR RECEIVER AND CONTROLLER.

10 WIRELESS RAIN SENSOR INSTALLATION DETAIL
NOT TO SCALE



11 TORO DL2000 OPERATION INDICATOR
NOT TO SCALE



12 TORO DL2000 AUTOMATIC FLUSH VALVE - PLUMBED TO PVC
NOT TO SCALE

HUARD RESIDENCE

121 MAGELLAN AVE, HALF MOON BAY, CA 94019

CONNECT HOMES
304 S Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

ISSUANCE

Rev. No.	Date	Description
	11/11/2022	DESIGN REVIEW

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
IRRIGATION DETAILS

SCALE

SHEET NO.
IR-3

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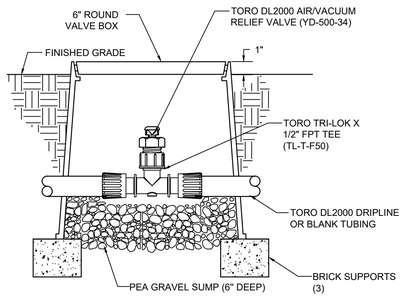
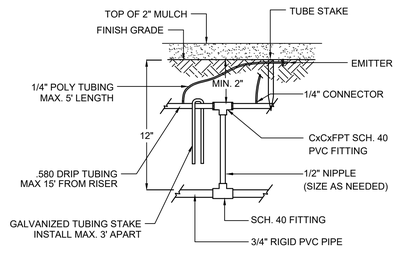


NOTE:
AIR/VACUUM RELIEF VALVE CANNOT BE CONNECTED LOWER THAN DRIPLINE LATERALS.

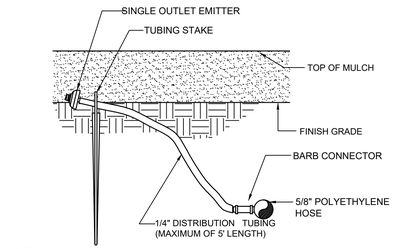
13 TORO DL2000 AIR/VACUUM RELIEF VALVE - PLUMBED TO TUBING

NOT TO SCALE



14 RISER TO DRIP TUBING DETAIL

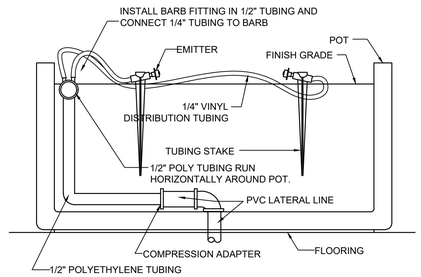
NOT TO SCALE



NOTE:
1. CONNECT 5/8" TUBE TO PVC LATERAL LINE USING COMPRESSION FITTINGS.
2. 5/8" HOSE SHALL NOT RUN LONGER THAN 20' FROM PVC LATERAL LINE.

15 SINGLE OUTLET EMITTER DETAIL

NOT TO SCALE



16 DRIP TO POT DETAIL

NOT TO SCALE

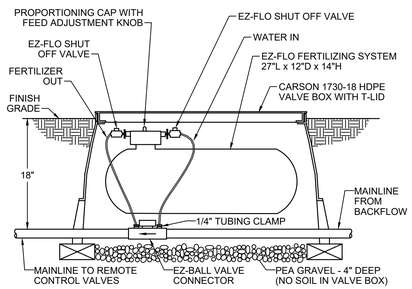
17 CENTER FEED INLINE DRIP LAYOUT

NOT TO SCALE

PLAN

18 TYPICAL ISLAND LAYOUT END FEED

NOT TO SCALE



NOTE: EZ-FLO FERTILIZING SYSTEM TO BE INSTALLED ADJACENT TO MAINLINE. CONTRACTOR TO ENSURE EZ-BALL CONNECTOR IS ACCESSIBLE WITHIN VALVE BOX FOR MAINTENANCE.

19 EZ-FLO FERTILIZING SYSTEM (EZ001CX-CBV)

NOT TO SCALE

CITY OF
HALF MOON BAY
LANDSCAPE WATER USE STATEMENT

PROJECT NAME: **HUARD RESIDENCE**
PROJECT ADDRESS: 185 MEGELLAN AVE.

PREPARED BY: JANET LUEHRS (CID, CLIA #43274)
BROOKWATER INC., IRRIGATION CONSULTANTS
480 SAINT JOHN STREET, SUITE 220
PLEASANTON, CA 94566
925-855-0417
925-855-0357 (FAX)
Janet@Brookwater.com (e-mail)

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed: Janet Luehrs

PART ONE	**MAXIMUM APPLIED WATER ALLOWANCE (MAWA)**	
		MAWA = ETo x .62 x [(ETAF x HA) + ((1-ETAF) x SLA)]
	YEARLY ETo	33.7
	CONVERSION FACTOR	0.62
	ETAF	0.55
	TOTAL IRRIGATED LANDSCAPE AREA (HA)	745 SQUARE FEET
	SPECIAL LANDSCAPE AREA (SLA)	0 SQUARE FEET
	LANDSCAPE WATER ALLOWANCE	**8,561 GALLONS PER YEAR**
	TOTAL ACRE FEET	0.03 ACRE FEET
PART TWO	**ESTIMATED TOTAL WATER USE (ETWU)**	
		(AVERAGE *ETAF* AND *ETWU* FROM WATER EFFICIENT LANDSCAPE WORKSHEET)
	AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS (TOTAL ETAF x AREA / TOTAL AREA)	0.37
	ETWU FOR REGULAR LANDSCAPE AREAS	**5,765 GALLONS PER YEAR**
	SITE WIDE ETAF	0.37
	ETWU FOR ALL LANDSCAPE AREAS	**5,765 GALLONS PER YEAR**
	TOTAL ACRE FEET	0.02 ACRE FEET

*Hydrozone Description	Total Sq. Ft.	% of Landscape
Cool Season Turf (CST)	0	0.0%
Warm Season Turf (WST)	0	0.0%
High Water Use Plants (HW)	0	0.0%
Bioretention Plants (BR)	0	0.0%
Medium Water Use Plants (MW)	0	0.0%
Low Water Use Plants (LW)	745	100.0%
Very Low Water Use Plants (VLW)	0	0.0%
Water Feature	0	0.0%
Special Landscape Area (SLA)	0	0.0%
TOTAL	745	100.0%

**Irrigation Method	Total Sq. Ft.	% of Landscape
Rotor (FC-R, PC-R)	0	0.0%
Multi-Stream Rotator (MR)	0	0.0%
Spray (S)	0	0.0%
Bubbler (B)	25	3.4%
Drip (D)	228	30.6%
In-Line Drip (DL)	492	66.0%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%

HUARD RESIDENCE
WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (Eto) **33.7**

ZONE NO.	PLANT TYPE	HYDROZONE* (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD**	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	HYDROZONE AREA (HA) (Sq Ft)	ETAF x HA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LANDSCAPE AREA										
C-1	SHRUB	LW	0.30	D	0.81	0.37	228	84	1,764	30.6%
C-2	NO MOW	LW	0.30	DL	0.81	0.37	492	182	3,807	66.0%
C-3	TREE	LW	0.30	B	0.81	0.37	25	9	193	3.4%
TOTALS (REGULAR LANDSCAPE AREAS)							**745**	**276**	**5,765**	**100.0%**
SPECIAL LANDSCAPE AREA										
0				0		1.00	0	0	0	0.0%
TOTALS (SPECIAL LANDSCAPE AREAS)							**0**	**0**	**0**	**0.0%**
TOTALS FOR ALL AREAS							***745***	***276***	***5,765***	***100%***

"I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDIANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."

BROOKWATER
IRRIGATION CONSULTANTS
480 ST. JOHN STREET, SUITE 220
PLEASANTON, CALIFORNIA 94566
TEL 925.855.0417 FAX 925.855.0357
E-MAIL JANET@BROOKWATER.COM

JANET S. LUEHRS Certified Irrigation Designer CID 43274

HUARD RESIDENCE

121 MAGELLAN AVE, HALF MOON BAY, CA 94019

CONNECT HOMES
304 S Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

ISSUANCE

Rev. No.	Date	Description
	11/11/2022	DESIGN REVIEW

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
IRRIGATION DETAILS & WORKSHEET

SCALE

SHEET NO.
IR-4

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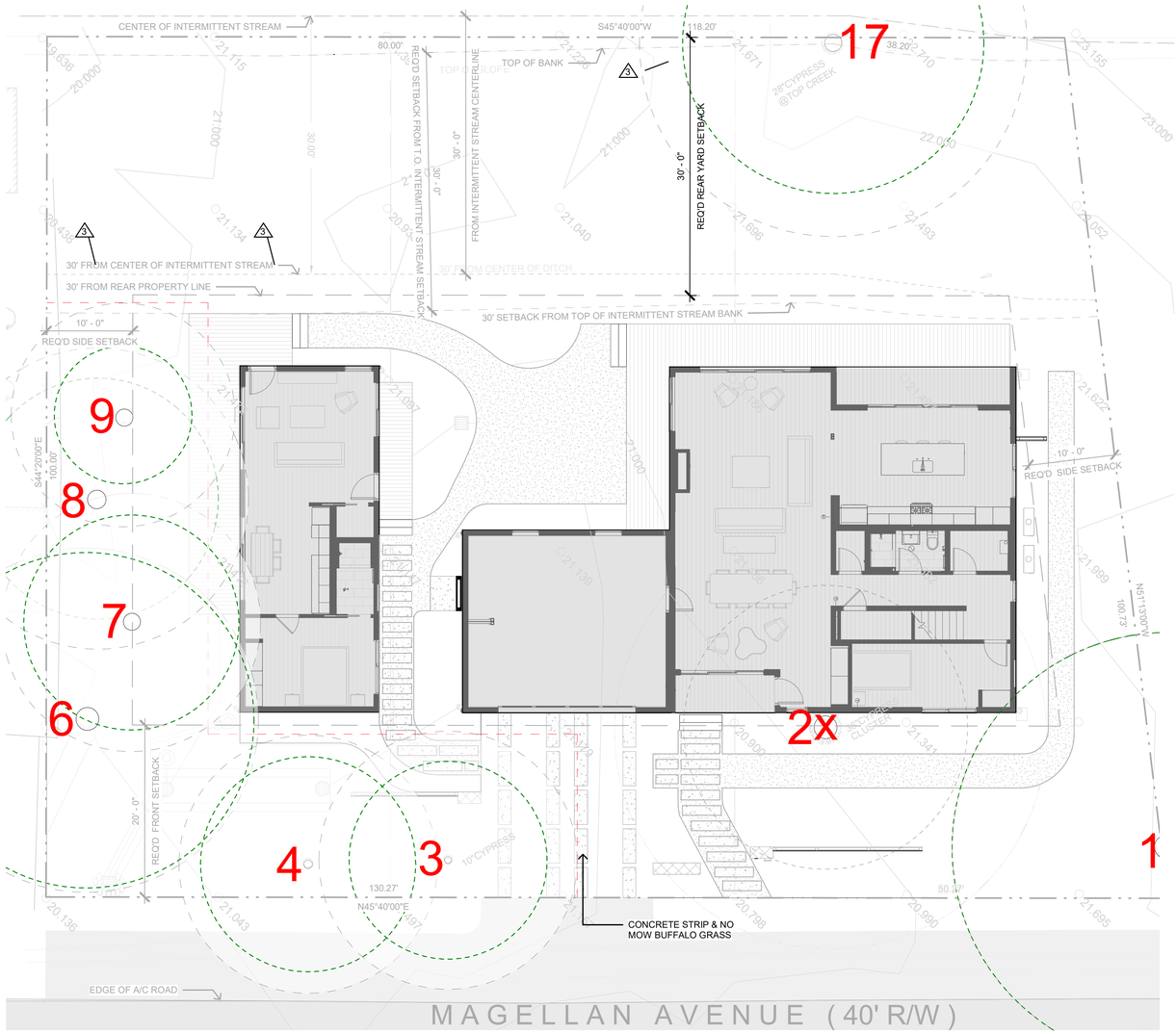

TREE PRESERVATION PLAN
SCALE: NTS

Tree Descriptions:

Tree #	Species	DBH	Height/ Spread	Health/Structure	Notes
1	Cupressus *macrocarpa*	50	45/50	Fair/Poor	Not on property
2	Cupressus macrocarpa	45	35/50	Fair/Poor	Significant Tree
3	Cupressus macrocarpa	23	25/30	Fair/Poor	Significant Tree
4	Cupressus macrocarpa	25	20/30	Fair/Poor	Significant Tree
6	Cupressus macrocarpa	39	45/40	Fair/Fair	Significant Tree
7	Cupressus macrocarpa	25	30/30	Fair/Poor	Significant Tree
8	Cupressus macrocarpa	28	30/35	Fair/Very Poor	Significant Tree
9	Cupressus macrocarpa	26	45/45	Fair/Poor	Significant Tree
17	Cupressus macrocarpa	35	50/45	Good/Good	Significant Tree

ARBORIST TREE DESCRIPTIONS SCHEDULE
SCALE: NTS

GENERAL NOTES

- SEE ARBORIST REPORT FOR TREE PROTECTION MEASURES

LEGEND

MATERIALS

- CRITICAL ROOT ZONE
- TREE CANOPY DRIPLINE
- FENCING AND TREE PROTECTION ZONE

HUARD RESIDENCE

121 MAGELLAN AVE, HALF MOON BAY, CA 94019

CONNECT HOMES

304 S Broadway #320,
Los Angeles, CA 90013
Tel (888) 959-2261

ISSUANCE

Rev. No.	Date	Description
	01/20/23	COASTAL DESIGN REVIEW
1	05/31/23	COASTAL DESIGN REVIEW REV 1
3	08/30/23	COASTAL DESIGN REVIEW REV 3

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SHEET SET

PROJECT NAME
HUARD RESIDENCE

PROJECT NUMBER
22-0032

DESCRIPTION
TREE PRESERVATION REPORT

SCALE
As indicated

SHEET NO.
TP-1.0

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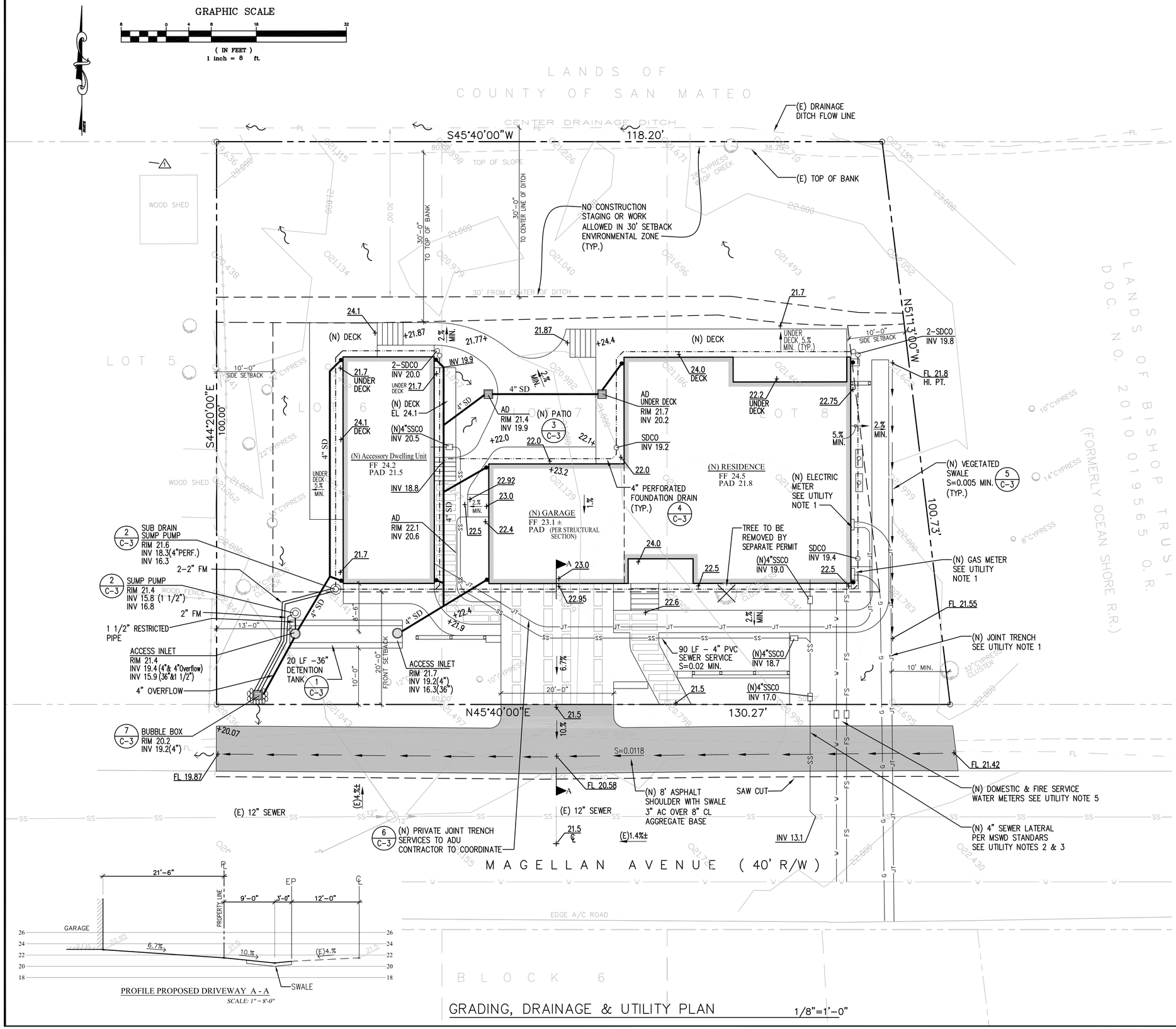
GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.



GRADING, DRAINAGE & UTILITY PLAN 1/8"=1'-0"

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS & SETBACKS WITH ARCHITECTURAL PLANS.
2. TOPOGRAPHIC INFORMATION PROVIDE BY B&H SURVEYING, INC., DATED SEPTEMBER, 2017.
3. SLOPE PORCHES, LANDINGS AND TERRACES 2% AWAY FROM RESIDENCE.
4. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM THE HOUSE PERIMETER BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 5% AWAY FROM RESIDENCE.
5. CONTRACTOR TO CONTACT SOILS ENGINEER TO COORDINATE INSPECTIONS AT LEAST ONE WEEK PRIOR TO PENDING INSPECTIONS.
6. ALL EARTHWORK, SUBSLAB PREPARATION, FOUNDATION AND SLAB CONSTRUCTION, BACKFILLING, SITE DRAINAGE, AND GEOTECHNICAL OBSERVATION AND TESTING SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT RECOMMENDATIONS.
7. THE OWNER RECOGNIZES THAT THE DRAINAGE FACILITIES WILL NEED TO BE PERIODICALLY CLEANED OF DEBRIS DURING THE FUNCTIONAL LIFE OF THE SYSTEM.
8. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION.
9. ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM.
10. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642-2444, 48 HOURS PRIOR TO EXCAVATION.
11. FOR ADDITIONAL SITE LAYOUT INFORMATION SEE ARCHITECTURAL PLANS.
12. PRIOR TO CONSTRUCTING ANY IMPROVEMENT WITHIN THE PUBLIC RIGHT OF WAY, CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE COUNTY'S ENGINEERING DIVISION PRIOR TO STARTING ANY WORK. APPLICANT SHALL OBTAIN PERMITS FROM UTILITY COMPANIES PRIOR TO APPLYING TO CITY FOR ENCROACHMENT PERMIT.
13. CONTRACTOR SHALL ADHEAR TO "BEST MANAGEMENT PRACTICES" (BMP's) GUIDELINES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR STORING, USING, AND DISPOSING OF ALL HAZARDOUS MATERIALS, IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS.
14. CONTRACTOR SHALL REVIEW AND UNDERSTAND GRADING AND DRAINAGE GUIDELINES SET FORTH IN THE GEOTECHNICAL REPORT PRIOR TO STARTING ANY SITE WORK.
15. CONTRACTOR SHALL ADHEAR TO CAL OSHA STANDARD WHEN GRADING AND EXCAVATING.
16. CONTRACTOR AND OWNER SHALL OBTAIN ALL NECESSARY COUNTY STANDARD DETAILS, FROM THE COUNTY, TO PERFORM ALL TRENCHING AND SITE WORK IN THE PUBLIC RIGHT-OF-WAY.
17. APPLICANT/CONTRACTOR SHALL REMOVE AND REPLACE ALL CRACKED, DAMAGED, UPLIFTED OR DEPRESSED FRONTAGE IMPROVEMENTS, EXISTING OR DAMAGED BY CONSTRUCTION ACTIVITIES, PER COUNTY STANDARDS ALONG THE ENTIRE PROPERTY FRONTAGE ON MAGELLAN AVENUE.
18. STORM WATER RUNOFF GENERATED BY THE NEW DEVELOPMENT SHALL NOT DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT.

UTILITY NOTES:

1. CONTRACTOR TO ASSIST OWNER IN COORDINATION WITH PG&E FOR THE INSTALLATION OF GAS, ELECTRIC, PHONE AND TV SERVICES.
2. CONTRACTOR TO ASSIST OWNER IN OBTAINING A NEW SEWER LATERAL PERMIT FROM THE MONTARA WATER & SEWER DISTRICT. NEW 4" SEWER LATERAL AND SERVICE TO BE INSTALLED TO HOME PER MWSD STANDARD DETAILS.
3. ALL SEWER WORK TO BE IN CONFORMANCE WITH THE MWSD AND COUNTY STANDARDS.
4. ALL DOWN SPOUTS SHALL PIPED AS SHOWN ON PLANS. ALL PIPE SHALL BE PVC WITH RATING OF SDR 35 OR GREATER.
5. CONTRACTOR TO ASSIST OWNER IN OBTAINING A NEW WATER METER FROM THE MONTARA WATER & SEWER DISTRICT (MWSD). WATER LATERAL AND METER TO BE INSTALLED BY MWSD. SERVICE TO HOME TO BE INSTALLED BY CONTRACTOR. SIZING OF SERVICE AND METER TO MEET ALL DOMESTIC AND FIRE SUPPRESION REQUIREMENTS.NO WATER SERVICE UPGRADES OR REPAIR WORK ANTICIPATED FOR PROJECT. CONTRACTOR TO TAKE CARE TO PROTECT EXISTING WATER SERVICE FROM DAMAGE.

DRAINAGE MAINTENANCE REQUIREMENTS:

1. DEPRESSED LANDSCAPE AREAS SHALL BE INSPECTED IN THE FALL AND SPRING. ANY ACCUMULATED DEBRIS SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER.
2. VEGETATED SWALES SHOULD BE INSPECTED FOLLOWING RAIN EVENTS, TO CONFIRM THEY ARE FUNCTIONING PROPERLY AND CONVEYING WATER AWAY FROM HOME. REPAIRS AND DEBRIS REMOVAL SHALL BE COMPLETED, AS REQUIRED.
3. DOWN SPOUTS AND RAIN GUTTERS SHOULD BE CHECKED AND CLEANED MONTHLY, DURING THE WINTER SEASON, TO ASSURE STORM WATER IS BEING COLLECTED AND CONVEYED AWAY FROM HOME.

EARTHWORK TABLE	CUT	FILL
HOUSE, ADU	15 CY	5 CY
DRIVEWAY	4 CY	12 CY
REAR/FRONT/SIDE YARD	0 CY	13 CY
TOTAL	19 CY	30 CY
IMPORT		11 CY

EXCESS MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER. EARTHWORK QUANTITIES HAVE BEEN PROVIDED FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL ESTIMATE HIS/HER OWN QUANTITIES TO COMPLETE JOB PER CONTRACT WITH OWNER.

LEGEND / ABBREVIATIONS

	SILT FENCE OR FIBER ROLL	SD	STORM DRAIN PIPE SEE UTILITY NOTE 4
+101.8	SPOT SHOT (PROPOSED GRADE)	SDCO	SUB-DRAIN CLEANOUT
AC	ASPHALT	TW	TOP OF WALL
AD	AREA DRAIN	BW	BOTTOM OF WALL
CB	CATCH BASIN	(E)	EXISTING
FM	FORCE MAIN		GENERAL DRAINAGE FLOW DIRECTION
FL	FLOW LINE	4" SD	STORM DRAIN PIPE
FDCO	FOUNDATION CLEAN OUT		RAIN WATER LEADER W/ 4" SD COLLECTION PIPING TO DRAINAGE
SSCO	SEWER CLEANOUT		PROPERTY LINE
RWL	RAIN WATER LEADER		NEIGHBORING PROPERTY LINE
PD	PATIO DRAIN	X	TREE PROTECTION FENCING
MIN.	MINIMUM		VEGETATED SWALE ALIGNMENT OR SURFACE SWALE ALIGNMENT
INV	INVERT		

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel@comcast.net

REGISTERED PROFESSIONAL ENGINEER 52075 CIVIL STATE OF CALIFORNIA

HUARD RESIDENCE
121 MAGELLAN AVENUE
SAN MATEO COUNTY California
Miramar

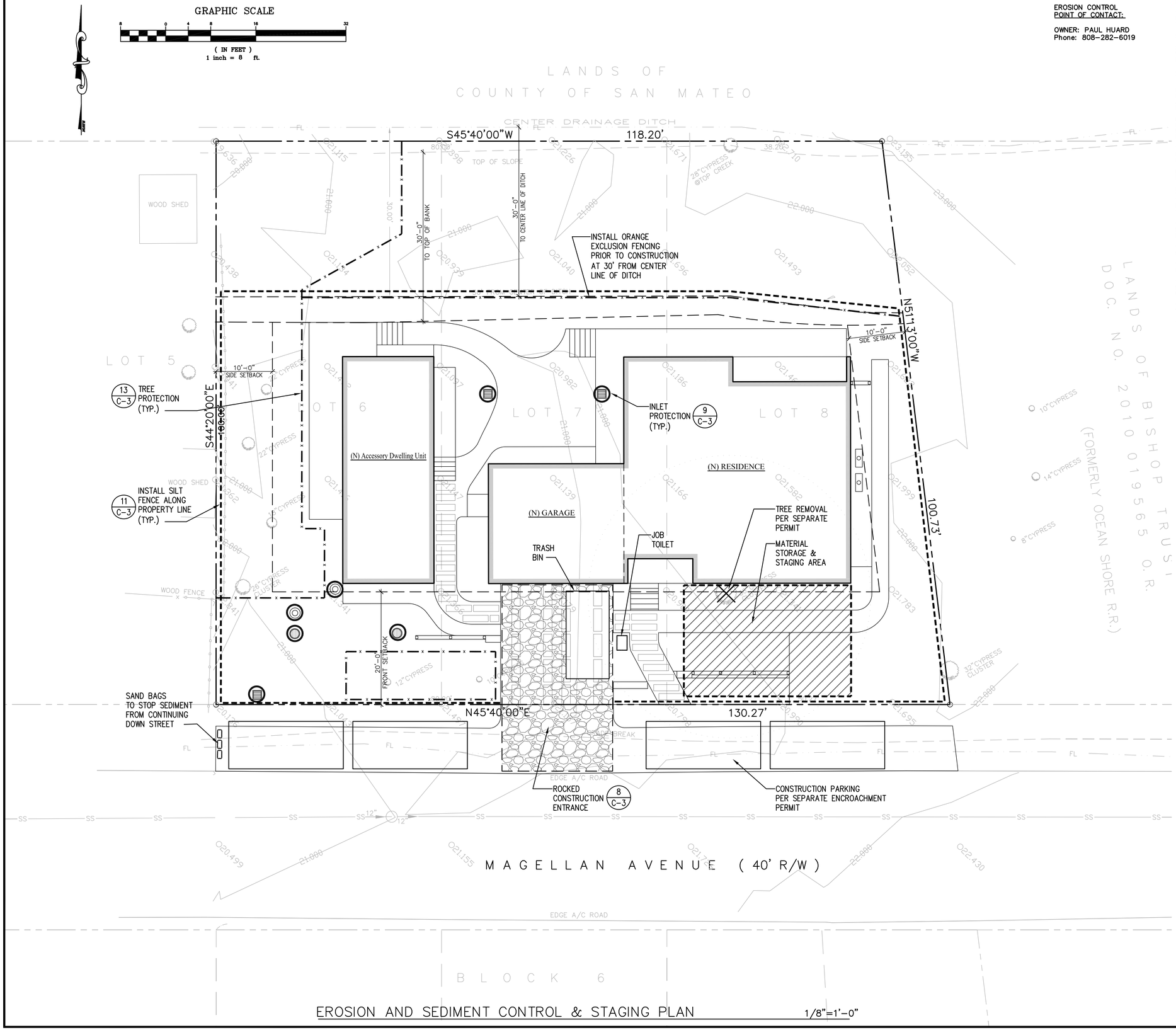
CONTENTS:
GRADING, DRAINAGE & UTILITY PLAN

DATE 05/26/23
SCALE AS NOTED
REVISIONS:
DRAWN J.G.
CHECKED C.B.
JOB No. 2023836
SHEET NO. C-1
OF 4 SHEETS

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.



EROSION CONTROL
POINT OF CONTACT:

OWNER: PAUL HUARD
Phone: 808-282-6019

EROSION AND SEDIMENT CONTROL NOTES:

1. STORM DRAIN POLLUTION PREVENTION:
PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK BAGS, TEMPORARY DRAINAGE SWALES, FIBER ROLLS, SILT FENCES, BERMS OR STORM DRAIN INLET FILTERS.

2. THE EXISTING CONCRETE DRIVEWAY SHALL SERVE AS THE STABILIZED CONSTRUCTION ENTRANCE.

3. FIBER ROLL(S) SHALL BE INSTALLED, IF REQUIRED BY COUNTY, PRIOR TO THE INCEPTION OF ANY WORK ON-SITE, AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED.

4. DRY SWEEPING METHODS SHALL BE USED TO REMOVE ANY DEBRIS AND/ OR SOIL TRACKED ON TO MAGELLAN AVENUE. DRY SWEEPING SHALL BE DONE AT THE END OF EACH WORK DAY.

5. THE CONTRACTOR SHALL FOLLOW AND USE BEST MANAGEMENT PRACTICES (BMP) FOR DISCHARGE INTO THE COUNTY'S STORM WATER SYSTEM DURING SITE STRIPPING, HAULING, EARTH MOVING ACTIVITIES, HEAVY EQUIPMENT OPERATIONS, GENERAL CONSTRUCTION AND SITE SUPERVISION, PAINTING, APPLICATIONS AND USE OF SOLVENTS AND ADHESIVES, LANDSCAPING AND GARDENING.

6. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.

7. ONCE THE PROPOSED ON-SITE DRAINAGE INLETS HAVE BEEN INSTALLED, THE CONTRACTOR SHALL PROTECT ANY BARE SOIL FROM ENTERING THE INLETS BY INSTALLING PROTECTIONS PER DETAIL 10 ON SHEET C-3.

8. CONTRACTOR SHALL CONTROL DUST AS OFTEN AS REQUIRED BY SITE CONDITIONS AND AS DIRECTED BY COUNTY OR PROJECT ENGINEER. DUST CONTROL IS REQUIRED YEAR AROUND.

9. IF EROSION DEVELOPS IN A TEMPORARY EROSION PROTECTED AREA OR ANY ESTABLISHED VEGETATED AREA, THE CONTRACTOR SHALL IMMEDIATELY ALLEVIATE AND REMEDY THE PROBLEM AND TAKE PREVENTATIVE MEASURES TO MINIMIZE THE POSSIBILITY OF ITS REOCCURRENCE AND ALSO TO PREVENT THE RESULTING FLOW OF SOILS OR WATER WITH SUSPENDED SOILS FROM GETTING INTO THE TOWN'S DRAINAGE SYSTEM OR ANY NATURAL DRAINAGE CHANNEL OR DITCH.

10. PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER. PROTECTION MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH MOVING ACTIVITIES AND CONSTRUCTION. ALL PROTECTION ARE REQUIRED YEAR AROUND.

11. ALL DISTURBED AREAS SHALL BE PROTECTED WITH BARK MULCH OR REPLANTED FOLLOWING GRADING OPERATIONS.

12. APPLICATIONS OF PESTICIDES AND FERTILIZERS SHALL BE DURING DRY WEATHER PERIODS TO PREVENT POLLUTED RUNOFF.

13. OWNERS REPRESENTATIVE AND CONTRACTOR TO PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.

14. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MEASURES ON SITE DURING "OFF SEASON". EROSION CONTROL MATERIALS ARE TO BE STORED ON SITE.

15. ALL TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING OR GRUBBING IS STARTED.

COUNTY NOTES

- THE AREAS DELINEATED ON THIS PLAN FOR PARKING, GRUBBING, STORAGE, ETC., SHALL NOT BE ENLARGED OR "RUN OVER".
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit construction access routes to stabilized, designated access points.
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Bast Management Practices.
- Construction sites are required to have erosion control materials on-site during the "off-season."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site.
- Use of plastic sheeting between October 1st and April 30th is not acceptable, unless for use on stockpiles where the stockpile is also protected with fiber rolls containing the base of the stockpile.

C. For Your Reference Only – Erosion Control Policies for Construction Sites:

Project erosion and sediment control measures shall be maintained as necessary throughout the duration of the permit to be effective. If significant field changes are made, revised plans must be submitted for approval. The building inspector has the authority to require additional measures at any time, and may cancel any requested inspection if any measures are found to be deficient. A Stop Work Notice may be issued pursuant to the County's Stormwater Enforcement Response Plan until corrections have been made and applicable fees paid for staff enforcement time. The property owner shall demonstrate via building inspection, that the site is stabilized either with adequate erosion control or landscaping, prior to issuance of the Certificate of Occupancy.

LEGEND / ABBREVIATIONS

	SILT FENCE OR FIBER ROLL	SD	STORM DRAIN PIPE SEE UTILITY NOTE 4
+101.8	SPOT SHOT (PROPOSED GRADE)	SDCO	SUB-DRAIN CLEANOUT
AC	ASPHALT	TW	TOP OF WALL
AD	AREA DRAIN	BW	BOTTOM OF WALL
CB	CATCH BASIN	(E)	EXISTING
FM	FORCE MAIN		GENERAL DRAINAGE FLOW DIRECTION
FL	FLOW LINE	4" SD	STORM DRAIN PIPE
FDCO	FOUNDATION CLEAN OUT		RAIN WATER LEADER W/ 4" SD COLLECTION PIPING TO DRAINAGE
SSCO	SEWER CLEANOUT		PROPERTY LINE
RWL	RAIN WATER LEADER		NEIGHBORING PROPERTY LINE
PD	PATIO DRAIN	X	TREE PROTECTION FENCING
MIN.	MINIMUM		VEGETATED SWALE ALIGNMENT OR SURFACE SWALE ALIGNMENT
INV	INVERT		

EROSION & SEDIMENT CONTROL & STAGING PLAN 1/8"=1'-0"

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel@comcast.net

CLIFFORD BECHTEL 52075 CIVIL STATE OF CALIFORNIA

HUARD RESIDENCE
121 MAGELLAN AVENUE
SAN MATEO COUNTY California
Miramar

CONTENTS:
EROSION & SEDIMENT CONTROL & STAGING PLAN

DATE 05/26/23
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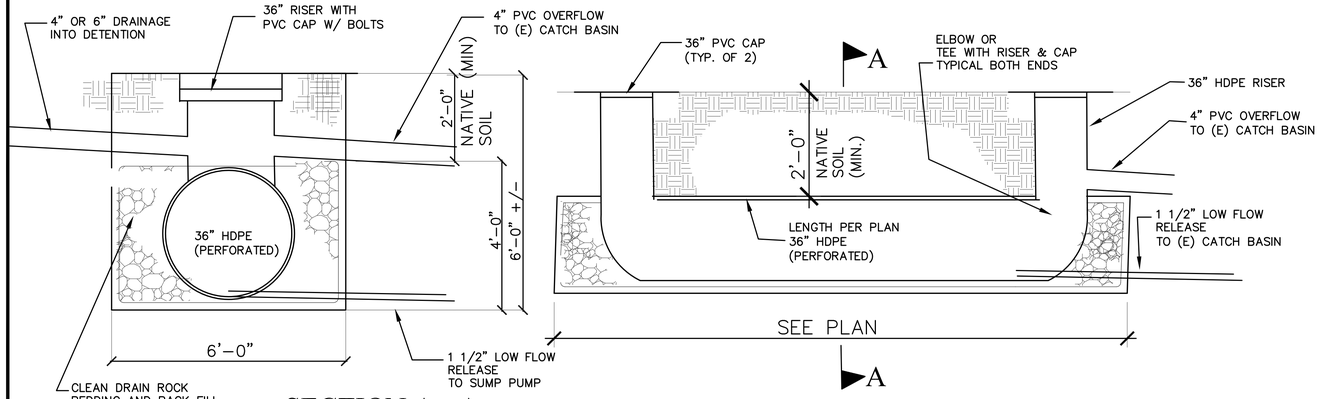
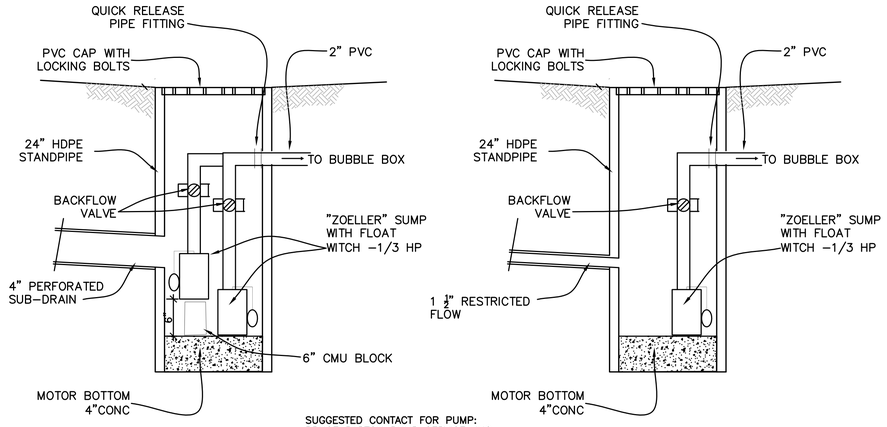
REVISIONS:
DRAWN J.G.
CHECKED C.B.
JOB No. 2023836
SHEET NO. C-2
OF 4 SHEETS



SECTION A - A

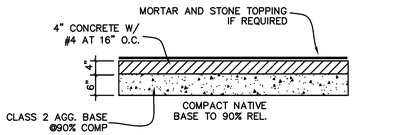
1 / C-3 DEPRESSED LANDSCAPE AREA

NOT TO SCALE

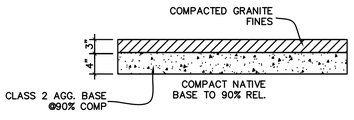


2 / C-3 SUMP PUMPS

NOT TO SCALE



CONCRETE PATIO & PATH

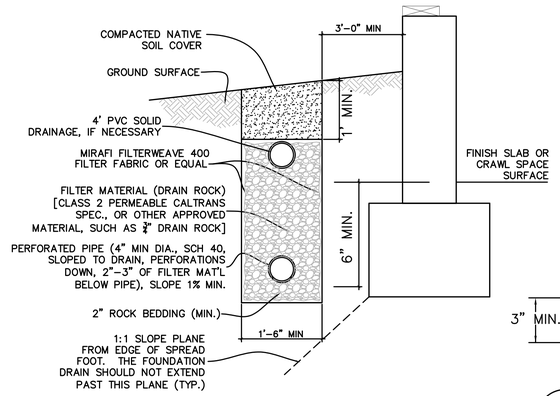


GRANITE PATIO & PATH

NOTE: SEE LANDSCAPE PLANS FOR ADDITIONAL PAVEMENT DETAIL INFORMATION.

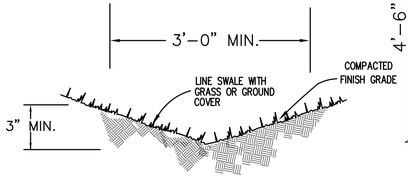
3 / C-3 PAVEMENT SECTION

NOT TO SCALE



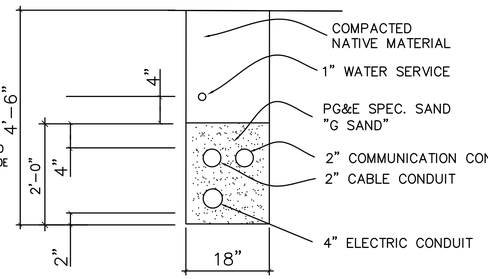
4 / C-3 FOUNDATION DRAIN

NOT TO SCALE



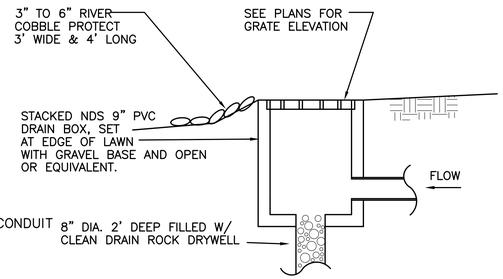
5 / C-3 VEGETATED SWALE

NOT TO SCALE



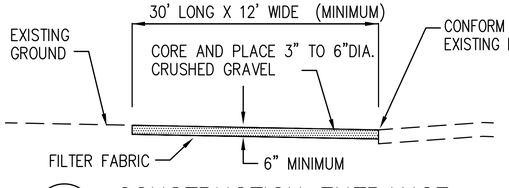
6 / C-3 PRIVATE JOINT TRENCH

NOT TO SCALE



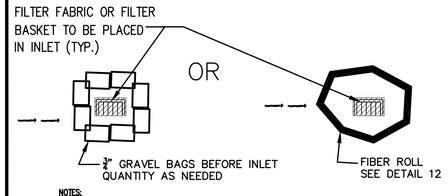
7 / C-3 BUBBLE BOX

NOT TO SCALE



8 / C-3 CONSTRUCTION ENTRANCE

NOT TO SCALE

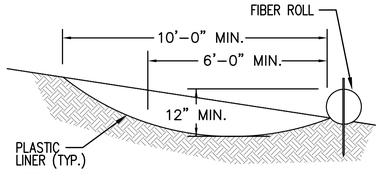


NOTES:

1. INSPECT INLETS FOLLOWING EVERY RAIN EVENT. FILTER FABRIC OR FILTER BASKET TO BE CLEANED OUT AFTER EACH RAIN EVENT OR CLEANED AS NEEDED TO FUNCTION PROPERLY.

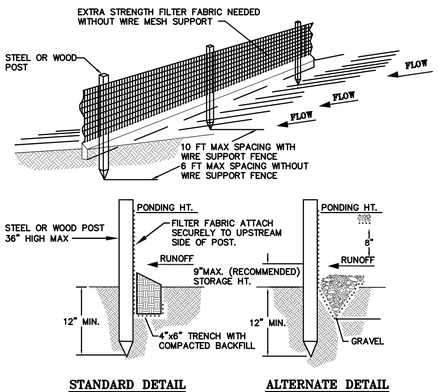
9 / C-3 INLET PROTECTION

NOT TO SCALE



10 / C-3 CONSTRUCTION WASH OUT AREA

NOT TO SCALE

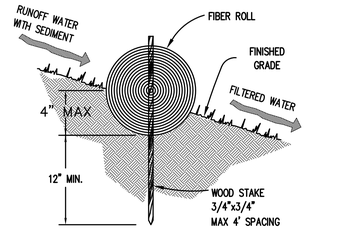


NOTES:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

11 / C-3 SILT FENCE

NOT TO SCALE



ENTRENCHMENT DETAIL

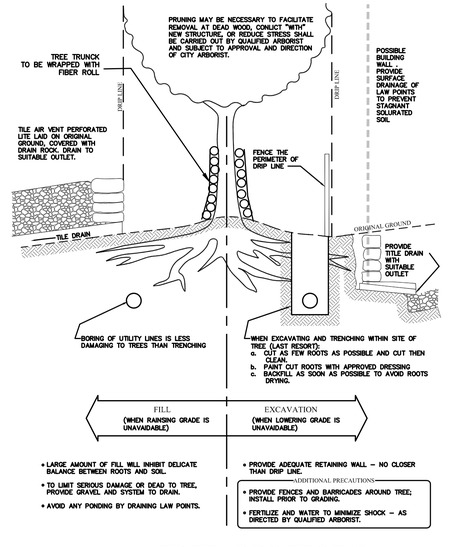
IN SLOPE AREA

NOTES:

1. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, DUG ON CONTOUR.
2. ADJACENT ROLLS SHALL TIGHTLY ABUT.
3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

12 / C-3 FIBER ROLL

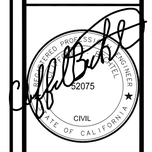
NOT TO SCALE



13 / C-3 TREE PROTECTION

NOT TO SCALE

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel@comcast.net



HUARD RESIDENCE
121 MAGELLAN AVENUE
SAN MATEO COUNTY
Miramar
California

CONTENTS:

CIVIL DETAILS

DATE 05/26/23

SCALE AS NOTED

REVISIONS:

DRAWN J.G.

CHECKED C.B.

JOB No. 2023836

SHEET NO.

C-3

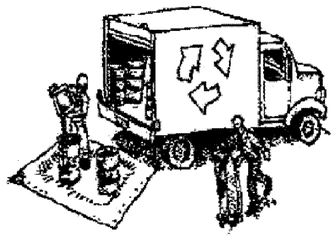
OF 4 SHEETS

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

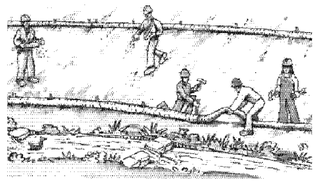
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

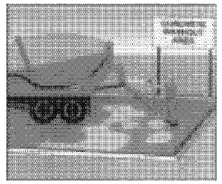
Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application

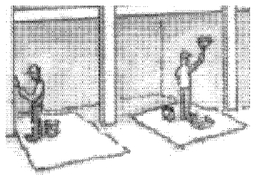


- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

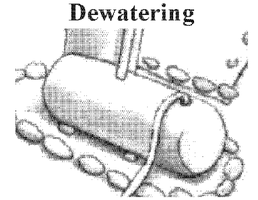
Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel@comcast.net

CLIFFORD BECHTEL 52075 CIVIL STATE OF CALIFORNIA

HUARD RESIDENCE
121 MAGELLAN AVENUE
SAN MATEO COUNTY
Miramar
California

CONTENTS:
CONSTRUCTION BMP CHECKLIST

DATE 05/26/23
SCALE AS NOTED
REVISIONS:
DRAWN J.G.
CHECKED C.B.
JOB No. 2023836
SHEET NO. C-4
OF 4 SHEETS

County of San Mateo - Planning and Building Department

ATTACHMENT D

COUNTY OF SAN MATEO
PLANNING AND BUILDING

County Government Center
455 County Center, 2nd Floor
Redwood City, CA 94063
650-363-4161 T
planning.smcgov.org

November 3, 2023

Carin Friedman
304 S. Broadway #320
Los Angeles, CA 90013

Dear Carin Friedman:

SUBJECT: Coastside Design Review Recommendation
Magellan Avenue, Miramar
APN 048-013-920; County File No. PLN2023-00028

At its meeting of October 12, 2023, the San Mateo County Coastside Design Review Committee (CDRC) considered a Coastside Design Review (DR) recommendation for a new 2,999 sq. ft., 2-story single family-residence with an attached 510 sq. ft. two-car garage and detached 652 sq. ft. accessory dwelling unit (ADU), on an existing 12,424 sq. ft. undeveloped parcel (Certificate of Compliance, PLN2010-00154), associated with a hearing-level Coastal Development Permit (CDP). The project involves the removal of one (1) significant size tree and only minor grading. The ADU is a ministerial project that does not require review by the CDRC. The CDRC's recommendation regarding the project's compliance is based on the Design Review standards. A Planning Commission public hearing on the DR Permit and CDP will take place at a later date.

Based on the plans, application forms, public testimony and accompanying materials submitted, the Coastside Design Review Committee **recommended approval** of your project based on and subject to the following findings and recommended conditions:

FINDINGS

The Coastside Design Review Committee found that:

For the Design Review

The project, as proposed and conditioned, has been reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

a. Section 6565.20(C) SITE PLANNING & STRUCTURE PLACEMENT; 2. Complement Other Structures in the Neighborhood; b. Views; Standard: The project is designed to minimize the effect on views from neighboring houses.

b. Section 6565.20(D) ELEMENT OF DESIGN; 1. Building Mass, Shape and Scale; b. Neighborhood Scale; Standards (1): The proposed residence would respect the scale of the neighborhood as the building dimensions, shape, form, and architectural details would be proportional and complementary to the style of other homes in the neighborhood.

c. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles and Features; a. Architectural Style; Standards (2): The proposed residence of Contemporary architectural style would complement the coastal, semi-rural, diverse, small-town character of the area.

d. Section 6565.20(F) LANDSCAPING, PAVED ARES, FENCES, LIGHTING, AND NOISE; 4. Lighting: All exterior lighting would be "Dark-Sky" compliant as indicated on the exterior elevations and the exterior lighting specification(s).

e. Section 6565.20(D) ELEMENTS OF DESIGN; 2. Architectural Styles & Features; b. (1) Openings Windows: Windows and doors have been selected that are compatible with the dominant types on the house and in the neighborhood.

f. Section 6565.20 (F) LANDSCAPING, PAVED ARES, FENCES, LIGHTING, AND NOISE; 2. Paved Areas; Standards a.: The hardscape or impervious areas would be minimized on the site to reduce the volume and improve the quality of stormwater runoff into creeks and storm drains.

g. Section 6565.20(D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; Standards a. (2): The proposed Compatible with the exterior materials and colors used on neighboring houses. The applicant has avoided the use of colors that are too similar, repetitive, or clashing.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on December 13, 2023, and in compliance with the plans reviewed by the Coastside Design Review Committee (CDRC) on October 12, 2023. Any changes or revisions to the approved plans are subject to review and approval by the Community Development Director. Minor adjustments to project design may be approved by the Community Development Director if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Community Development Director may refer consideration of the revisions to the Planning Commission, with applicable fees to be paid.

2. The Coastal Development Permit and Design Review Permit shall be valid for five (5) years from the date of final approval, in which time a building permit shall be issued, and a completed inspection (to the satisfaction of the building inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended by one time for a one (1) year increment with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.

3. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.

    a. The applicant shall maintain the datum point so that it would not be disturbed by the proposed construction activities until final approval of the building permit.

    b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).

    c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.

    d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation shall be shown on the plan, elevations, and cross-section (if one is provided).

    e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.

    f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.

4. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:

    a. Replace the east-facing exterior wall of the 1st-floor inset deck at the northeast corner with wood panel wrapped support column at the northeast corner and the opening to the east.

b. Incorporate wood siding and cement board panels on the northwest and southwest sides, as well as at the entry walkway, to reduce the apparent mass caused by the extensive use of white metal sidings.

c. Optional: consider increasing the 16’ single garage door to 18’ double door.

5. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:

a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

c. Performing clearing and earth-moving activities only during dry weather.

d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilization of designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

m. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.

n. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

o. Failure to install or maintain these measures would result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

6. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.

7. An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for grading, construction, and demolition purposes, as the project requires tree protection of significant trees and a grading permit. that the Project Planner would send you an approved job copy of the Erosion Control and/or Tree Protection Plan. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, please email photos to the Project Planner. If the initial pre-site inspection is not approved, an additional inspection fee would be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Project Planner.

8. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.

9. No site disturbance shall occur, including any vegetation/tree removal or grading, until a building permit has been issued.

10. To reduce the impact of construction activities on neighboring properties, comply with the following:

    a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

    b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.

    c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Magellan Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Magellan Avenue. There shall be no storage of construction vehicles in the public right-of-way.

11. Color and materials verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.

12. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo County Ordinance Code Section 4.88.360).

13. Installation of the approved landscape plan is required prior to final inspection.

14. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. WELO applies to new landscape projects equal to or greater than 500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 square feet. The following restrictions apply to projects using the prescriptive checklist:

    a. Compost: Project shall incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).

    b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3)

for 75% of the plant area excluding edibles and areas using recycled water.

c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.

d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.

e. Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.

15. Per San Mateo County Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.

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

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

17. **Mitigation Measure 1:** ~~Establish~~ according to the~~a~~ minimum 30-foot buffer zone from the centerline of the stream to the nearest point of the development in compliance with San Mateo County Local Coastal Program (LCP) Policy 7.11, which requires a 30-foot buffer zone from the midpoint of an intermittent stream absent riparian vegetation.

18. **Mitigation Measure 2:** Other than the 48 inches d.b.h Cypress tree in the front yard, no additional trees shall be removed. ~~Require a tree removal permit from the County in the event that removal of trees are required as part of the development scope.~~

19. **Mitigation Measure 3:** Implement best management practices (BMPs) for erosion and sediment control during all phases of building to include pre- and post-construction activities.

20. **Mitigation Measure 4:** A qualified biologist shall~~ould~~ conduct a pre-construction migratory bird and raptor survey of all onsite trees within 250 feet of the proposed development footprint within 14 days of the onset of ground disturbance. If such species were detected, a suitable activity-free buffer shall~~ould~~ be established around all active nests. The precise dimension of the buffer (up to 250 feet) would be determined at that time and may vary depending on such factors as nest location, species, and line of sight to the construction area. Buffers shall~~ould~~ remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents.

21. **Mitigation Measure 5:** The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES (National Pollutant Discharge Elimination System) requirements for review and approval by the Building Inspection Division's Drainage Section.

22. **Mitigation Measure 6:** Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas.

County Geotechnical Section

23. Geotechnical report shall be required at the time of building permit application. The geotechnical consultant of record shall review and approve the grading plans, drainage plan(s) related to the geotechnical aspects, and the foundation plans at the minimum. Plans review letter shall be submitted to County for review and approval.

24. The geotechnical consultant of record shall propose site geotechnical inspections specifications in the geotechnical report. The specifications shall be in compliance with CBC2012 as a minimum.

Department of Public Works

25. Prior to the issuance of a building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works,

this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

26. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

27. Prior to the issuance of a building permit, the applicant shall be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No.3277.

Building Inspection Section

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

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

County Drainage Section

30. At the time of building permit application, the project shall demonstrate compliance with the County Drainage Manual, including preventing stormwater from development from flowing across property lines. For projects that trigger size and/or slope thresholds, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project, subject to the Drainage Section's for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans.

31. The following shall be required at the time of building permit submittal:

    a. Final Drainage Report stamped and signed by a registered Civil Engineer

    b. Final Grading and Drainage Plan stamped and signed by a registered Civil Engineer consistent with the requirements in the County's current Drainage Manual

c. Final C.3 and C.6 Development Review Checklist

Coastside County Fire Protection District

32. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 4-inch reflective numbers and letters similar to Hy-Ko 911 or equivalent. Temporary address numbers shall be posted prior to combustible materials being placed on site. The ADU address shall be 121B Magellan Ave.

33. Any approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45,720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Exceptions may apply.

34. When required by the Coastside Fire Protection District, a Knox Box of the size and type designated shall be mounted on the building near the main entrance and shall be located a minimum of 60 inches and not higher than 72 inches above the finished floor, in a location approved by the fire code official. Additional Knox Boxes may be required at rear entrances to buildings. Knox padlocks or Knox Gate Switches may be required at any access as specified by the fire code official.

35. Gates shall be a minimum of 2-feet wider than the roadway they serve. Overhead gate structures shall have a minimum of 15½-feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock for fire department access. Electric gates shall be provided with a Knox Gate Switch and automatically open during power failures, unless equipped with manual override capability that is approved by Coastside Fire Protection District. Gates providing Fire access to a driveway or other roadway shall be located at least 35-feet from the primary road or street and shall open to allow a vehicle to stop without obstructing traffic on the adjoining roadway.

36. Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.7 and NFPA 72. Exceptions may apply.

37. Single or multiple-station smoke alarms shall be installed in accordance with CFC 2022 Section 907.2.11.2 and 907.2.11.5.

38. Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m2). Exception may apply.

39. 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.

40. Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.

41. 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.

42. Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in wildland-urban interface areas shall be in accordance with Chapter 49. Defensible space shall be managed around all buildings and structures in State Responsibility Areas (SRA) as required in Public Resources Code 4291.

43. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

44. The minimum fire-flow and flow duration requirements for one-family residence shall be as specified in Tables B105.1(1) and B105.1(2). Required Fire Flow: 500 GPM.

45. For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of: a. The automatic sprinkler system demand, including hose stream allowance. b. The required fire flow.

46. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of

the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Coastside County Water District (CCWD)

47. The project shall comply with CCWD regulations on water service and metering. CCWD would perform inspections to verify compliance with all the applicable regulations during construction. A final inspection would be conducted when construction is complete.

48. The applicant shall complete an online application for water service with CCWD and complete an application for fire service and another application for residential water service.

49. A full set of the most recent plans and drawings for the project, including a full set (fire sprinkler, architectural, plumbing, mechanical, green building, structural, civil, utility, and landscape/irrigation) must be submitted to CCWD for review and approval. Existing and new utilities shall be clearly marked on the drawings.

50. Fire sprinklers are served from an independent and dedicated water service connection with a separate fire meter. Please note that CCWD does not allow passive purge systems to be installed on fire protection services. Fire protection services are authorized for the sole purpose of fire protection, so there shall be no cross connections.

51. The location of the new fire and domestic water services and meters shall be in a safe location and clear of driveways and parking areas.

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

Granada Community Services District

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

Please note that the decision of the Coastside Design Review Committee is a recommendation regarding the project’s compliance with design review standards, not the final decision on this project, which requires a Planning Commission public hearing for your Design Review Permit and Coastal Development Permit (CDP). For more information, please contact Glen Jia, Project Planner, at 650/363-1803, if you have any questions.

To provide feedback, please visit the Department's Customer Survey at the following link: https://www.smcgov.org/planning/webforms/san-mateo-county-planning-and-building-engagement-survey

Sincerely,

Glen Jia

_____
Glen Jia, Design Review Officer

cc: Paul and Ruth Huard, Homeowner
Rebecca Katkin, Member Architect
Mark Dinh, Community Representative
Interested Members of the Public

County of San Mateo - Planning and Building Department

ATTACHMENT E

San Mateo County Environmental Services Agency
Planning and Building Division
455 County Center, Mail Drop PLN 122
Redwood City, CA 94063-1646
(650) 363-4161 • Fax (650) 363-4849

Biological Impact Form

(for compliance with Local Coastal Program Policy 7.5)

Applicant's Name: _____
Primary Permit #: _____

Owner/Applicant

Name: **Paul and Ruth Huard** _____
Mailing Address: _____
P.O. Box 2432528 _____
Sioux Falls, SD _____ Zip: 57186_____

Phone, W: 808-282-6019_____
H: n/a _____
Fax: n/a_____
_____

Project Location

Include U.S.G.S – Tier, Range, and Section:
The 0.29-acre (12,424 sq. ft.) site is located on Magellan__
Avenue in section 13 of township 5 south, range 6 west. __
_____
_____
_____

Assessor's Parcel Number(s): _____
048-013-050_____
048-013-060_____
Applicable Planning Permit numbers: n/a _____
_____

Principal Investigators

(Note: Attach a qualification summary to the report.)
Name: Davinna Ohlson, Neal Kramer,
Nathan Hale, Mark Jennings _____
Mailing Address: Live Oak Associates, Inc. _____
6840 Via del Oro, Suite 220_____
San Jose, CA _____ Zip: 95123_____

Phone, W: (408) 224-8300_____
H: _____
Fax: (408) 224-1411 _____
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Report Summary

The proposed project consists of the construction of a two-story, approximately 3,500 sq. ft. single-family home, along with an attached two-car garage and driveway extending to Magellan Avenue, on a 0.29-acre (12,424 sq. ft.) property. The home is proposed to be set back approximately 30 ft. from the northwest property line (BONE Structure 2017). The property is bounded to the northwest and northeast by parklands, to the southeast by Magellan Avenue, and to the southwest by a residence. Surrounding land uses include open space, undeveloped lands, and light residential and commercial development. The Pacific Ocean is approximately 300 ft. southwest of the site.

The project site is currently undeveloped and has recently been mowed. Approximately half of the site supports native California blackberry and non-native poison hemlock. The remainder of the site consists of a ruderal field dominated by non-native grassland species. Approximately twenty Monterey cypress and Monterey pine trees occur on the site. While no aquatic resources are on the site itself, an approximately 2-foot-wide, shallow stream channel runs parallel to and just beyond the site's northwest boundary. This channel conveys runoff from inland areas to the Pacific Ocean.

Additionally, a small artificial pond is located approximately 220 ft. northwest of the project site. The pond supports hydrophytic vegetation and is seasonally wet, depending on the amount of precipitation it receives.

Project impacts to local biological resources are considered to be minimal due to the existing conditions of the site and the small area of proposed ground disturbance. No sensitive communities or habitats are present on the site, although the intermittent stream occurring just beyond the site's northwest boundary would be considered a sensitive habitat. Additionally, a number of trees on the site would be considered significant trees by the County. Special status plant species are expected to be absent from the site due to unsuitable habitat conditions. White-tailed kites could nest in the onsite trees.

Four potential impacts have been identified that could result from the proposed project. First, the intermittent stream occurring just beyond the site's northwest boundary would be considered a sensitive habitat. Placement of the home should be set back from the channel beyond the site's northwest boundary in compliance with the County's LCP. Second, if any onsite trees were to be removed or otherwise impacted as a result of the proposed work, the County of San Mateo may require the applicant to obtain a County permit and comply with its terms, including the likely planting of replacement trees. Third, site disturbance could result in indirect impacts to surrounding resources, such as runoff or erosion into adjacent parklands or the Pacific Ocean. Therefore, the applicant should comply with a County grading permit, including implementation of best management practices (BMPs). Finally, a pre-construction survey of the site would be required if project onset were to occur during the nesting season (February 1 through August 31) for special status bird species, migratory birds, and common raptor species. If nesting pairs were identified, an appropriate disturbance-free buffer should be established until such time when the young had fledged. This would ensure that no individuals are harmed, injured, or killed or an active nest is not abandoned as a result of the proposed construction.

California red-legged frogs and San Francisco garter snakes are highly unlikely to occur on the site due to the distance between the site and known occurrences of these species (i.e., the closest sightings are more than one mile from the site), the unsuitability of habitat for breeding and dispersal both on and adjacent to the site (e.g., lack of aquatic resources onsite; shallow, intermittent channel adjacent to the site; and a nearby pond that holds water seasonally), and the barriers to movement between the site and known populations of these species posed by development and major roadways, including Highway 1.

1. PROJECT AND PROPERTY DESCRIPTION

The proposed project consists of the construction of a two-story, approximately 3,500 sq. ft. single-family home, along with an attached two-car garage and driveway extending to Magellan Avenue, on a 0.29-acre (12,424 sq. ft.) property. The home is proposed to be set back approximately 30 ft. from the northwest property line (BONE Structure 2017).

The 0.29-acre property (also known as the "site") is currently undeveloped and is bounded to the northwest and northeast by parklands, to the southeast by Magellan Avenue, and to the southwest by a residence. Surrounding land uses include open space, undeveloped lands, and light residential and commercial development. The Pacific Ocean is approximately 300 ft. southwest of the site (Figure 1).

The site is relatively flat at approximately 23 ft. National Geodetic Vertical Datum (Figure 2). A narrow, shallow channel runs parallel to and just beyond the site's northwest boundary. No aquatic resources are present on the site itself. Soil types on the site itself have not been mapped (NRCS 2017). However, soils immediately northwest of the site have been mapped, and it is reasonable to conclude that soils on the site are of the same series and unit or exhibit very similar characteristics. Soils on lands adjacent to the site have been mapped as "Denison loam, nearly level." This soil type is not considered hydric, although hydric inclusions could occur. Lands further north of the site occur on "Denison clay loam, nearly level, imperfectly drained" soils. These soils are considered hydric. Hydric soils are soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part. Under sufficiently wet conditions, they support the growth and regeneration of hydrophytic vegetation.

2. METHODOLOGY

Live Oak Associates (LOA) botanist Neal Kramer conducted a field survey of the site on December 22, 2017. Prior to these site visits, relevant sources of information were reviewed. Sources included 1) USGS topographic maps, 2) aerial imagery of the site and surrounding areas, 3) technical literature related to the biotic resources of the area, 4) species data compiled by the California Native Plant Society (CNPS 2017), California Natural Diversity Database (CDFW 2017), and U.S. Fish and Wildlife Service (USFWS 2015), and 5) the Local Coastal Program policies (San Mateo County 2013).

The December 2017 survey consisted of walking the site and, to the maximum extent practicable, immediately surrounding lands, and recording existing conditions of the site and the potential for sensitive biotic resources to occur onsite. Information gathered in the field was used to characterize the botanical and wildlife resources occurring on the site and in the region. Detailed surveys for sensitive biological resources were not conducted for this study. The level of effort put forth was sufficient to assess the significance of biological constraints associated with the parcel and to assess the need for more detailed studies that could be warranted if sensitive biotic resources were identified in this initial survey.

Previous site surveys completed by LOA include a field survey of the site on June 7, 2010, by LOA ecologists Davinna Ohlson and Nathan Hale and a survey of the site on June 14, 2010, by Mr. Kramer. Mr. Kramer conducted an additional site visit on February 10, 2012, to map the centerline of the stream channel along the site's northwest boundary.

Additional review of the site was completed in February 2012 in consultation with LOA associate herpetologist Dr. Mark Jennings.

3. RESULTS

EXISTING CONDITIONS

The project site is currently undeveloped and has been recently mowed. A large pile of mostly organic debris is mounded at the western end of the lot.

Current vegetation on the site consists of seedlings and resprouts that have come in following the mowing. Approximately half of the site consists of native California blackberry (*Rubus ursinus*) and non-native poison hemlock (*Conium maculatum*). The remainder of the site consists of a ruderal field dominated by non-native grassland species, including wild oats (*Avena fatua*), Italian ryegrass (*Lolium multiflorum*), and Mediterranean barley (*Hordeum marinum* ssp. *gussoneanum*). Non-native forbs that were observable on the site during the December 2017 survey include wild radish (*Raphanus sativus*) and garden nasturtium (*Tropaeolum majus*). Other non-native forbs known to occur on the site include wild radish (*Raphanus sativus*), common vetch (*Vicia sativa*), greater periwinkle (*Vinca major*), and sweet fennel (*Foeniculum vulgare*). Native species known to occur on the site include bee plant (*Scrophularia californica*), California coffeeberry (*Rhamnus californica* ssp. *californica*), and coyote brush (*Baccharis pilularis*).

Approximately twenty Monterey cypress (*Cupressus macrocarpa*) and Monterey pine (*Pinus radiata*) trees occur on the site. These trees are primarily located along the fenceline of the southwest perimeter and along Magellan Avenue. Several of these trees have died and/or been removed since the 2010 surveys.

While no aquatic resources are on the site itself, an approximately 2-foot-wide, shallow stream channel runs parallel to and just beyond the site's northwest boundary. This channel conveys runoff from inland areas to the Pacific Ocean. The reach of the channel bed along the site boundary did not appear to convey water at the time of the field survey and was largely devoid of vegetation. Vegetation occurring along the channel banks is dense and includes Monterey cypress, California blackberry, pink flowering currant (*Ribes sanguineum* var. *glutinosum*), thick leaf box (*Pittosporum crassifolium*), western lady fern (*Athyrium filix-femina* var. *cyclosorum*), California willowherb (*Epilobium ciliatum*), and green dock (*Rumex conglomeratus*). Additionally, a small artificial pond is located approximately 220 ft. northwest of the project site. The pond supports tall flatsedge (*Cyperus eragrostis*) and is seasonally wet, depending on the amount of precipitation it receives.

Thick leaf litter and brush piles onsite, and dense vegetation along the channel on the site's northwest boundary, provide a moist microclimate suitable for amphibians such as the Pacific treefrog (*Hyla regilla*) and western toad (*Bufo*

boreas) as well as cover for reptiles such as the western fence lizard (*Sceloporus occidentalis*), southern alligator lizard (*Elgaria multicarinatus*), gopher snake (*Pituophis melanoleucus*), and common kingsnake (*Lampropeltis getulus*).

Bird species observed on the site include Anna's hummingbird (*Calypte anna*), black phoebe (*Sayornis nigricans*), bushtit (*Psaltriparus minimus*), American robin (*Turdus migratorius*), California towhee (*Pipilo crissalis*), song sparrow (*Melospiza melodia*), purple finch (*Carpodacus purpureus*), and American goldfinch (*Carduelis tristis*). Raptors that may utilize the cypress and pine trees on the site include the red-tailed hawk (*Buteo jamaicensis*) and American kestrel (*Falco sparverius*).

Because of the site's proximity to development, vehicular traffic, and high pedestrian use areas, the number of mammalian species expected to occur on the site would be limited. Small mammals such as the raccoon (*Procyon lotor*) may move along the channel. House cats (*Felis catus*) and domestic dogs (*Canis familiaris*) are likely to move onto the site from time to time.

SENSITIVE COMMUNITIES AND HABITATS

The County of San Mateo regulates impacts to sensitive habitats via the Local Coastal Program, which was approved by the California Coastal Commission. Sensitive habitats are defined in the County's Local Coastal Program policies (2013) as 1) habitats containing or supporting "rare and endangered" species as defined by the State Fish and Game Commission, 2) all perennial and intermittent streams and their tributaries, 3) coastal tide lands and marshes, 4) coastal and offshore areas containing breeding or nesting sites and coastal areas used by migratory and resident water-associated birds for resting areas and feeding, 5) areas used for scientific study and research concerning fish and wildlife, 6) lakes and ponds and adjacent shore habitat, 7) existing game and wildlife refuges and reserves, and 8) sand dunes. Coastal wetland habitat is also regulated under the Local Coastal Program, which consists of areas meeting the U.S. Army Corps of Engineers' (USACE) hydrology criterion with either hydric soils or dominating hydrophytic vegetation. Sensitive habitats associated with wetlands and streams may also be regulated by the USACE, CDFW, and RWQCB.

The County's LCP establishes buffer zones in riparian areas and states that "where no riparian vegetation exists along both sides of riparian corridors, extend buffer zones 50 feet from the predictable high water point for perennial streams and 30 feet from the midpoint of intermittent streams."

The County of San Mateo also has regulations protecting large trees that may occur within these communities or habitats. According to County Ordinance Section 12.000, a "significant tree" is any live woody plant rising above the ground with a single stem or trunk of a circumference of thirty-eight inches (about 12 inches in diameter) at a point 4.5

feet above the ground or immediately below the lowest branch, whichever is lower, and having the inherent capacity of naturally producing one main axis continuing to grow more vigorously than the lateral axes. Heritage trees, protected under Section 11.000 of the County's ordinance code, include those specific trees or groves of trees designated by the County as "heritage," and those listed native trees designated in the ordinance with diameters equal to or greater than the sizes listed. A permit is required for the removal of a significant or heritage tree. Such permits are issued on the condition that replacement trees will be planted to compensate for the loss of each tree.

No sensitive communities or habitats are present on the site, although the intermittent stream occurring just beyond the site's northwest boundary would be considered a sensitive habitat. Additionally, a number of trees on the site would be considered significant trees by the County. Therefore, a permit may be required from the County if these trees are to be removed as a result of the proposed project.

SPECIAL STATUS SPECIES

A number of species of plants and animals within the state of California have low populations and/or limited distributions. Such species may be considered rare and are vulnerable to extirpation as the state's human population grows and the habitats these species occupy are converted to agricultural and urban uses. State and federal laws have provided the County of San Mateo, California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) with a mechanism for conserving and protecting the diversity of plant and animal species native to the state. Many of these native plants and animals have been formally designated as threatened or endangered under state and federal endangered species legislation. Others have been designated as candidates for such listing. Still others have been designated as "species of special concern" by the CDFW. The California Native Plant Society (CNPS) has developed its own set of lists of native plants considered rare, threatened, or endangered (CNPS 2001). Collectively, these plants and animals are referred to as "special status species."

A number of special status plants and animals occur in the site's vicinity. A search of published accounts for all relevant special status plant and animal species was conducted for the Half Moon Bay USGS 7.5" quadrangle in which the project site occurs and for the five surrounding quadrangles (Montara Mountain, San Mateo, Woodside, La Honda, and San Gregorio) using the California Natural Diversity Data Base Rarefind 5 (CDFW 2017). Only these six quadrangles were searched instead of nine because the Pacific Ocean begins less than 0.1 mile southwest of the parcel. All plant species listed as occurring in these quadrangles on CNPS Lists 1A, 1B, 2, 3, or 4 were also reviewed.

Special Status Plants

Special status plant species include those listed as endangered, threatened, rare, or as species of concern by the USFWS, the CDFW, and the CNPS. The CDFW and CNPS have developed their own set of lists (i.e., California Rare Plant

Ranks, or CRPR) of native plants considered rare, threatened, or endangered. Additional definitions are given in CEQA, Section 15380(d).

Based on a review of extant special status plant species from the Half Moon Bay area, 62 sensitive plant species are known to occur within the vicinity of the parcel (CDFW 2017, CNPS 2017). Serpentine soils are absent from the site; as such, those species that are uniquely adapted to serpentine conditions, including the San Mateo thorn-mint (*Acanthomintha duttonii*), Crystal Springs fountain thistle (*Cirsium fontinale* var. *fontinale*), Hillsborough chocolate lily (*Fritillaria biflora* var. *ineziana*), Marin western flax (*Hesperolinon congestum*), serpentine leptosiphon (*Leptosiphon ambiguus*), Crystal Springs lessingia (*Lessingia arachnoidea*), woolly-headed lessingia (*Lessingia hololeuca*), and woodland woollythreads (*Monolopia graciliens*) are considered absent from the site. Other plant species occur in habitats not present in the study area (e.g., chaparral, brackish and freshwater marshes, etc.) and, therefore, are also considered absent from the site. These species include the Anderson's manzanita (*Arctostaphylos andersonii*), Montara manzanita (*Arctostaphylos montaraensis*), King's Mountain manzanita (*Arctostaphylos regismontana*), Point Reyes bird's-beak (*Chloropyron maritimum* ssp. *palustre*), clustered lady's-slipper (*Cypripedium fasciculatum*), mountain lady's-slipper (*Cypripedium montanum*), California bottle-brush grass (*Elymus californicus*), San Mateo woolly sunflower (*Eriophyllum latilobum*), minute pocket moss (*Fissidens pauperculus*), Indian Valley bush-mallow (*Malacothamnus aboriginum*), arcuate bush-mallow (*Malacothamnus arcuatus*), and Methuselah's beard lichen (*Usnea longissima*).

A summary of the formal status, habitat affinities, and potential for occurrence on the site itself for the remaining locally occurring special status plant species is discussed in Table 1.

Table 1: Special status plant species known to occur in the vicinity of the site.

Species	Status	Habitat Affinities	Potential for Occurrence
Blasdale's bentgrass (*Agrostis blasdalei*)	CRPR 1B	Coastal dunes, coastal bluff scrub, and coastal prairie.	**Absent.** Suitable habitat is not present on the site.
Franciscan onion *(Allium peninsulare* var. *franciscanum)*	CRPR 1B	Cismontane woodland, valley and foothill grassland on clay and volcanic soils and often on serpentinite.	**Absent.** Suitable habitat is not present on the site.
Bent-flowered fiddleneck *(Amsinckia lunaris)*	CRPR 1B	Coastal bluff scrub, cismontane woodland, grasslands.	**Absent.** Suitable habitat is not present on the site.
Coast rockcress (*Arabis blepharophylla*)	CRPR 4	Broadleafed upland forest, coastal bluff scrub, coastal prairie, and coastal scrub.	**Absent.** Suitable habitat is not present on the site.

Table 1: Special status plant species known to occur in the vicinity of the site.			
Species	**Status**	**Habitat Affinities**	**Potential for Occurrence**
Ocean bluff milk-vetch (*Astragalus nuttallii* var. n*uttallii*)	CRPR 4	Coastal bluff scrub and coastal dunes.	**Absent.** Suitable habitat is not present on the site.
Coastal marsh milk-vetch *(Astragalus pycnostachyus* var. *pycnostachyus)*	CRPR 1B	Mesic sites in coastal dunes or within fresh and salt water marshes/swamps.	**Absent.** Suitable habitat is not present on the site.
Brewer's calandrinia (*Calandrinia breweri*)	CRPR 4	Chaparral and coastal scrub on sandy or loamy soils.	**Absent.** Suitable habitat is not present on the site.
Round-leaved filaree (*California macrophylla*)	CRPR 1B	Cismontane woodland and valley and foothill grassland on clay soils.	**Absent.** Suitable habitat is not present on the site. The nearest documented occurrence of this species is from 1896 and more than fifteen miles from the site.
Oakland star-tulip (*Calochortus umbellatus*)	CRPR 4	Broadleafed upland forest, chaparral, cismontane woodland, lower montane coniferous forest, and valley and foothill grassland. Often occurs on serpentinite.	**Absent.** Suitable habitat is not present on the site.
Johnny-nip (*Castilleja ambigua* var. *ambigua*)	CRPR 4	Coastal bluff scrub, coastal prairie, coastal scrub, marshes and swamps, valley and foothill grassland, and vernal pools margins.	**Absent.** Suitable habitat is not present on the site.
Pappose tarplant *(Centromadia parryi* ssp. *parryi)*	CRPR 1B	Coastal prairie, meadows and seeps, coastal salt marshes/swamps, and grasslands.	**Unlikely.** Marginal habitat is present on the site. This species has not been documented within five miles of the site.
San Francisco Bay spineflower *(Chorizanthe cuspidata* var. *cuspidata)*	CRPR 1B	Coastal bluff scrub, coastal dunes and prairies. Sandy soils.	**Absent.** Suitable habitat is not present on the site.
Franciscan thistle (*Cirsium andrewsii*)	CRPR 1B	Broadleafed upland forest, coastal bluff scrub, coastal prairie, and coastal scrub. Mesic soils and sometimes serpentinite.	**Absent.** Suitable habitat is not present on the site.
San Francisco collinsia *(Collinsia multicolor)*	CRPR 1B	Closed cone coniferous forest and coastal scrub, sometimes on serpentine soils.	**Absent.** Suitable habitat is not present on the site.
Western leatherwood *(Dirca occidentalis)*	CRPR 1B	Broadleaved forest, chaparral, woodland, coniferous forest, riparian woodland.	**Absent.** Suitable habitat is not present on the site. This species is not known to occur along the coast.
San Francisco wallflower (*Erisymum franciscanum*)	CRPR 4	Chaparral, coastal dunes, coastal scrub, and valley and foothill grassland.	**Absent.** Suitable habitat is not present on the site.

Table 1: Special status plant species known to occur in the vicinity of the site.			
Species	**Status**	**Habitat Affinities**	**Potential for Occurrence**
Marin checker lily (*Fritillaria lanceolata* var. *tristulis*)	CRPR 1B	Coastal bluff scrub, coastal prairie, and coastal scrub.	**Absent.** Suitable habitat is not present on the site.
Fragrant fritillary *(Fritillaria liliacea)*	CRPR 1B	Coastal scrub, grasslands, often on serpentine and clay.	**Absent.** Suitable habitat is not present on the site. This species is not known to occur along the coast.
San Francisco gumplant *(Grindelia hirsutula* var. *maritima)*	CRPR 3	Coastal scrub, coastal bluff scrub, grassland. Sandy or serpentine soils on ocean bluffs.	**Absent.** Suitable habitat is not present on the site.
Short-leaved evax (*Hesperevax sparsiflora* var. *brevifolia*)	CRPR 1B	Coastal bluff scrub on sandy soils and coastal dunes.	**Absent.** Suitable habitat is not present on the site.
Kellogg's horkelia (*Horkelia cuneata* var. *sericea*)	CRPR 1B	Chaparral and sandy or gravelly openings within coastal scrub.	**Absent.** Suitable habitat is not present on the site.
Point Reyes horkelia *(Horkelia marinensis)*	CRPR 1B	Sandy coastal dunes, coastal scrub, coastal prairie.	**Absent.** Suitable habitat is not present on the site.
Coast iris (*Iris longipetala*)	CRPR 4	Coastal prairie, lower montane coniferous forest, and meadows and seeps.	**Absent.** Suitable habitat is not present on the site.
Perennial goldfields (*Lasthenia californica* ssp. *macrantha*)	CRPR 1B	Coastal bluff scrub, coastal dunes, and coastal scrub.	**Absent.** Suitable habitat is not present on the site.
Coast yellow linanthus *(Leptosiphon croceus)*	CRPR 1B	Coastal bluff scrub, coastal prairie near ocean	**Absent.** Suitable habitat is not present on the site.
Rose linanthus *(Leptosiphon rosaceus)*	CRPR 1B	Coastal bluff scrub adjacent to coast	**Absent.** Suitable habitat is not present on the site.
Ornduff's meadowfoam (*Limnanthes douglasii* ssp. *ornduffii*)	CRPR 1B	Meadows and seeps, particularly in agricultural fields.	**Absent.** Suitable habitat is not present on the site.
San Mateo tree lupine (*Lupinus arboreus* var. *eximius*)	CRPR 3	Chaparral and coastal scrub.	**Absent.** Suitable habitat is not present on the site.
Davidson's bush-mallow (*Malacothamnus davidsonii*)	CRPR 1B	Chaparral, cismontane woodland, coastal scrub, and riparian woodland.	**Absent.** Suitable habitat is not present on the site. This species has not been documented in the region since 1901.
Hall's bush-mallow (*Malacothamnus hallii*)	CRPR 1B	Chaparral and coastal scrub.	**Absent.** Suitable habitat is not present on the site. This species has not been documented in the region since 1902.

Table 1: Special status plant species known to occur in the vicinity of the site.			
Species	**Status**	**Habitat Affinities**	**Potential for Occurrence**
Marsh microseris (*Microseris paludosa*)	CRPR 1B	Closed-cone coniferous forest, cismontane woodland, coastal scrub, and valley and foothill grassland.	**Absent.** Suitable habitat is not present on the parcel. The nearest documented occurrences of this species are more than fifteen miles from the site.
Dudley's lousewort (*Pedicularis dudleyi*)	CRPR 1B	Maritime chaparral, cismontane woodland, north coast coniferous forest, and valley and foothill grassland.	**Absent.** Suitable habitat is not present on the site. The nearest documented occurrences of this species are more than twenty miles from the site.
White-rayed pentachaeta *(Pentachaeta bellidiflora)*	FE, CE, CRPR 1B	Open dry rocky slopes and grassy areas, usually on serpentine soils.	**Absent.** Suitable habitat is not present on the site. This species has not been documented along the coast.
Choris' popcorn-flower (*Plagiobothrys chorisianus* var. *chorisianus*)	CRPR 1B	Chaparral, coastal prairie, and coastal scrub on mesic soils.	**Absent.** The site does not exhibit mesic soils that would support this species.
Oregon polemonium (*Polemonium carneum*)	CRPR 2	Coastal prairie, coastal scrub, and lower montane coniferous forest.	**Absent.** Suitable habitat is not present on the site. This species has not been documented in the region since 1916.
Hickman's cinquefoil *(Potentilla hickmanii)*	FE, CE, CRPR 1B	Freshwater marshes and swamps, vernally mesic meadows and seeps, and coastal bluff scrub.	**Absent.** Suitable habitat is not present on the site.
Lobb's aquatic buttercup (*Ranunculus lobbii*)	CRPR 4	Cismontane woodland, North Coast coniferous forest, valley and foothill grassland, and vernal pools. Occurs in mesic soils.	**Absent.** Suitable habitat is not present on the site.
Chaparral ragwort (*Senecio aphanactis*)	CRPR 2B	Chaparral, cismontane woodland, and coastal scrub, sometimes in alkaline soils.	**Absent.** Suitable habitat is not present on the site.
San Francisco campion *(Silene verecunda* ssp. *verecunda)*	CRPR 1B	Coastal bluff scrub, chaparral, coastal scrub, and valley and foothill grasslands on sandy soils.	**Absent.** Sandy soils are not present on the site. The nearest documented occurrence of this species is more than three miles from the site.
Saline clover (*Trifolium hydrophilum*)	CRPR 1B	Marshes and swamps, valley and foothill grasslands on mesic or alkaline soils, and vernal pools.	**Absent.** Suitable habitat is not present on the site. This species has not been documented in the region since 1886.
San Francisco owl's clover *(Triphysaria floribunda)*	CRPR 1B	Coastal prairie, usually serpentine soils.	**Absent.** Suitable habitat is not present on the site.
Coastal triquetrella (*Triquetrella californica*)	CRPR 1B	Coastal bluff scrub and coastal scrub.	**Absent.** Suitable habitat is not present on the site.

Table 1: Special status plant species known to occur in the vicinity of the site.			
Species	**Status**	**Habitat Affinities**	**Potential for Occurrence**

Federal Status
FE Federally Endangered
FT Federally Threatened

State Status
CE California Endangered
CT California Threatened

CNPS
1B Rare, threatened, or endangered in California and elsewhere
2 Rare, threatened, or endangered in California but more common elsewhere
3 Plants about which more information is needed

Sources: CDFW 2017, CNPS 2017

Of the 62 special status plant species known to occur in the site's vicinity, none are expected to occur on the site itself due to the lack of suitable habitat.

Special Status Animals

Special status animal species include those listed as endangered, threatened, rare, or as candidates for listing by the USFWS and/or CDFW. Other species regarded as having special status include special animals as listed by the CDFW. Additional animal species receive protection under the Bald Eagle Protection Act and the Migratory Bird Treaty Act (16 U.S.C. 703-711). The Fish and Game Code of California provides protection for "fully protected birds" (Section 3511), "fully protected mammals" (Section 5515), "fully protected reptiles and amphibians" (Section 5050), and "fully protected fish" (Section 5515). Additional definitions are given in the California Environmental Quality Act Section 15380.

Based on a review of extant special status animal species from the Half Moon Bay area (CDFW 2017) and an understanding of the geographic range and habitat affinities of special status animal species, 31 species are known to occur within the Half Moon Bay region. A summary of the formal status, habitat affinities, and potential for occurrence on the site itself for locally occurring special status animal species is discussed in Table 2.

Table 2: Special status animal species known to occur in the vicinity of the site.			
Species	**Status**	**Habitat Affinities**	**Potential for Occurrence**
Invertebrates			
Monarch butterfly—overwintering population *(Danaus plexippus)*	None	Roosts in wind-protected tree groves.	**Unlikely.** Individuals may pass over the site, but this species is not expected to roost in the onsite trees.
Mission blue butterfly *(Plebejus icarioides missionensis)*	FE	Grasslands with lupine host plants.	**Absent.** Suitable habitat, including host plants, is not present on the site.

Table 2: Special status animal species known to occur in the vicinity of the site.			
Species	**Status**	**Habitat Affinities**	**Potential for Occurrence**
San Bruno elfin butterfly *(Callophrys mossii bayensis)*	FE	Grasslands with *Sedum* host plants on north-facing slopes.	**Absent.** Suitable habitat is not present on the site. The necessary host plant is absent.
Bay checkerspot butterfly (*Euphydryas editha bayensis*)	FT	Native grasslands on outcrops of serpentine soils. Primary host plant is *Plantago erecta*.	**Absent.** Suitable habitat, including host plants, is not present on the site.
Myrtle's silverspot butterfly *(Speyeria zerene myrtleae)*	FE	Coastal scrub and grasslands with *Viola* host plants.	**Absent.** Suitable habitat, including host plants, is not present on the site.
Fish			
Tidewater goby (*Eucyclogobius newberryi*)	FE, CSC	A marine species occurring in shallow water estuaries and lagoons from Del Norte Co. south to San Diego Co.	**Absent.** Suitable habitat is absent from the site. This species would not be expected to occur in the narrow channel adjacent to the site.
Steelhead –central California coast DPS *(Oncorhynchus mykiss irideus)*	FT	Coastal streams and rivers.	**Absent.** Suitable habitat is absent from the site. This species would not be expected to occur in the narrow channel adjacent to the site.
Longfin smelt (*Spirinchus thaleichthys*)	FC, CT, CSC	Open waters of estuaries.	**Absent.** Suitable habitat is absent from the site. This species would not be expected to occur in the narrow channel adjacent to the site.
Amphibians			
California tiger salamander (*Ambystoma californiense*)	FT, CT	Breeds in vernal pools and stock ponds of central California. Adults aestivate in grassland habitats adjacent to the breeding sites.	**Absent.** Breeding and aestivation habitat is absent from the site.
California giant salamander (*Dicamptodon ensatus*)	CSC	Wet coastal forests near streams and seeps.	**Absent.** The site and the nearby channel do not provide suitable habitat for this species. This species has not been documented along this channel. The nearest documented occurrence of this species is more than five miles from the site.
Santa Cruz black salamander (*Aneides niger*)	CSC	Mixed deciduous and coniferous woodlands and coastal grasslands.	**Absent.** The site does not provide suitable habitat for this species. The nearest documented occurrence of this species is more than nine miles southeast of the site.
Foothill yellow-legged frog (*Rana boylii*)	CSC	Frequents partly shaded, shallow, swiftly-flowing streams and riffles with rocky substrate in a variety of habitats.	**Absent.** The site and the nearby channel do not provide suitable habitat for this species. This species has not been documented along this channel.

Table 2: Special status animal species known to occur in the vicinity of the site.			
Species	**Status**	**Habitat Affinities**	**Potential for Occurrence**
California red-legged frog *(Rana draytonii)*	FT, CSC	Rivers, creeks and stock ponds of the Sierra foothills and coast range, preferring pools with overhanging vegetation.	**Highly Unlikely.** The site and the nearby channel do not provide suitable habitat for this species, as the site lacks aquatic resources, and the channel is shallow and conveys water intermittently. This species has not been documented along this channel. The nearby pond is shallow and also holds water seasonally and, therefore, would not serve as suitable breeding habitat. The nearest documented occurrences are approximately 1.1 miles to the northwest and approximately 1.5 miles to the east of the site. Extensive urbanization and major roads, including Highway 1, serve as barriers to movement between these known CRLF locations and the site.
Reptiles			
Western pond turtle (*Emys marmorata*)	CSC	Open slow-moving water of rivers and creeks of central California with rocks and logs for basking.	**Absent.** The site and the nearby channel do not provide suitable habitat for this species. This species has not been documented along this channel.
San Francisco garter snake *(Thamnophis sirtalis tetrataenia)*	FE, CE	Freshwater marshes, ponds, and slow-moving streams, preferring dense cover and water depths of at least one foot.	**Highly Unlikely.** The site and the nearby channel do not provide suitable habitat for this species. Extensive urbanization and major roads, including Highway 1, serve as barriers to movement between the site and known populations of this species.
Birds			
White-tailed kite *(Elanus leucurus)*	CP	Open grasslands and agricultural areas throughout central California.	**Possible.** This species could utilize the onsite trees for nesting during the breeding season and perching during the non-breeding season. The parcel provides only marginal foraging habitat due to the lack of open habitat.
Peregrine falcon (*Falco peregrinus anatum*)	CP	Individuals breed on cliffs in the Sierra or in coastal habitats; occurs in many habitats of the state during migration and winter.	**Absent.** Suitable breeding habitat is absent from the site.
Western snowy plover (*Charadrius alexandrinus nivosus*)	FT, CSC	Nests in sandy marine and estuarine shores, and along salt levees.	**Absent.** Suitable habitat is absent from the site.
California black rail (*Laterallus jamaicensis coturniculus*)	CT, CP	Resident of saline and fresh emergent wetlands.	**Absent.** Suitable habitat is absent from the site.
California Ridgway's rail *(Rallus obsoletus obsoletus)*	FE, CE, CP	Saltwater and brackish marshes.	**Absent.** Suitable habitat is absent from the site.

Table 2: Special status animal species known to occur in the vicinity of the site.			
Species	**Status**	**Habitat Affinities**	**Potential for Occurrence**
Marbled murrelet (*Brachyramphus marmoratus*)	FT, CE	Nests in old-growth redwood-dominated forests.	**Absent.** Suitable habitat is absent from the site.
Burrowing owl (*Athene cunicularia*)	CSC	Open, dry grasslands, deserts and ruderal areas. Requires suitable burrows. Often associated with California ground squirrels.	**Absent.** Suitable nesting habitat is absent from the site. The site occurs outside of the species' known range.
Bank swallow (*Riparia riparia*)	CT	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert. Requires vertical banks/cliffs with fine-textured or sandy soils near streams, rivers, lakes, or ocean to dig nesting hole.	**Absent.** Suitable nesting habitat is absent from the site.
Saltmarsh common yellowthroat *(Geothlypis trichas sinuosa)*	CSC	Coastal streams dominated by willows and brackish or freshwater marshes.	**Absent.** Suitable nesting habitat is absent from the site. This species may occasionally forage over the site.
Alameda song sparrow (*Melospiza melodia pusillula*)	CSC	Found in salt marshes, primarily along the Bay in Alameda County	**Absent.** Suitable habitat is absent from the site.
Mammals			
Pallid bat (*Antrozous pallidus*)	CSC	Grasslands, chaparral, woodlands, and forests of California; most common in dry rocky open areas that provide roosting opportunities.	**Absent.** Individuals could pass over the site on their way to more suitable habitat. However, suitable habitat is not present on the site itself.
Big free-tailed bat (*Nyctinomops macrotis*)	CSC	Rocky, arid habitats. Roosts primarily in crevices, but have been observed roosting in caves, buildings, and trees.	**Absent.** Individuals could pass over the site on their way to more suitable habitat. However, suitable habitat is not present on the site itself.
Townsend's big-eared bat (*Corynorhinus townsendii*)	CSC	Primarily a cave-dwelling bat that may also roost in buildings. Occurs in a variety of habitats.	**Absent.** Individuals could pass over the site on their way to more suitable habitat. However, suitable habitat is not present on the site itself.
Salt-marsh harvest mouse (*Reithrodontomys raviventris*)	FE, CE, CP	Saline emergent wetlands dominated by pickleweed.	**Absent.** Suitable habitat is absent from the site, and the site occurs outside the native range of this species.

Table 2: Special status animal species known to occur in the vicinity of the site.			
Species	**Status**	**Habitat Affinities**	**Potential for Occurrence**
San Francisco dusky-footed woodrat *(Neotoma fuscipes annectens)*	CSC	Woodlands and forests, riparian communities.	**Absent.** Suitable habitat is absent from the site.
American badger (*Taxidea taxus*)	CSC	Found in drier open stages of most shrub, forest and herbaceous habitats with friable soils	**Absent.** Suitable habitat is absent from the site.
Federal Status FE Federally Endangered FT Federally Threatened	**State Status** CE California Endangered CT California Threatened CSC California Species of Concern CP California Fully Protected		

Source: CDFW 2017

Of the 31 special status animal species known to occur in the vicinity of the site, only the white-tailed kite is expected to potentially occur on the site. The white-tailed kite is listed as a fully protected species. In short, the CDFW cannot issue a take permit for impacts to individuals of species having the fully protected status. The CDFW can, however, authorize impacts to habitat suitable for the kite. White-tailed kites inhabit open lowland grassland, riparian woodland, marshes, and scrub areas and nest in a variety of species of large trees. White-tailed kites could nest in the onsite trees. Foraging habitat on the site for this species is marginal.

4. DIRECT AND INDIRECT IMPACTS TO BIOLOGICAL HABITATS

The project site is relatively small in size at 0.29 acre and is located next to light residential and commercial development, ruderal fields, and parklands. The proposed project is a two-story, approximately 3,500 sq. ft. single-family home. No sensitive or special status communities/habitats occur on the site itself, and the loss of a small amount of native blackberry and regionally abundant ruderal, non-native grassland habitat would not be considered a significant impact.

The intermittent stream occurring just beyond the site's northwest boundary would be considered a sensitive habitat. The home is proposed to be set back approximately 30 ft. from the northwest property line, and small adjustments to this setback may need to be made in order to comply with the County's LCP. Additionally, approximately twenty Monterey cypress and Monterey pines are present on the site. A number of these trees would be considered significant trees regulated by the County. Mitigation measures would be required to offset direct and indirect impacts to the stream channel and to significant trees present on the site (*Mitigation Measures 1* and *2*).

Regardless of the biological quality of the site itself, high quality habitat remains in the immediate vicinity (e.g., parklands to the northwest and northeast and the Pacific Ocean approximately 300 ft. southwest of the site). In order to maintain the currently quality of surrounding biotic habitats, measures should be taken to ensure onsite ground disturbances do not degrade local resources (*Mitigation Measure 3*).

Mitigation Measure 1:

Placement of the home should be set back from the channel beyond the site's northwest boundary in compliance with the County's LCP. Because the channel lacks associated riparian vegetation and carries intermittent flows, a buffer of 30 ft. from the midpoint of the channel would be appropriate (Figure 3).

Mitigation Measure 2:

Should project buildout require the removal of any trees on the site considered to be a significant tree, a tree removal permit would need to be obtained and its conditions complied with (e.g., planting of replacement trees) pursuant to the County's tree ordinance.

Mitigation Measure 3:

The applicant should comply with the provisions of a County grading permit, including implementation of standard erosion control measures that employ best management practices (BMPs).

5. DIRECT AND INDIRECT IMPACTS TO SPECIAL STATUS SPECIES

A number of special status plant and animal species are known to occur in the vicinity of Half Moon Bay and El Granada. Special status plant species are presumed to be absent from the site due to unsuitable habitat conditions and/or ongoing management of the site (i.e., mowing).

Most special status wildlife also would not be expected to occur on the site. However, white-tailed kites, a California protected species, may utilize the site while breeding. Additionally, migratory birds and locally occurring raptor species are protected by the Federal Migratory Bird Treaty Act (FMBTA: 16 U.S.C., scc. 703, Supp. I, 1989) and State Fish and Game Code. Therefore, if site disturbance were to occur during these species' breeding season (February 1 through August 31), implementation of *Mitigation Measure 4* would be required to insure that migratory birds and raptors were not harmed, injured, or killed as a result of buildout of the proposed project.

As discussed in section 3, California red-legged frogs and San Francisco garter snakes are highly unlikely to occur on the site due to the distance between the site and known occurrences of these species (i.e., the closest sightings are more than one mile from the site), the unsuitability of habitat for breeding and dispersal both on and adjacent to the site

(e.g., lack of aquatic resources onsite; shallow, intermittent channel adjacent to the site; and a nearby pond that holds water seasonally), and the barriers to movement between the site and known populations of these species posed by development and major roadways, including Highway 1. This determination is consistent with conclusions regarding these species for an adjacent property (WRA 2009).

Mitigation Measure 4:

Should trees need to be removed, their removal should occur during the non-breeding season (September 1 through January 31). If it is not possible to avoid tree removal or other disturbances during the breeding season (February 1 through August 31), a qualified biologist should conduct a pre-construction survey for white-tailed kites, migratory birds, and common tree-nesting raptors in all trees within the development footprint and, to the maximum extent practicable, within 250 ft. of the footprint no more than 14 days from the onset of ground disturbance, if such disturbance will occur during the breeding season. If such species are detected on the site during the survey, a suitable activity-free buffer should be established around all active nests. The precise dimension of the buffer (up to 250 ft.) would be determined at that time and may vary depending on such factors as nest location, species, and line of sight to the construction area. Buffers should remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents.

6. MITIGATION MEASURES TO REDUCE IMPACTS TO A LESS-THAN-SIGNIFICANT LEVEL

Table 3: Impacts, mitigation measures, and their effectiveness.

Impact	Mitigation Measure	Effectiveness
Sensitive Habitats: Indirect impacts to the intermittent channel just beyond the site's northwest boundary.	**Mitigation Measure 1:** A development setback of 30 ft. from the midpoint of the channel should be established.	**Significance:** The proposed mitigation would reduce the identified impact to a less-than-significant level.
Significant Trees: Direct impacts to Monterey cypress and Monterey pines occurring onsite.	**Mitigation Measure 2:** Should project buildout require the removal of any trees on the site considered to be a significant tree, a tree removal permit would need to be obtained and its conditions complied with (e.g., planting of replacement trees) pursuant to the County's tree ordinance.	**Significance:** The proposed mitigation would reduce the identified impact to a less-than-significant level.
Surrounding Biological Resources: Indirect impacts to the surrounding biological resources, particularly parklands to the northwest and northeast of the site and the Pacific Ocean approximately 300 ft. southwest of the site.	**Mitigation Measure 3:** The applicant should comply with the provisions of a County grading permit, including implementation of standard erosion control measures that employ best management practices (BMPs).	**Significance:** The proposed mitigation would reduce the identified impact to a less-than-significant level.

Table 3: Impacts, mitigation measures, and their effectiveness.		
Impact	**Mitigation Measure**	**Effectiveness**
Nesting Avian Species: Direct impacts to special status avian species (i.e., white-tailed kites), migratory birds, and common tree-nesting raptors if site disturbance were to occur during the breeding season (February 1 through August 31).	**Mitigation Measure 4:** A qualified biologist should conduct a pre-construction migratory bird and raptor survey of all onsite trees within 250 ft. of the proposed development footprint within 14 days of the onset of ground disturbance. If such species were detected, a suitable activity-free buffer should be established around all active nests. The precise dimension of the buffer (up to 250 ft.) would be determined at that time and may vary depending on such factors as nest location, species, and line of sight to the construction area. Buffers should remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents.	**Significance:** The proposed mitigation would reduce the identified impact to a less-than-significant level.

7. **CERTIFICATION:** I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this biological evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: 5 January 2018_____ Signed: Davinna Ohlson _____

ENCLOSURES

+ Aerial image of project site and surrounding area

+ Map of area from the USGS 7.5-minute quadrangle series

+ Map of 30-ft. setback from the channel centerline

REFERENCES

BONE Structure. 2017. 171113 Huard plan survey overlay. San Francisco, CA.

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California Native Plant Society, Rare Plant Program. 2017. Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). Website http://www.rareplants.cnps.org [accessed 28 December 2017].

County of San Mateo. 2013. Local coastal program policies. Planning and Building Department.

Natural Resource Conservation Service. 2017. Soil survey, San Mateo Area, California. USDA. http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx [accessed 28 December 2017].

U. S. Fish and Wildlife Service (USFWS). 2015. Endangered and threatened wildlife and plants.

WRA. 2009. Biological resource assessment: proposed Hodge residence, Magellan Avenue, Miramar, San Mateo County, California. San Rafael, CA.

QUALIFICATIONS

Live Oak Associates, Inc. (LOA) has considerable expertise in biotic resource issues (i.e., vegetation, wildlife (including macroinvertebrate and fish evaluations,), habitat management, sensitive habitats (including wetlands and waterways), mitigation, permitting). The firm assists clients in compliance with local, state and federal regulations protecting scarce or sensitive biotic resources. LOA conducts wetland delineations, California Environmental Quality Act (CEQA) evaluations, National Environmental Policy Act (NEPA) assessments, endangered species surveys and habitat suitability assessments. LOA has worked closely with the various regulatory agencies in regards to Sections 401 and 404 of the Clean Water Act, Sections 1601 and 1603 of the California Fish and Game Code, and the Local Coastal Program dictated by the California Coastal Act. Consultations regarding Sections 7 and 10 of the Endangered Species Act have also been initiated and resolved for various project involving federally listed species. LOA has extensive experience in negotiating and consulting with regulatory agencies on the client's behalf, processing permits, testifying at public meetings and court hearings, and updating clients on regulatory issues. The firm can assist clients in developing monitoring protocols or sampling designs to comply with mitigation measures as required by regulatory agencies. In-house graphics capabilities in CAD and GIS are evidenced in draft and final quality maps of wetlands, biotic habitats and pinpoint locations of specific habitat features.

Davinna Ohlson is an experienced wildlife and plant ecologist with extensive skills in wetland ecology, special status species surveys (including both plants and animals), and permitting. Ms. Ohlson has a master's degree in environmental studies with approximately 15 years of relevant experience. Her areas of expertise include the preparation of CEQA/NEPA documents, delineations of jurisdictional waters, permitting, special status species surveys, and monitoring projects. Ms. Ohlson has prepared a number of CEQA/NEPA documents analyzing environmental impacts. This involved researching the existing biotic conditions of a specific site, completing wetland delineations and special status species surveys, and analyzing the measures needed to avoid, minimize, and compensate for any determined impacts. Ms. Ohlson has been trained to perform wetland delineations of jurisdictional waters. Wetland surveys have been conducted in seasonal wetlands, vernal pools, marshes, ephemeral/intermittent/perennial streams, and created wetlands. On numerous occasions, the information gathered during the wetlands surveys has been used to complete various permit applications. Ms. Ohlson has conducted a number of special status plant and animal

species surveys and has been involved in a number of monitoring projects, including both wetland, riparian, and wildlife monitoring.

Neal Kramer has extensive botanical experience with native flora and plant communities in more than 25 different California counties and in Oregon, Idaho and Nevada, as well as in Honduras, Ecuador and Peru. Among the numerous plant inventories he has completed, Mr. Kramer prepared a list of over 500 species for approximately 6200 acres on the Peninsula Open Space Trust Cloverdale/Bolsa Pt. Ranch property in San Mateo County. Rare plant surveys have included more than a dozen different sites in the Bay Area, vernal pools in Fresno and Madera Counties, and Delta marshland in Sacramento County. He is experienced in wetland delineation for a variety of wetland types including vernal pools. Mr. Kramer has a master's degree in forest ecology from the University of Idaho, where he studied plant succession and the role of buried seed banks on forest sites in the Northern Rocky Mountains.

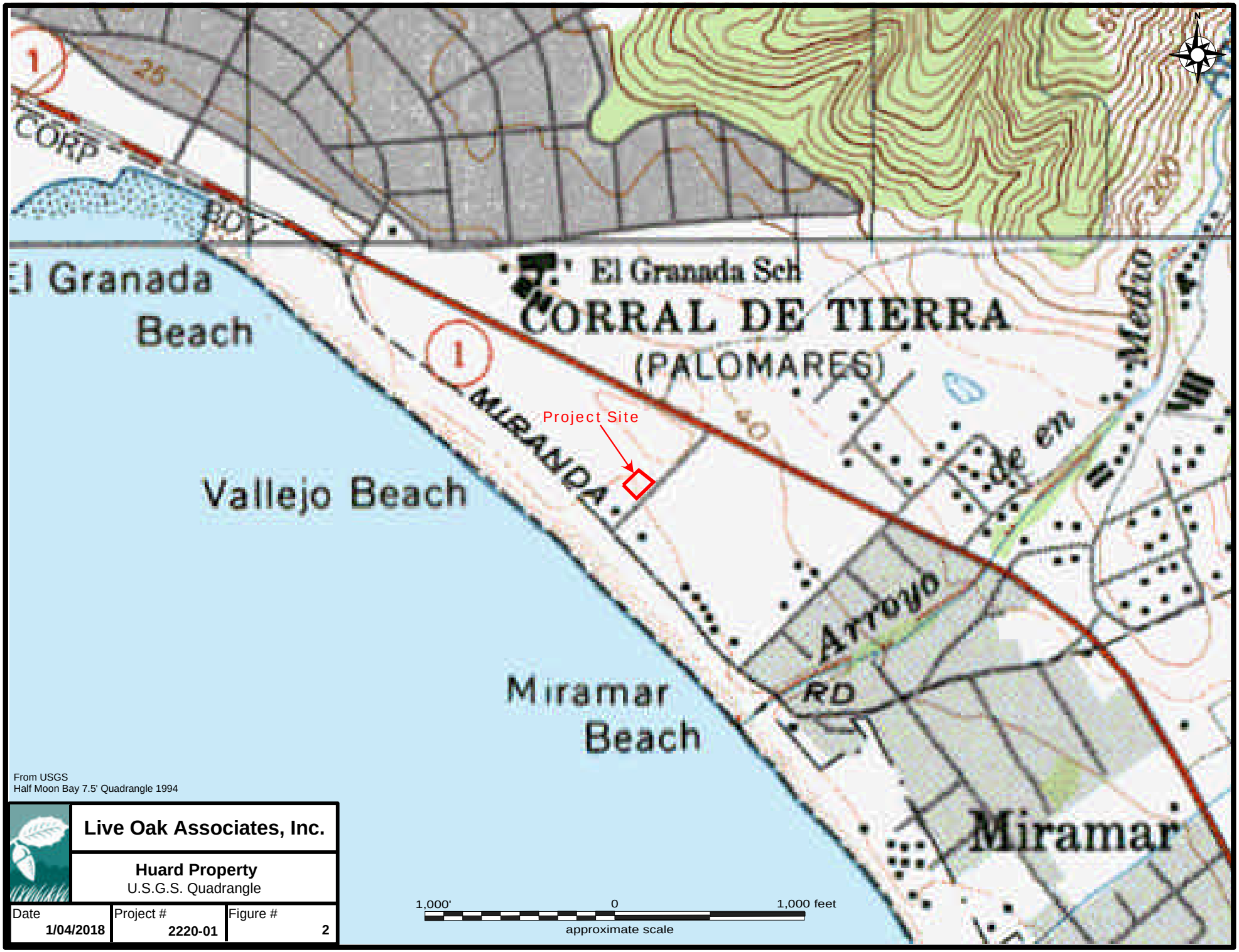
Nathan Hale is an experienced wildlife ecologist with over 8 years of related experience. He has conducted broad scale habitat assessments, Swainson's hawk, burrowing owl, and other nesting bird surveys, fairy shrimp surveys, blunt-nosed leopard lizard surveys, wetland delineations, rare plant surveys, and mitigation and construction monitoring. Nathan has a sound working knowledge of CEQA and NEPA documentation and is well versed on local and federal species regulations. He possesses a master's degree in biology focused on plant community restoration.

Dr. Mark Jennings is a noted authority on California red-legged frogs and San Francisco garter snakes and has extensive knowledge of the herpetofauna of California. He has published numerous articles and has conducted numerous habitat assessments and pre-construction and monitoring surveys for these species. He possesses extensive familiarity with this region of San Mateo County.

Live Oak Associates, Inc.

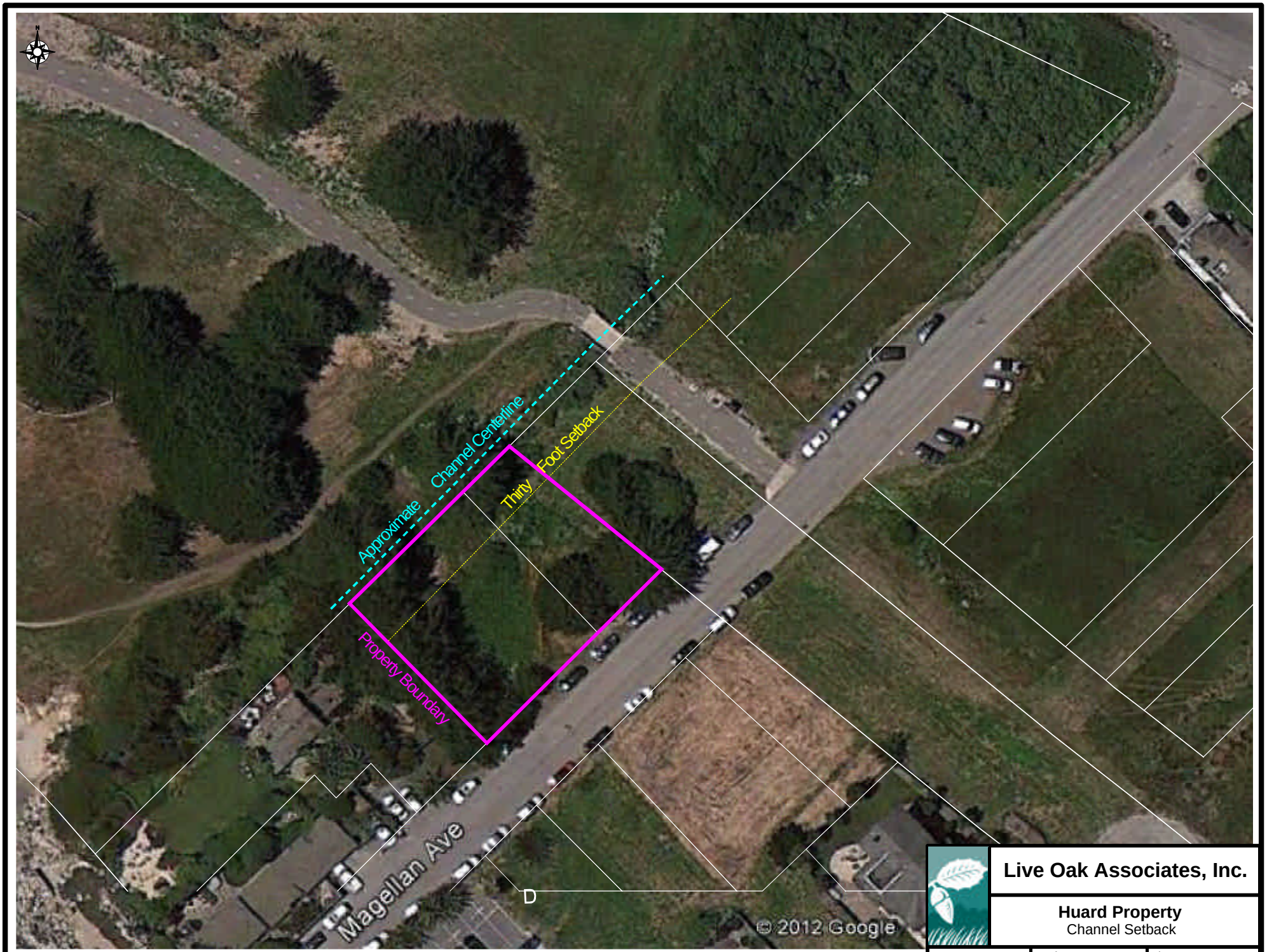
Huard Property
Aerial Photo of Site and Surrounding Area

Date	Project #	Figure #
1/04/2018	2220-01	1



From USGS
Half Moon Bay 7.5' Quadrangle 1994

Live Oak Associates, Inc.			
Huard Property U.S.G.S. Quadrangle			
Date **1/04/2018**	Project # **2220-01**	Figure # **2**	



Live Oak Associates, Inc.

Huard Property
Channel Setback

Date	Project #	Figure #
1/04/2018	2220-01	3

County of San Mateo - Planning and Building Department

ATTACHMENT F

Maguire
TREE CARE, INC.

TREE EVALUATION AND TREE PROTECTION REPORT FOR 121 MAGELLAN AVE., HALF MOON BAY (APN 2220-02)

Report Prepared For:

Paul and Ruth Huard
121 Magellan Ave.
Half Moon Bay, CA

Report Prepared By:

Paul Maguire
Maguire Tree Care, Inc.
ISA Certified Arborist #5204A
Wednesday, December 14, 2022
Revised 8/16/2023

ASSIGNMENT

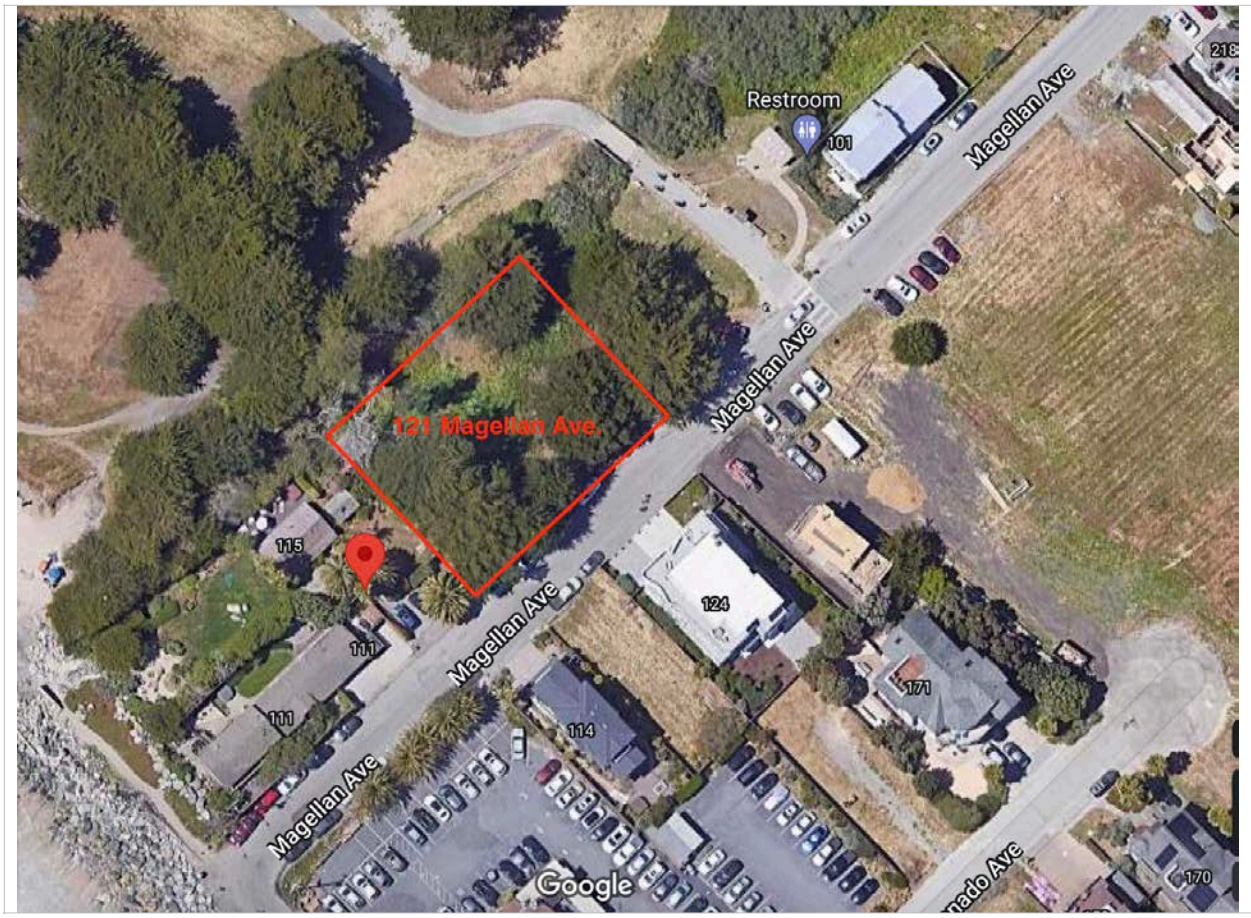
I was retained by Paul and Ruth Huard to evaluate the trees on their property and to prepare a Tree Protection Report for an upcoming home construction project.

OBSERVATIONS

Site Description:

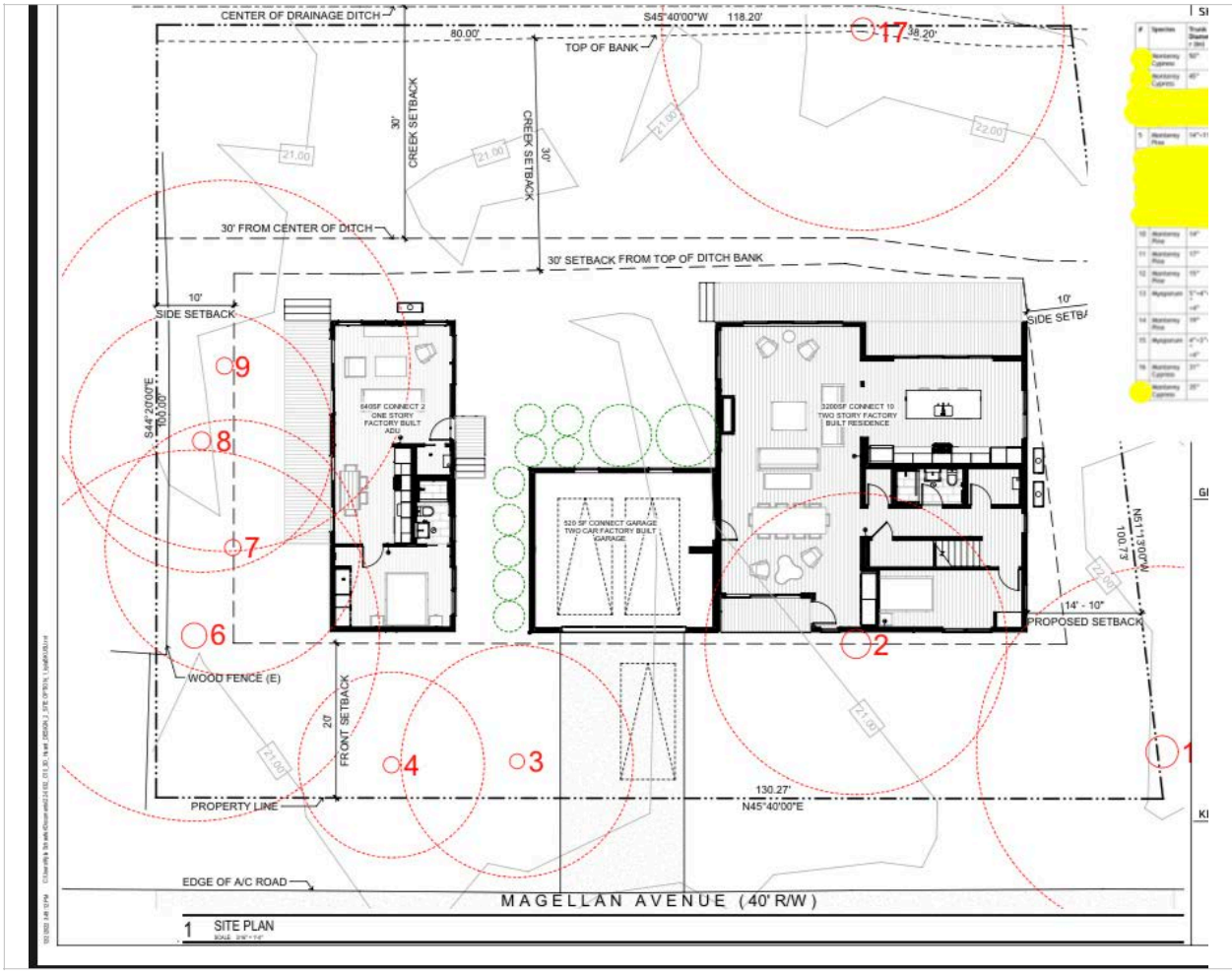
The subject property is located at 121 Magellan Ave., Half Moon Bay. This is a vacant lot, and the APN # is 2220-02.

Below is a screenshot of the property with the approximate lines marked out



Tree Descriptions:

Tree #	Species	DBH	Height/ Spread	Health/Structure	Notes
1	Cupressus *macrocarpa*	50	45/50	Fair/Poor	Not on property
2	Cupressus macrocarpa	45	35/50	Fair/Poor	Significant Tree
3	Cupressus macrocarpa	23	25/30	Fair/Poor	Significant Tree
4	Cupressus macrocarpa	25	20/30	Fair/Poor	Significant Tree
6	Cupressus macrocarpa	39	45/40	Fair/Fair	Significant Tree
7	Cupressus macrocarpa	25	30/30	Fair/Poor	Significant Tree
8	Cupressus macrocarpa	28	30/35	Fair/Very Poor	Significant Tree
9	Cupressus macrocarpa	26	45/45	Fair/Poor	Significant Tree
17	Cupressus macrocarpa	35	50/45	Good/Good	Significant Tree



Tree 1

Tree 1 is just off the property to the east. This tree is being included in this report because my clients would like for this tree to remain. This tree has a very busy branching structure that was never pruned to improve the structure of the tree. Overall, the health of the tree is in fair condition. Because of some utility trenching near this tree, a Tree Protection Fence must be installed around it.

Tree 2

Tree 2 has a very similar structure to tree 1. Very busy branching structure, has not been pruned well in the past to correct the structure. A very quick pruning was done on this tree recently that basically just removed some of the low limbs. This tree will need to be removed in order for the new home to be placed correctly on the property.

Tree 3

Tree 3 also has a very busy but poor structure. Some recent pruning was done on this tree, mainly removing lower branches. Overall health is fair.

Tree 4

Tree 4 is very similar to tree 3 in terms of its structure and health. Same low limb pruning work was done on this tree as well.

Tree 6

Tree 6 at the south west corner of the property. This tree was also recently pruned, mainly removing some larger low limbs. Overall this tree is in fair condition

Tree 7

Tree 7 is the next tree in on the west property line. This tree is one single tall trunk that has had all of its lower limbs removed. The health is fair, but poor structure due to its top heaviness with all the lower limbs removed.

Tree 8

Tree 8 is the third tree in along the west fence line. This tree has very poor structure with a very risky dual lead that starts at the base of the tree. Corrective pruning should have been done very early on with this tree. It is very top heavy, and a lot of torque is being put on the low crotch with bad bark inclusion. I would suggest some aggressive weight reduction to be done at the tops.

Tree 8 base

This picture shows the base of **tree 8** with a very poor crotch.

Tree 9

Tree 9 is the last tree along the west property line. This tree also has very poor structure, with multiple leads stemming out from one area. I noted there was one large limb failure on the tree. Some large lower limbs have been removed.

Tree 17

Tree 17 is the nicest tree on the property. This tree is along the creek at the north edge of the property. The tree has been recently pruned, mainly just some low limbs and a clean-up. I would suggest some end-weight pruning through the canopy to help stabilize the limbs. Although this tree is far from the project, it is located within the 30' setback and shall have tree protection fencing installed

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TREE PROTECTION GUIDELINES

Any construction activity inside the drip lines of these trees has the potential to disrupt their health and stability, so it's important to implement the following guidelines in order to successfully complete the project with little to no impact on the existing trees.

Pruning:

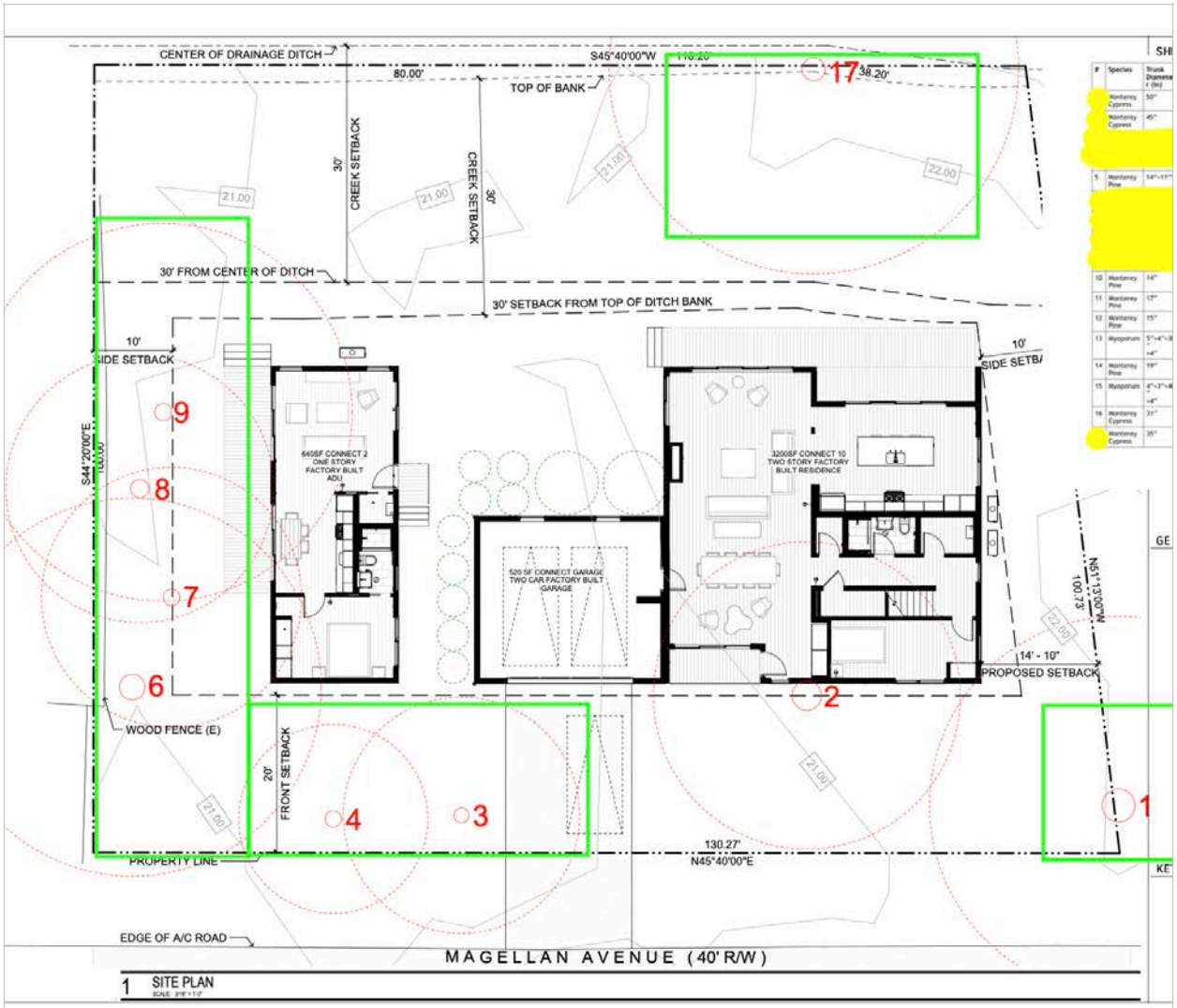
Prior to any project work being done, needed pruning should be done by an ISA Certified Arborist using ANSI A300 pruning standards to perform branch and limb removal, end weight reduction pruning, and any lifting of lower limbs to give the required airspace from the project. After viewing the trees and seeing the proposed plan, it appears that there will not be a need for any pruning work for clearance reasons. It would be a good idea to do any needed end-weight pruning work prior to the project for the trees along the west property line.

Fencing and Tree Protection Zone (TPZ):

All trees being retained need to have fencing enclosing them at their drip lines. Fencing can either consist of orange plastic snow fencing attached to posts driven into the ground or by using chain link fencing. The trees along the west property line have drip lines that appear to be overhanging into the construction zone of the ADU, so the fencing will need to be placed INSIDE of the drip edges of these trees. This will apply to trees 6-9. Tree 3 also shows its drip line will also be affected, so the fencing here will also need to be placed INSIDE the drip line. Fencing shall be in place prior to any site work beginning

An example of a chain link protection fence, along with a trunk buffer wrap

The area inside of the fencing will be known as the Tree Protection Zone. Inside this area, no substances, materials, tools, supplies, liquids, or wastes of ANY kind are allowed to be stored or dumped, even temporarily. The below image is showing the suggested areas for the protective fencing to be installed



The green rectangles represent location of tree protection fencing. Updated to provide fencing for trees 1 and 17

Signage:

Tree protection signage must be placed along the temporary fence once every 25'. The signage should be waterproof and stating the area is the Tree Protection Zone and that no entry is allowed.

TREE PROTECTION ZONE FENCE

NO ENTRY INSIDE THIS FENCE. DO NOT MOVE OR REMOVE WITHOUT AUTHORIZATION

No tools, equipment or supplies shall be stored inside this fence

No dumping or rinsing out of any tools or machinery inside this fence

Contact project Arborist for any questions

Trenching/Excavating:

In areas where any trenching, digging, or excavating will be taking place within the drip lines of the trees, work will need to be done by hand in these locations so that roots may be identified and not further damaged by mechanical injury.

Root pruning:

In the event that any roots are encountered, cuts that exceed anything greater than 2" in diameter should be brought to the attention of the project arborist to ensure that the roots are properly cut. The roots should be cut very cleanly, with the use of sharp hand saws or Sawzall blades. The roots should under no circumstances be ripped up from the soil using heavy equipment or larger hand tools.

If any cut ends of roots are exposed, they should be covered up to prevent drying out. Methods used for this would be to drape multiple layers of burlap over the cut ends and then wet down the material to keep the roots moist. Backfilling should be done as soon as possible, ideally within the same day. All backfilling should be done with parent soil and not compacted when put back into place.

Once the soil has been backfilled, a deep water cycle should be applied to the roots.

An example of using burlap over the face of a trench to protect root ends.

Soil Compaction:

In areas where there will be high traffic (within the drip line of the trees), a 3" layer of coarse wood chip mulch should be laid over the soil to prevent damage and compaction in the area. If it's in a really high-traffic area, plywood can also be laid over the wood chips to further protect from heavy foot traffic. The mulch combined with the plywood will offer the most protection from compacting the soil.

Mitigation measures/special considerations:

Tree 1 is an off-site tree, but there will be some trenching within about 10' of the trunk for some utilities.

Trees 3,4 and 6 will also have some trenching done nearby for the installation of a storm drain.

To offset the impacts of potential root pruning, I am suggesting 3-4 deep water cycles to all 4 of these trees through the use of soaker hoses. I am suggesting an overnight soak at 2-week intervals, well in advance of any project activity.

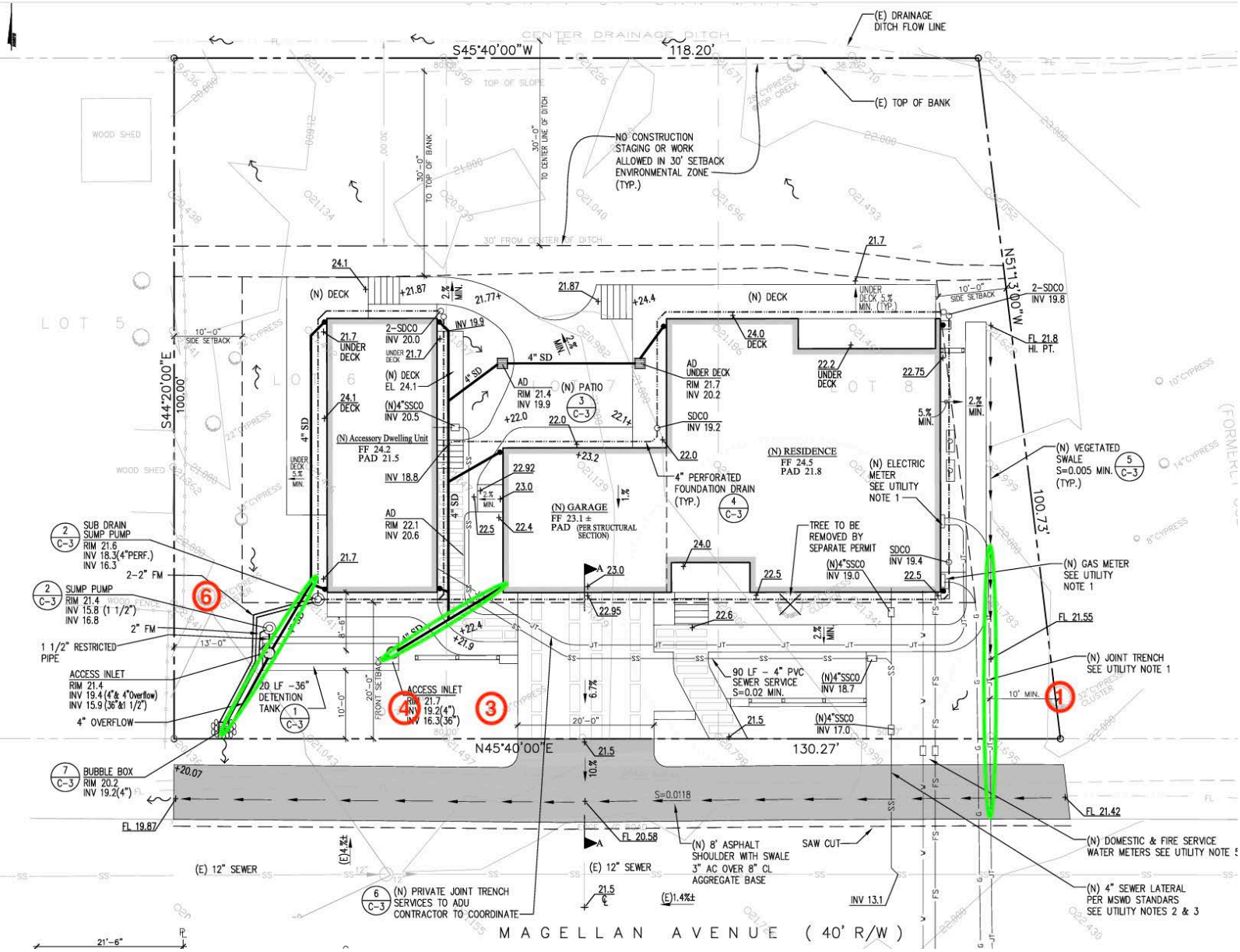
I am not expecting to encounter any structural roots on any of the trees. I do, however, expect that there will be some surface roots that may need to be cut. All of this trench work needs to be done by hand, or even better, by use of an AirSpade. This will allow the discovery of the roots so that they can be assessed and then determine where they may need to be pruned off. The project Arborist will need to be on-site prior to any root-cutting activities.

If the trenching is open for more than a day, all exposed roots MUST be covered and wrapped with wet, muddy burlap to prevent any drying out of the roots. The burlap should be wetted down twice daily until the trenches are backfilled. Further, plywood can be laid over the open trench to keep air and sun from entering the trenches.

Once the roots are cut (if needed), another round of watering the trees will be helpful.

Since work will be taking place near these trees, I am also recommending a soil buffer be placed in the areas where people will be working to help reduce any soil compaction.

This civil drawing shows trees 1, 3, 4, and 6 in red, along with the proposed areas for the utility trench and storm drain trenches.



If I can be of further assistance, please do not hesitate to call.

Respectfully submitted,

Paul Maguire
Maguire Tree Care, Inc.

County of San Mateo - Planning and Building Department

ATTACHMENT G

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO ADOPT
NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: *New Zbiczak Single-Family Residence*, when adopted and implemented, will not have a significant impact on the environment.

FILED ENDORSED IN THE OFFICE OF THE COUNTY CLERK RECORDER OF SAN MATEO COUNTY CALIF

MAY 09 2012

MARK CHURCH, County Clerk
By VERONICA MADRID
DEPUTY CLERK

FILE NO.: PLN 2010-00154

OWNER/APPLICANT: Hank and Irene Zbiczak/Neal Hocker

ASSESSOR'S PARCEL NOS.: 048-013-050 and -060

PROJECT LOCATION: Magellan Avenue, Miramar

PROJECT DESCRIPTION: The applicant is requesting approval to construct a new 5,546 sq. ft. single-family residence, including an attached three-car garage on an existing 12,424 sq. ft. parcel, as part of a Coastal Development Permit and Coastside Design Review. The site is located on Magellan Avenue in the unincorporated Miramar area of San Mateo County, within the R-1/S-94/DR/CD Zoning District. No trees are proposed for removal. This project is appealable to the California Coastal Commission.

SITE DESCRIPTION: The project site is a vacant lot located on Magellan Avenue (cross street Mirada Road) in the unincorporated Miramar area of San Mateo County, within a general area of County parkland and undeveloped parcels. The subject site is fairly flat in topography with mixed ground vegetation consisting of native California blackberry and non-native poison hemlock, including a shallow intermittent stream along the northwestern boundary of the site. County parklands northwestward and Magellan Avenue southeast-ward bound this subject parcel. Cabrillo Highway is approximately 325 feet to the east, and the Pacific Ocean is about 450 feet westward of the site.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.

2. The project will not have adverse impacts on the flora or fauna of the area.

3. The project will not degrade the aesthetic quality of the area.

4. The project will not have adverse impacts on traffic or land use.

5. In addition, the project will not:

   a. Create impacts which have the potential to degrade the quality of the environment.

   b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.

   c. Create impacts for a project which are individually limited, but cumulatively considerable.

   d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

Mitigation Measure 1: Establish a minimum 30-foot buffer zone from the centerline of the stream to the nearest structure in compliance with San Mateo County Local Coastal Program (LCP) Policy 7.11, which requires a 30-foot buffer zone from the midpoint of an intermittent stream absent riparian vegetation.

Mitigation Measure 2: Require a tree removal permit from the County in the event that removal of trees are required as part of the development scope.

Mitigation Measure 3: Implement best management practices (BMPs) for erosion and sediment control during all phases of building to include pre- and post-construction activities.

Mitigation Measure 4: Require a pre-construction site survey of all on-site trees, within a site radius of up to 250 feet, to be conducted by a qualified biologist for the potential presence of raptors, in the event that the building construction activity occurs during the breeding season (February 1 to August 31). Upon successful identification of active nests and to ensure that no species are seriously affected, a disturbance-free buffer shall be established until the young have grown to be independent of their parents, subject to confirmation by the qualified biologist.

Mitigation Measure 5: The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES requirements for review and approval by the Department of Public Works.

Mitigation Measure 6: Noise levels produced by construction shall not exceed the 80-dBA level at any one moment. Construction activity shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.

RESPONSIBLE AGENCY CONSULTATION

None.

INITIAL STUDY

The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD: May 10, 2012 to May 29, 2012

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., May 29, 2012.**

CONTACT PERSON

Dennis P. Aguirre
Project Planner, 650/363-1867

Dennis P. Aguirre, Project Planner

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(1/11/07)

County of San Mateo
Planning and Building Department

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed By Current Planning Section)

I. BACKGROUND

Project Title: New Zbiczak Single-Family Residence

File No.: PLN 2010-00154

Project Location: Magellan Avenue, Miramar

Assessor's Parcel Nos.: 048-013-050 and -060

Applicant/Owner: Neal Hocker/Hank and Irene Zbiczak

Date Environmental Information Form Submitted: March 6, 2012

PROJECT DESCRIPTION

The applicant is requesting approval to construct a new 5,546 sq. ft. single-family residence, including an attached three-car garage on an existing 12,424 sq. ft. parcel, as part of a Coastal Development Permit and Coastside Design Review. The site is located on Magellan Avenue in the unincorporated Miramar area of San Mateo County, within the R-1/S-94/DR/CD Zoning District. No trees are proposed for removal. This project is appealable to the California Coastal Commission.

II. ENVIRONMENTAL ANALYSIS

Any controversial answers or answers needing clarification are explained on an attached sheet. For source, refer to pages 13 and 14.

	IMPACT					
		YES				
	NO	Not Significant	Significant Unless Mitigated	Significant	Cumulative	SOURCE
1. LAND SUITABILITY AND GEOLOGY Will (or could) this project:						
a. Involve a unique landform or biological area, such as beaches, sand dunes, marshes, tidelands, or San Francisco Bay? **See Answers to Questions.**			X			B,F,O
b. Involve construction on slope of 15% or greater? **Minimal slope on-site.**	X					E,I
c. Be located in an area of soil instability (subsidence, landslide or severe erosion)? **Not located in or adjacent to such an area.**	X					Bc,D
d. Be located on, or adjacent to a known earthquake fault? **Not located in or adjacent to such an area.**	X					Bc,D
e. Involve Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts? **Project site is designated for residential use.**	X					M
f. Cause erosion or siltation? **Recommended conditions of permit approval included.**		X				M,I
g. Result in damage to soil capability or loss of agricultural land? **Project site is designated for residential use.**	X					A,M

	IMPACT					
		YES				
	NO	Not Significant	Significant Unless Mitigated	Significant	Cumulative	SOURCE
h. Be located within a flood hazard area? **Recommended conditions of permit approval included.**		X				G
i. Be located in an area where a high water table may adversely affect land use? **The project is not located in such an area.**	X					D
j. Affect a natural drainage channel or streambed, or watercourse? **See Answers to Questions.**			X			E
2. <u>VEGETATION AND WILDLIFE</u> Will (or could) this project:						
a. Affect federal or state listed rare or endangered species of plant life in the project area? **See Answers to Questions.**			X			F
b. Involve cutting of heritage or significant trees as defined in the County Heritage Tree and Significant Tree Ordinance? **See Answers to Questions.**			X			I,A
c. Be adjacent to or include a habitat food source, water source, nesting place or breeding place for a federal or state listed rare or endangered wildlife species? **See Answers to Questions.**			X			F
d. Significantly affect fish, wildlife, reptiles, or plant life? **See Answers to Questions.**			X			I

	IMPACT					SOURCE
		YES				
	NO	Not Significant	Significant Unless Mitigated	Significant	Cumulative	
e. Be located inside or within 200 feet of a marine or wildlife reserve? **The project is not located in or within 200 feet of such an area.**	X					E,F,O
f. Infringe on any sensitive habitats? **See Answers to Questions.**			X			F
g. Involve clearing land that is 5,000 sq. ft. or greater (1,000 sq. ft. within a County Scenic Corridor), that has slopes greater than 20% or that is in a sensitive habitat or buffer zone? **None proposed.**	X					I,F,Bb
3. **PHYSICAL RESOURCES** Will (or could) this project:						
a. Result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, oil, trees, minerals or topsoil)? **None proposed.**	X					I
b. Involve grading in excess of 150 cubic yards? **Only minimal grading is proposed.**	X					I
c. Involve lands currently protected under the Williamson Act (agricultural preserve) or an Open Space Easement? **The site is not under agricultural contract or easement.**	X					I
d. Affect any existing or potential agricultural uses? **There are no agricultural uses on or adjacent to the project site.**	X					A,K,M

	IMPACT					SOURCE
		YES				
	NO	Not Significant	Significant Unless Mitigated	Significant	Cumulative	
4. AIR QUALITY, WATER QUALITY, SONIC Will (or could) this project:						
a. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area? **See Answers to Questions.**		X				I,N,R
b. Involve the burning of any material, including brush, trees and construction materials? **None proposed.**	X					I
c. Be expected to result in the generation of noise levels in excess of those currently existing in the area, after construction? **None proposed.**	X					Ba,I
d. Involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances, or radioactive material? **None proposed.**	X					I
e. Be subject to noise levels in excess of levels determined appropriate according to the County Noise Ordinance or other standard? **The project is not subject to excess noise levels.**		X				A,Ba,Bc
f. Generate noise levels in excess of levels determined appropriate according to the County Noise Ordinance standard? **Recommended conditions of permit approval included.**			X			I
g. Generate polluted or increased surface water runoff or affect groundwater resources? **Recommended conditions of permit approval included.**			X			I

	IMPACT					
		YES				
	NO	Not Significant	Significant Unless Mitigated	Significant	Cumulative	SOURCE
h. Require installation of a septic tank/leachfield sewage disposal system or require hookup to an existing collection system which is at or over capacity? **None proposed.**	X					S
5. **TRANSPORTATION** Will (or could) this project:						
a. Affect access to commercial establishments, schools, parks, etc.? **None proposed.**		X				A,I
b. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns? **None proposed.**	X					A,I
c. Result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)? **None proposed.**	X					I
d. Involve the use of off-road vehicles of any kind (such as trail bikes)? **None proposed.**	X					I
e. Result in or increase traffic hazards? **None proposed.**		X				S
f. Provide for alternative transportation amenities such as bike racks? **None proposed.**	X					I

	IMPACT					
		YES				
	NO	Not Significant	Significant Unless Mitigated	Significant	Cumulative	SOURCE
g. Generate traffic which will adversely affect the traffic carrying capacity of any roadway? **None proposed.**	X					S
6. **LAND USE AND GENERAL PLANS** Will (or could) this project:						
a. Result in the congregating of more than 50 people on a regular basis? **None proposed.**	X					I
b. Result in the introduction of activities not currently found within the community? **None proposed.**	X					I
c. Employ equipment which could interfere with existing communication and/or defense systems? **None proposed.**	X					I
d. Result in any changes in land use, either on or off the project site? **None proposed.**	X					I
e. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? **See Answers to Questions.**		X				I,Q,S

	IMPACT					
		YES				
	NO	Not Significant	Significant Unless Mitigated	Significant	Cumulative	SOURCE
f. Adversely affect the capacity of any public facilities (streets, highways, freeways, public transit, schools, parks, police, fire, hospitals), public utilities (electrical, water and gas supply lines, sewage and storm drain discharge lines, sanitary landfills) or public works serving the site? **No impact.**	X					I,S
g. Generate any demands that will cause a public facility or utility to reach or exceed its capacity? **No impact.**	X					I,S
h. Be adjacent to or within 500 feet of an existing or planned public facility? **See Answers to Questions.**		X				A
i. Create significant amounts of solid waste or litter? **No impact.**	X					I
j. Substantially increase fossil fuel consumption (electricity, oil, natural gas, coal, etc.)? **No impact.**	X					I
k. Require an amendment to or exception from adopted general plans, specific plans, or community policies or goals? **None proposed.**	X					B
l. Involve a change of zoning? **None proposed.**	X					C
m. Require the relocation of people or businesses? **None proposed.**	X					I

	IMPACT					
		YES				
	NO	Not Significant	Significant Unless Mitigated	Significant	Cumulative	SOURCE
n. Reduce the supply of low-income housing? **None proposed.**	X					I
o. Result in possible interference with an emergency response plan or emergency evacuation plan? **None proposed.**	X					S
p. Result in creation of or exposure to a potential health hazard? **No impact.**	X					S
7. **AESTHETIC, CULTURAL AND HISTORIC** Will (or could) this project:						
a. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor? **Recommended conditions of permit approval included.**		X				A,Bb
b. Obstruct scenic views from existing residential areas, public lands, public water body, or roads? **Recommended conditions of permit approval included.**		X				A,I
c. Involve the construction of buildings or structures in excess of three stories or 36 feet in height? **None proposed.**	X					I
d. Directly or indirectly affect historical or archaeological resources on or near the site? **No impact.**	X					H
e. Visually intrude into an area having natural scenic qualities? **Recommended conditions of permit approval included.**		X				A,I

III. **RESPONSIBLE AGENCIES.** Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)		X	
State Water Resources Control Board		X	
Regional Water Quality Control Board		X	
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
CalTrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
Other:		X	

IV. MITIGATION MEASURES

	Yes	No
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.	X	

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

Mitigation Measure 1: Establish a minimum 30-foot buffer zone from the centerline of the stream to the nearest structure in compliance with San Mateo County Local Coastal Program (LCP) Policy 7.11, which requires a 30-foot buffer zone from the midpoint of an intermittent stream absent riparian vegetation.

Mitigation Measure 2: Require a tree removal permit from the County in the event that removal of trees are required as part of the development scope.

Mitigation Measure 3: Implement best management practices (BMPs) for erosion and sediment control during all phases of building to include pre- and post-construction activities.

Mitigation Measure 4: Require a pre-construction site survey of all on-site trees, within a site radius of up to 250 feet, to be conducted by a qualified biologist for the potential presence of raptors, in the event that the building construction activity occurs during the breeding season (February 1 to August 31). Upon successful identification of active nests and to ensure that no species are seriously affected, a disturbance-free buffer shall be established until the young have grown to be independent of their parents, subject to confirmation by the qualified biologist.

Mitigation Measure 5: The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES requirements for review and approval by the Department of Public Works.

Mitigation Measure 6: Noise levels produced by construction shall not exceed the 80-dBA level at any one moment. Construction activity shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.

V. MANDATORY FINDINGS OF SIGNIFICANCE

		Yes	No
1.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X
2.	Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?		X
3.	Does the project have possible environmental effects which are individually limited, but cumulatively considerable?		X
4.	Would the project cause substantial adverse effects on human beings, either directly or indirectly?		X

On the basis of this initial evaluation:

_____ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Current Planning Section.

__X__ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.

_____ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Dennis P. Aguirre

Project Planner
(Title)

MAY 9, 2012
Date

VI. SOURCE LIST

A. Field Inspection

B. County General Plan 1986

a. General Plan Chapters 1-16
b. Local Coastal Program (LCP) (Area Plan)
c. Skyline Area General Plan Amendment
d. Montara-Moss Beach-El Granada Community Plan
e. Emerald Lake Hills Community Plan

C. County Ordinance Code

D. Geotechnical Maps

1. USGS Basic Data Contributions

a. #43 Landslide Susceptibility
b. #44 Active Faults
c. #45 High Water Table

2. Geotechnical Hazards Synthesis Maps

E. USGS Quadrangle Maps, San Mateo County 1970 Series (See F. and H.)

F. San Mateo County Rare and Endangered Species Maps, or Sensitive Habitats Maps

G. Flood Insurance Rate Map – National Flood Insurance Program

H. County Archaeologic Resource Inventory (Prepared by S. Dietz, A.C.R.S.) Procedures for Protection of Historic and Cultural Properties – 36 CFR 800 (See R.)

I. Project Plans or EIF

J. Airport Land Use Committee Plans, San Mateo County Airports Plan

K. Aerial Photography or Real Estate Atlas – REDI

1. Aerial Photographs, 1941, 1953, 1956, 1960, 1963, 1970
2. Aerial Photographs, 1981
3. Coast Aerial Photos/Slides, San Francisco County Line to Año Nuevo Point, 1971
4. Historic Photos, 1928-1937

L. Williamson Act Maps

M. Soil Survey, San Mateo Area, U.S. Department of Agriculture, May 1961

N. Air Pollution Isopleth Maps – Bay Area Air Pollution Control District

O. California Natural Areas Coordinating Council Maps (See F. and H.)

P. Forest Resources Study (1971)

Q. Experience with Other Projects of this Size and Nature

R. Environmental Regulations and Standards:

Federal	–	Review Procedures for CDBG Programs	24 CFR Part 58
	–	NEPA 24 CFR 1500-1508	
	–	Protection of Historic and Cultural Properties	36 CFR Part 800
	–	National Register of Historic Places	
	–	Floodplain Management	Executive Order 11988
	–	Protection of Wetlands	Executive Order 11990
	–	Endangered and Threatened Species	
	–	Noise Abatement and Control	24 CFR Part 51B
	–	Explosive and Flammable Operations	24 CFR 51C
	–	Toxic Chemicals/Radioactive Materials	HUD 79-33
	–	Airport Clear Zones and APZ	24 CFR 51D
State	–	Ambient Air Quality Standards	Article 4, Section 1092
	–	Noise Insulation Standards	

S. Consultation with Departments and Agencies:

a. County Health Department
b. City Fire Department
c. California Department of Forestry
d. Department of Public Works
e. Disaster Preparedness Office
f. Other

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(1/22/07)

COUNTY OF SAN MATEO
Planning and Building Department

Initial Study Pursuant to CEQA
Project Narrative and Answers to Questions for the Negative Declaration
File Number PLN 2010-00154
New Zbiczak Single-Family Residence

PROJECT DESCRIPTION

The applicant is requesting approval to construct a new 5,546 sq. ft. single-family residence, including an attached three-car garage on an existing 12,424 sq. ft. parcel, as part of a Coastal Development Permit and Coastside Design Review. The site is located on Magellan Avenue in the unincorporated Miramar area of San Mateo County, within the R-1/S-94/DR/CD Zoning District. No trees are proposed for removal. This project is appealable to the California Coastal Commission.

SITE DESCRIPTION

The project site is a vacant lot located on Magellan Avenue (cross street Mirada Road) in the unincorporated Miramar area of San Mateo County, within a general area of County parkland and undeveloped parcels. The subject site is fairly flat in topography with mixed ground vegetation consisting of native California blackberry and non-native poison hemlock, including a shallow intermittent stream along the northwestern boundary of the site. County parklands northwestward and Magellan Avenue southeastward bound this subject parcel. Cabrillo Highway is approximately 325 feet to the east, and the Pacific Ocean is about 450 feet westward of the site.

ANSWERS TO QUESTIONS

1. LAND SUITABILITY AND GEOLOGY

Will (or could) this project:

a. Involve a unique landform or biological area, such as beaches, sand dunes, marshes, tidelands, or San Francisco Bay?

Yes, Significant Unless Mitigated. Despite the absence of sensitive communities on-site, the shallow stream located along the northwestern boundary of the subject site would be considered a sensitive habitat. The existing on-site vegetation is mixed, consisting of native California blackberry and non-native poison hemlock, including Monterey cypress and Monterey pine trees around the site's periphery. A biological report prepared by Live Oak Associates, Inc., was submitted to staff that includes mitigation measures to address four potential significant impacts that could result from the project: (1) impacts to the intermittent stream, (2) future removal of trees, (3) indirect impacts from runoff or erosion, and (4) impacts on special status bird and common raptor species.

Based on this report, special status plants or animal species are known to occur only within the site's vicinity, with the white-tailed kite expected to potentially occur on-site. The potential impacts involve disturbance of animal and plant species within the site's vicinity, in the event of occurrence, including drainage, erosion and runoff during project construction.

The following mitigation measures are, therefore, recommended to ensure that potential future impacts are mitigated to a less than significant level:

Mitigation Measure 1: Establish a minimum 30-foot buffer zone from the centerline of the stream to the nearest structure in compliance with San Mateo County Local Coastal Program (LCP) Policy 7.11, which requires a 30-foot buffer zone from the midpoint of an intermittent stream absent riparian vegetation.

Mitigation Measure 2: Require a tree removal permit from the County in the event that removal of trees are required as part of the development scope.

Mitigation Measure 3: Implement best management practices (BMPs) for erosion and sediment control during all phases of building to include pre- and post-construction activities.

Mitigation Measure 4: Require a pre-construction site survey of all on-site trees, within a site radius of up to 250 feet, to be conducted by a qualified biologist for the potential presence of raptors, in the event that the building construction activity occurs during the breeding season (February 1 to August 31). Upon successful identification of active nests and to ensure that no species are seriously affected, a disturbance-free buffer shall be established until the young have grown to be independent of their parents, subject to confirmation by the qualified biologist.

b. Involve construction on slope of 15% or greater?

No Impact. The subject site's average slope of less than 15% involves minimal grading to allow for the existing topography to remain fairly intact.

c. Be located in an area of soil instability (subsidence, landslide or severe erosion)?

No Impact. The parcel has been designated as an area with Landslide Susceptibility I based on information gathered from the U.S. Geological Survey. Such areas have the lowest susceptibility to soil instability and a decreased potential for occurrences of a landslide.

d. Be located on, or adjacent to a known earthquake fault?

No Impact. The project site is not located on or adjacent to a known earthquake fault. The Geotechnical Section will review the proposal when an application for the required building permit is submitted to verify that there are no geotechnical issues.

e. Involve Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?

No Impact. The project site is located on land that has been identified as having Class III soils; however, the parcel has been designated for residential use and is not intended for agricultural use or production.

f. Cause erosion or siltation?

Yes, Not Significant. While minimal grading is proposed for the project, erosion and siltation are likely to occur during construction activities on the property. The following conditions for project approval are recommended, in addition to Mitigation Measure 3 included in Question 1.a. above to minimize any potential issues:

Condition 1: Prior to the beginning of any construction or grading activities, the applicant shall implement the approved erosion and sediment control plan. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.

b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.

c. Controlling and preventing 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.

d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.

e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.

g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

h. Performing clearing and earth-moving activities only during dry weather.

i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilizing designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction best management practices.

m. The approved erosion and sediment control plan shall be implemented prior to the beginning of construction.

Condition 2: The applicant shall implement erosion control measures prior to the beginning of grading or construction operations. Such activities shall not commence until the associated building permit for the project has been issued.

Condition 3: The project shall include water runoff prevention measures for the operation and maintenance of the project for the review and approval by the Community Development Director. The project shall identify best management practices (BMPs) appropriate to the uses conducted on-site to effectively prohibit the discharge of pollutants with stormwater runoff and other water runoff produced from the project.

g. Result in damage to soil capability or loss of agricultural land?

No Impact. Reference response to Question 1.e. above.

h. Be located within a flood hazard area?

Yes, Not Significant. The parcel is located in Flood Zone A8, designated as a 100-year flood area, where base flood elevations and flood hazard factors have been determined. The proposed structure is compliant with all applicable building setbacks for this flood zone.

i. **Be located in an area where a high water table may adversely affect land use?**

No Impact. There is no indication of the presence of a high water table in this area.

j. **Affect a natural drainage channel or streambed, or watercourse?**

Yes, Significant Unless Mitigated. To prevent potential runoff into the intermittent creek, the following condition for project approval is recommended, in addition to the mitigation measures discussed in Questions 1.a. and 1.f. above.

Mitigation Measure 5: The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES requirements for review and approval by the Department of Public Works.

2. **VEGETATION AND WILDLIFE**

Will (or could) this project:

a. **Affect federal or state listed rare or endangered species of plant life in the project area?**

Yes, Significant Unless Mitigated. Reference staff's response to Question 1.a. above.

b. **Involve cutting of heritage or significant trees as defined in the County Heritage Tree and Significant Tree Ordinance?**

Yes, Significant Unless Mitigated. Reference staff's response to Question 1.a. above.

c. **Be adjacent to or include a habitat food source, water source, nesting place or breeding place for a federal or state listed rare or endangered wildlife species?**

Yes, Significant Unless Mitigated. Reference staff's response to Question 1.a. above.

d. **Significantly affect fish, wildlife, reptiles, or plant life?**

Yes, Significant Unless Mitigated. As previously discussed in Question 1, there is potential on-site occurrence for the white-tailed kite. The mitigation measures included in the discussion for Question 1.a. above are therefore recommended.

e. Be located inside or within 200 feet of a marine or wildlife reserve?

No Impact. The proposed project is not located within 200 feet of a marine or wildlife reserve.

f. Infringe on any sensitive habitats?

Yes, Significant Unless Mitigated. Reference staff's response to Question 1.a. above.

g. Involve clearing land that is 5,000 sq. ft. or greater (1,000 sq. ft. within a County Scenic Corridor), that has slopes greater than 20% or that is in a sensitive habitat or buffer zone?

No Impact. The land clearing proposed for the project is less than 5,000 sq. ft.

3. PHYSICAL RESOURCES

Will (or could) this project:

a. Result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, oil, trees, minerals or topsoil)?

No Impact. Based on review of the County General Plan, there are no mapped natural resources on the subject property that would be used for commercial purposes.

b. Involve grading in excess of 150 cubic yards?

No Impact. The proposed grading for the project is less that 150 cubic yards and is therefore considered minimal.

c. Involve lands currently protected under the Williamson Act (agricultural preserve) or an Open Space Easement?

No Impact. The project property is currently not under the Williamson Act or an Open Space Easement.

d. Affect any existing or potential agricultural uses?

No Impact. The project is not located on an agricultural site.

4. AIR QUALITY, WATER QUALITY, SONIC

Will (or could) this project:

a. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?

Yes, Not Significant. The construction of a new residence, attached garage, and driveway may result in temporary generation of pollutants related to construction. However, the project would not result in the generation of a significant level of pollutants. Section 2-1-113 (*Exemption, Sources and Operations*) of the General Requirements of the Bay Area Air Quality Management District exempts sources of air pollution associated with construction of a single-family dwelling used solely for residential purposes, as well as road construction. The project does not involve the demolition of any structures or portion of structures. No additional mitigation measures are necessary.

b. Involve the burning of any material, including brush, trees and construction materials?

No Impact. The project does not involve the burning of any material.

c. Be expected to result in the generation of noise levels in excess of those currently existing in the area, after construction?

No Impact. The project will not generate noise levels in excess of those currently existing in the area. The surrounding area is residential, and the addition of one single-family residence in this area would not increase noise levels.

d. Involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances, or radioactive material?

No Impact. The project does not involve the application, use or disposal of potentially hazardous materials as the proposed project involves a new single-family residence.

e. Be subject to noise levels in excess of levels determined appropriate according to the County Noise Ordinance or other standard?

Yes, Not Significant. The subject property is located within a mapped Noise Impact Area. This area is defined as experiencing a Community Noise Exposure Level (CNEL) of 60 or more. Noise levels may occasionally increase due to traffic along Cabrillo Highway. However, noise generated from traffic along this

main corridor should be brief in nature and not significantly impact the project. Furthermore, the new residence will be located approximately 300 feet from Cabrillo Highway. Therefore, any increase in noise levels along the highway would only slightly affect the project area, if at all.

f. Generate noise levels in excess of levels determined appropriate according to the County Noise Ordinance standard?

Yes, Significant Unless Mitigated. While this project will not generate noise levels in excess of appropriate levels once implemented, during construction activities, increased noise levels may occur. However, noise sources associated with demolition, construction or grading of any real property are exempt from the County Noise Ordinance provided these activities occur during designated timeframes. The following mitigation measure is therefore recommended:

Mitigation Measure 6: Noise levels produced by construction shall not exceed the 80-dBA level at any one moment. Construction activity shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.

g. Generate polluted or increased surface water runoff or affect groundwater resources?

Yes, Significant Unless Mitigated. Reference staff's response to Question 1.f. above.

h. Require installation of a septic tank/leachfield sewage disposal system or require hookup to an existing collection system which is at or over capacity?

No Impact. The project is located within the Granada Sanitary District service area. During the building permit phase of the project, the applicant will be required to secure a sewer permit from the District, and verify that a permit has been approved prior to issuance of the building permit.

5. TRANSPORTATION

Will (or could) this project:

a. Affect access to commercial establishments, schools, parks, etc.?

Yes, Not Significant. The site is located in a residential zone and will not affect access to the adjacent parkland.

b. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?

No Impact. The proposed single-family residence will not increase the pedestrian traffic nor change the pedestrian patterns of the area.

c. Result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?

No Impact. The new residence would not result in noticeable changes in either vehicular traffic or volumes.

d. Involve the use of off-road vehicles of any kind (such as trail bikes)?

No Impact. The project does not involve the use of off-road vehicles.

e. Result in or increase traffic hazards?

Yes, Not Significant. During construction of the proposed project, an increase in traffic hazards in the area may occur. However, this will be temporary, and once implemented, the project itself would not result in or increase traffic hazards.

f. Provide for alternative transportation amenities such as bike racks?

No Impact. Alternative transportation amenities are not required as part of this project.

g. Generate traffic which will adversely affect the traffic carrying capacity of any roadway?

No Impact. The traffic volume for this residential district will remain intact.

6. LAND USE AND GENERAL PLANS

Will (or could) this project:

a. Result in the congregating of more than 50 people on a regular basis?

No Impact. The proposed project would not result in the congregation of more than 50 people on a regular basis.

b. Result in the introduction of activities not currently found within the community?

No Impact. The proposed project would not result in the introduction of new activities in this residential area.

c. **Employ equipment which could interfere with existing communication and/or defense systems?**

No Impact. The proposed project would not employ equipment that could interfere with existing communication and/or defense systems.

d. **Result in any changes in land use, either on or off the project site?**

No Impact. The project will introduce a single-family residence on an undeveloped parcel in an area zoned for residential development.

e. **Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?**

Yes, Not Significant. The addition of a new residence on a vacant parcel designated for residential use will not encourage additional off-site development. While implementation of the proposed project would result in a new residential unit in the area, the location of the property in a residentially zoned district allows for such an increase. Further development of the property, other than accessory structures appurtenant to the main dwelling, is restricted. Therefore, any increase to the development intensity of the area is minimal.

f. **Adversely affect the capacity of any public facilities (streets, highways, freeways, public transit, schools, parks, police, fire, hospitals), public utilities (electrical, water and gas supply lines, sewage and storm drain discharge lines, sanitary landfills) or public works serving the site?**

No Impact. The proposed project would not adversely affect the capacity of any public utilities. Any use of public facilities and other public utilities would be minimal and similar to that of a standard single-family dwelling and associated residents.

Preliminary indications are that sewer and water service can be provided by Granada Sanitary and CCWD, respectively.

g. **Generate any demands that will cause a public facility or utility to reach or exceed its capacity?**

No Impact. The proposed project will not cause a public facility or utility to reach or exceed its capacity.

h. Be adjacent to or within 500 feet of an existing or planned public facility?

Yes, Not Significant. Refer to staff's response to Question 5.a. above.

i. Create significant amounts of solid waste or litter?

No Impact. The proposed project may result in slight amounts of solid waste or litter as a result of new residents in the area. However, the amount would be typical to that of any single-family residence and would not be considered significant.

j. Substantially increase fossil fuel consumption (electricity, oil, natural gas, coal, etc.)?

No Impact. The proposed project would not substantially increase fossil fuel consumption, as the amount of any consumption would be typical to that of any single-family residence.

k. Require an amendment to or exception from adopted general plans, specific plans, or community policies or goals?

No Impact. The project does not require an amendment to or exception from adopted general plans, specific plans, or community policies or goals.

l. Involve a change of zoning?

No Impact. The proposed project does not require a change in zoning.

m. Require the relocation of people or businesses?

No Impact. The proposal would not require the relocation of people or businesses.

n. Reduce the supply of low-income housing?

No Impact. The proposed project does not include or replace any low-income housing.

o. Result in possible interference with an emergency response plan or emergency evacuation plan?

No Impact. The proposed project would not interfere with any emergency response or evacuation plans.

p. Result in creation of or exposure to a potential health hazard?

No Impact. The proposed project does not involve any activities that would result in the creation of or exposure to a potential health hazard.

7. AESTHETIC, CULTURAL AND HISTORIC

Will (or could) this project:

a. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?

Yes, Not Significant. The proposed project site is located within the designated Cabrillo Highway County Scenic Corridor. This area has been designated as a scenic corridor due to its surrounding natural scenic views and qualities. The Coastside Design Review Committee (Committee) considered the project at its November 10, 2011 meeting, and recommended approval. Based on the project's compliance with the Coastside Design Review Standards, and subject to the conditions for project approval in order to minimize any potential issues, the Committee recommended as follows:

Condition 4: The project shall be constructed in compliance with the plans approved by the Coastside Design Review Committee on November 10, 2011. Any changes or revisions to the approved plans shall be submitted to the Coastside Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Coastside Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Coastside Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.

Condition 5: The applicant shall submit the following items and/or indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee.

a. Matching of the middle garage door detail with the right garage door's detail to include the post and trellis elements.

b. Enclosure of the spaces below all exterior stairs.

c. Submittal of the color scheme for all proposed shingles comprising of a shade midway between the trim and body color.

d. Installation of a bellyband along the entire right side elevation façade area.

e. In connection with the rear exterior stairs, replacement of the originally proposed rear first flight railing design with an enclosure, to include banister capping.

f. Matching of the gable and vertical trims and wall shingle treatments, enclosing the central portion of the left elevation with the central portion of the right side elevation, enclosing the first and second floor windows, exclusive of the first floor garage pop-out façade area.

g. Matching the rear second story covered porch area with the front entry design to include matching columns.

h. Removal of the front right corner hip roof to match the left front corner gable roof design.

i. Reduction of the second floor master bedroom window height sizes along right side elevation to standard dimensions.

j. As an added rear entryway feature, inclusion of a first floor shed roof supported by three posts that covers and proportionally spans the central door and window along this rear elevation.

k. Removal of the first story left side roof overhang located at the rear elevation.

l. Removal of the central three-panel window element located on the second floor rear elevation and replace with a single window and roof design to match the middle second story left side elevation treatment.

m. Placement of the structure closer northeastward reoriented at an increased counter-clockwise angle.

n. Planting of cypress trees and native plants along the north and east property lines, including retention of proposed and existing planting along the west property line to preserve the natural look of the area, in keeping with the site's close proximity to a public park.

o. Installation of natural colored redwood fences.

p. Inclusion of a driveway layout based on the retention of the two cypress trees initially proposed for removal and the reorientation of the structure as specified in Condition Nos. 4.m and 4.n.

b. Obstruct scenic views from existing residential areas, public lands, public water body, or roads?

Yes, Not Significant. In addition to the discussion in Question 7.a. above, views of the ocean are still substantially available along Magellan Avenue westward, which is the primary public road impacted by this development. Reduction of views along this public road will inevitably be unavoidable as a result of future

development on parcels in this neighborhood area. County public parkland southward of this site serves as an alternative vista area.

c. Involve the construction of buildings or structures in excess of three stories or 36 feet in height?

No Impact. The proposed single-family residence does not exceed 36 feet in height.

d. Directly or indirectly affect historical or archaeological resources on or near the site?

No Impact. There are no known historical or archaeological resources on or near the site.

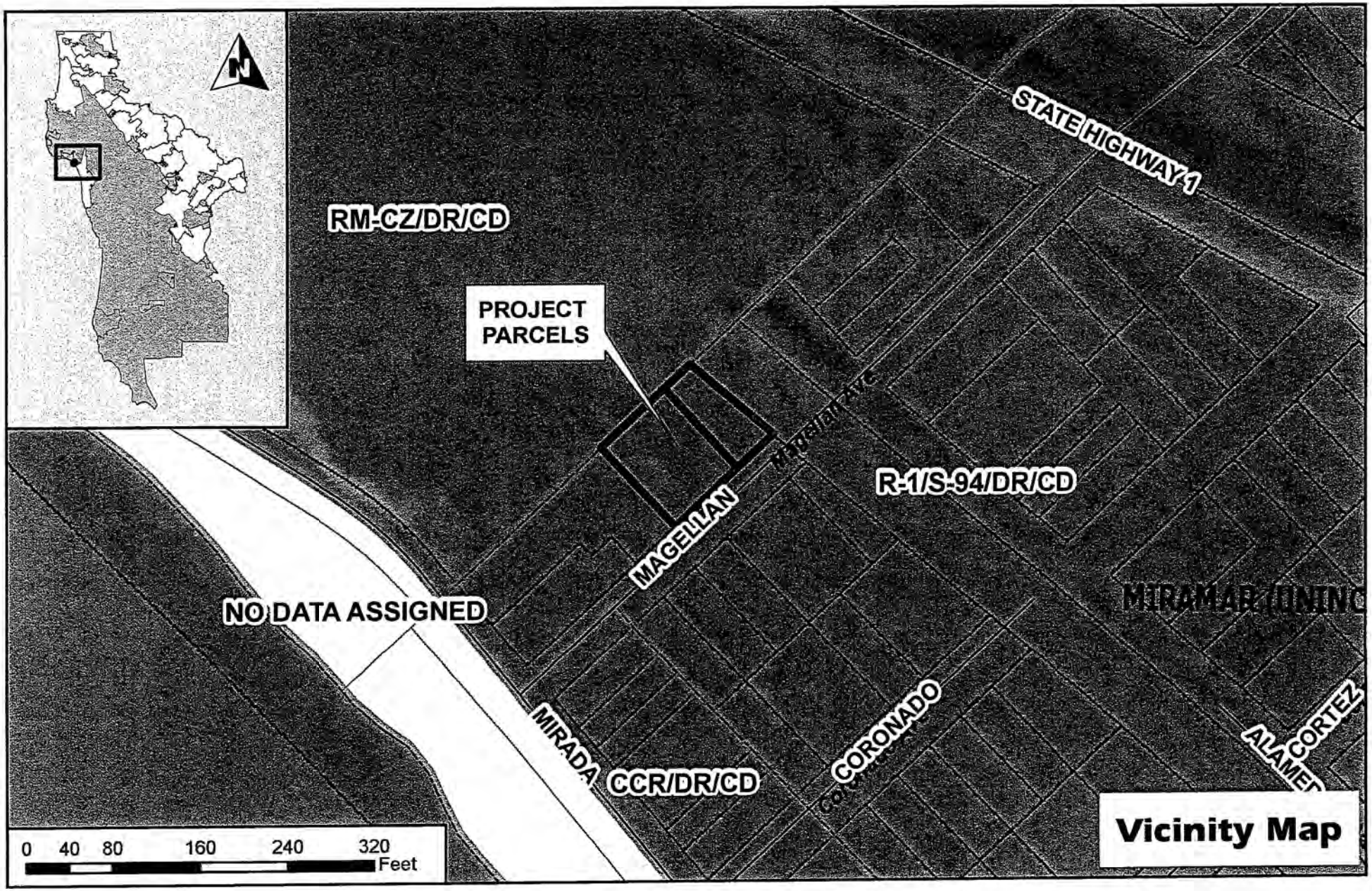
e. Visually intrude into an area having natural scenic qualities?

Yes, Not Significant. Refer to staff's response to Question 7.a. above.

ATTACHMENTS

A. Vicinity Map
B. Project Plans
C. Live Oak Associates, Inc., Biological Impact Report – March 2012

DPA:fc – DPAW0263_WFH.DOC



L:_PlanningLayer\GIS\VicinityMap\pln2010-00154.mxd ba 04-20-2012

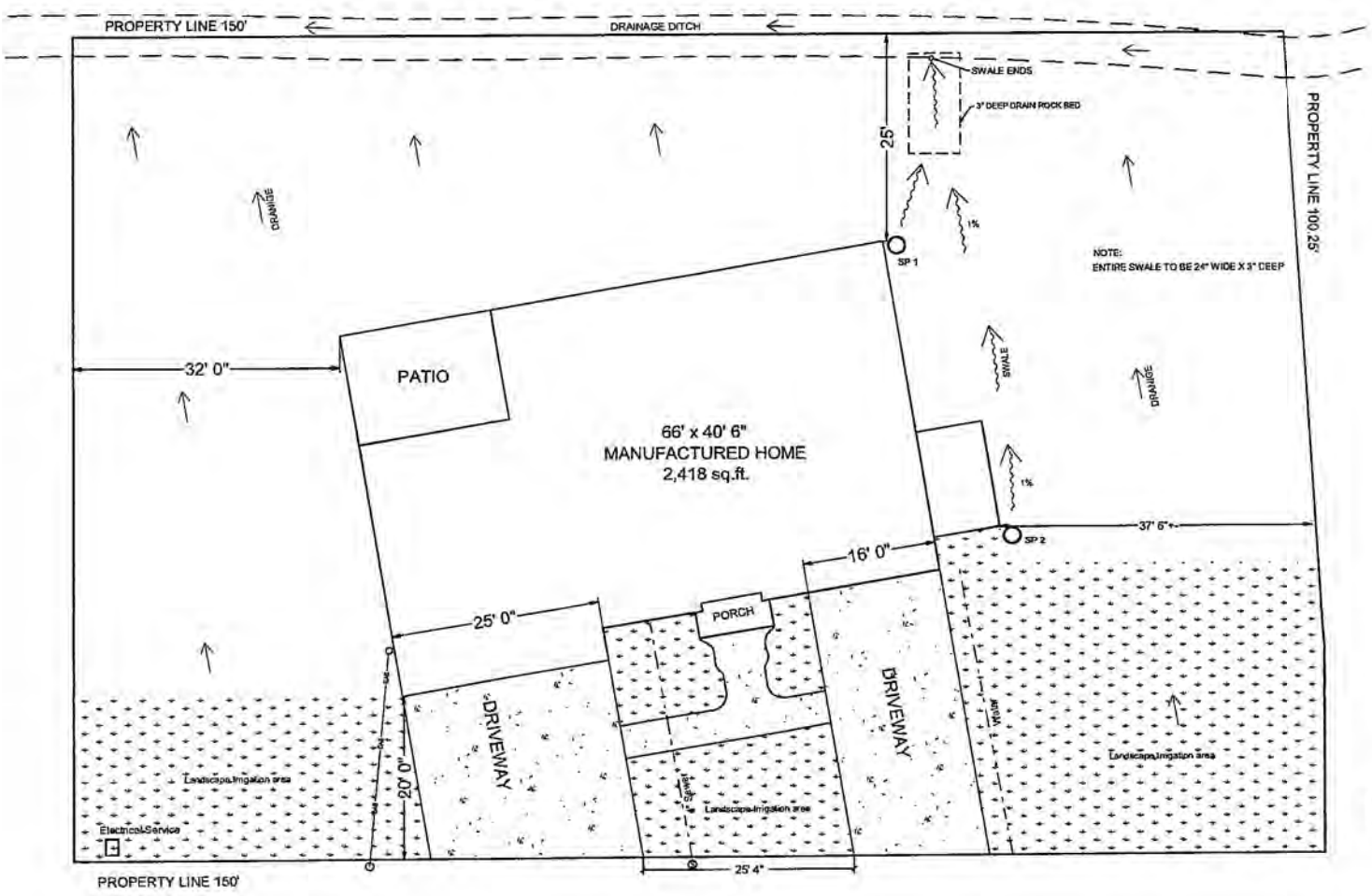
ATTACHMENT A

CURRENT CODE
2007 CBC
CEC
CPC
CMC

Hank and Irene Zbiczak
136 Santa Rosa Avenue
San Francisco , CA 94112

M & L N
DESIGNING
TEL.(916)366-9731
3654 Goldsboro Ct.
Sacramento CA 95827

Note
Per FEMA and San Mateo
Building requirements.



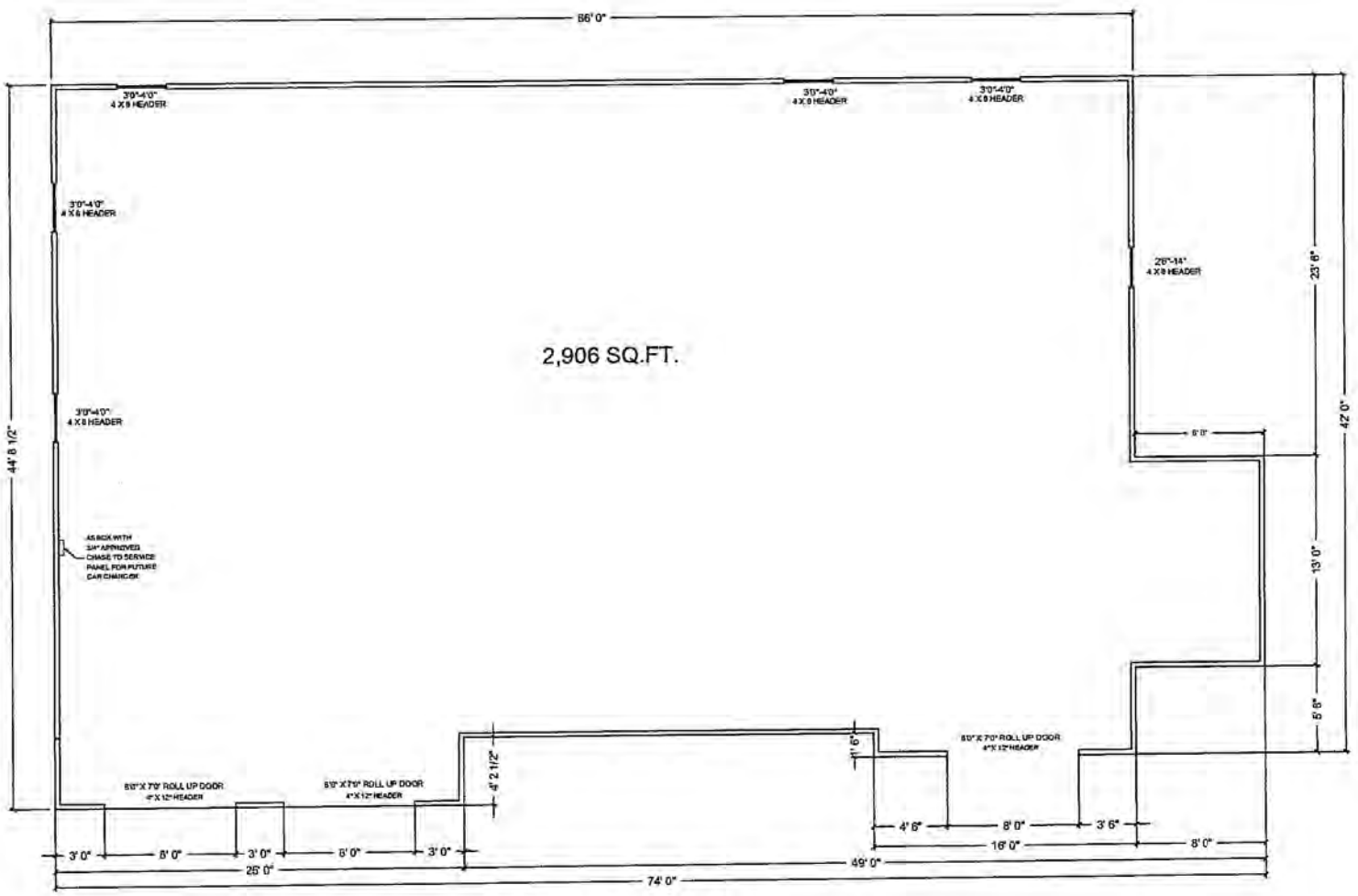
MAGELLAN AVE.

FIRE DEPARTMENT NOTES
1. PROVIDE ILLUMINATED ADDRESSING LOCATED ON THE BUILDING IN SUCH A MANNER AS TO BE VISIBLE AND LEGIBLE FROM THE STREET DAY OR NIGHT.

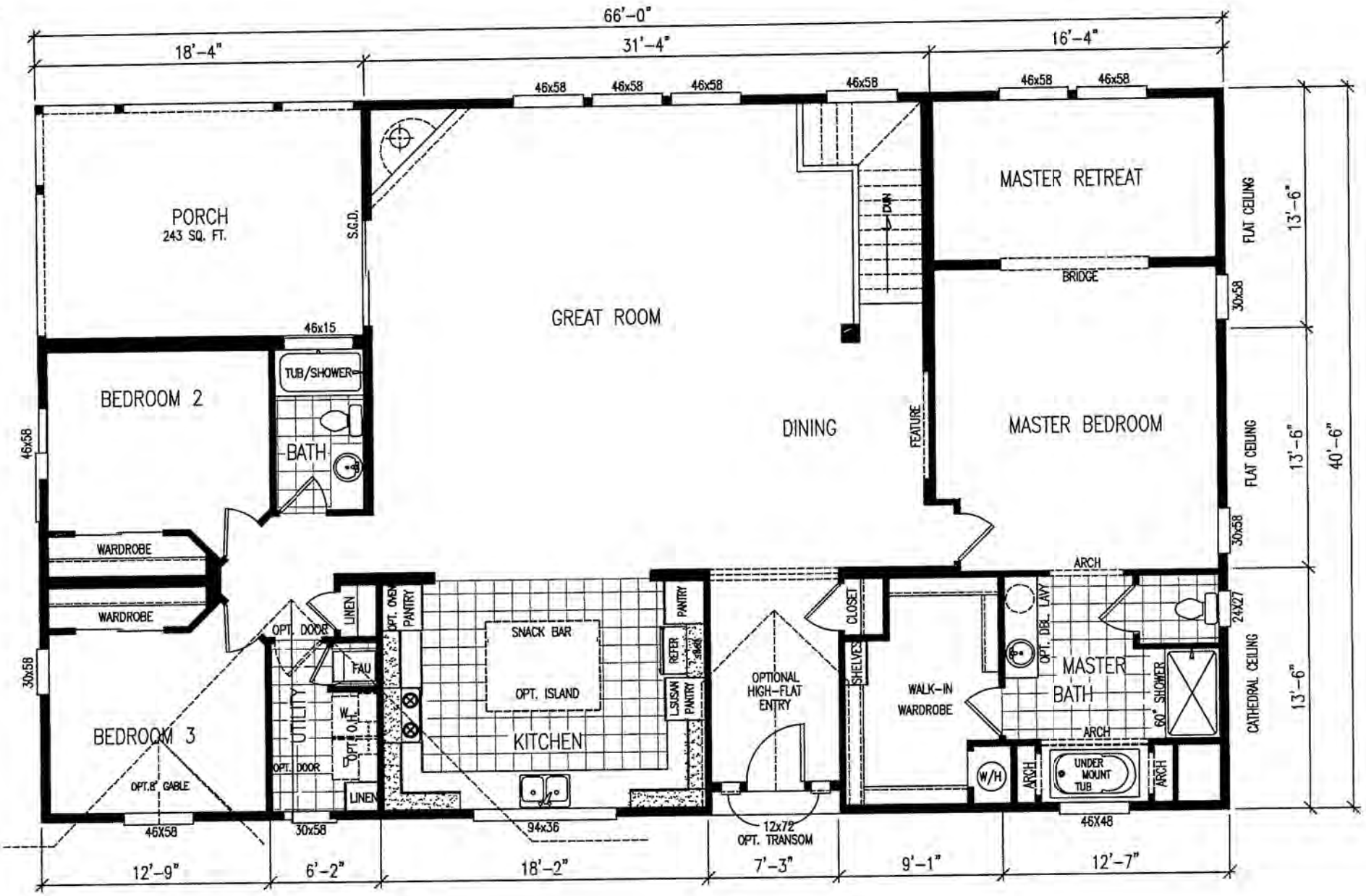
PLOT PLAN
SCALE: 1/8" = 1' 0"

NORTH

ATTACHMENT B



GARAGE FLOOR PLAN


66'-0"
18'-4"
31'-4"
16'-4"
46x58
46x58
46x58
46x58
46x58
46x58
PORCH
243 SQ. FT.
S.G.D.
GREAT ROOM
DUN
MASTER RETREAT
BRIDGE
FLAT CEILING
13'-6"
30x58
46x15
TUB/SHOWER
BEDROOM 2
BATH
DINING
FEATURE
MASTER BEDROOM
FLAT CEILING
13'-6"
40'-6"
46x58
30x58
WARDROBE
WARDROBE
ARCH
LINEN
OPT. OVEN
PANTRY
SNACK BAR
OPT. ISLAND
PANTRY
REFER
L.SUSAN PANTRY
CLOSET
SHELVES
OPT. DBL. LAVY
24X27
OPT. DOOR
FAU
UTILITY
W.
OPT. O.H.
KITCHEN
OPTIONAL HIGH-FLAT ENTRY
WALK-IN WARDROBE
MASTER BATH
60" SHOWER
CATHEDRAL CEILING
13'-6"
30x58
BEDROOM 3
OPT. DOOR
LINEN
OPT.8" GABLE
W/H
ARCH
UNDER MOUNT TUB
ARCH
46X58
30x58
94x36
12x72
OPT. TRANSOM
46X48
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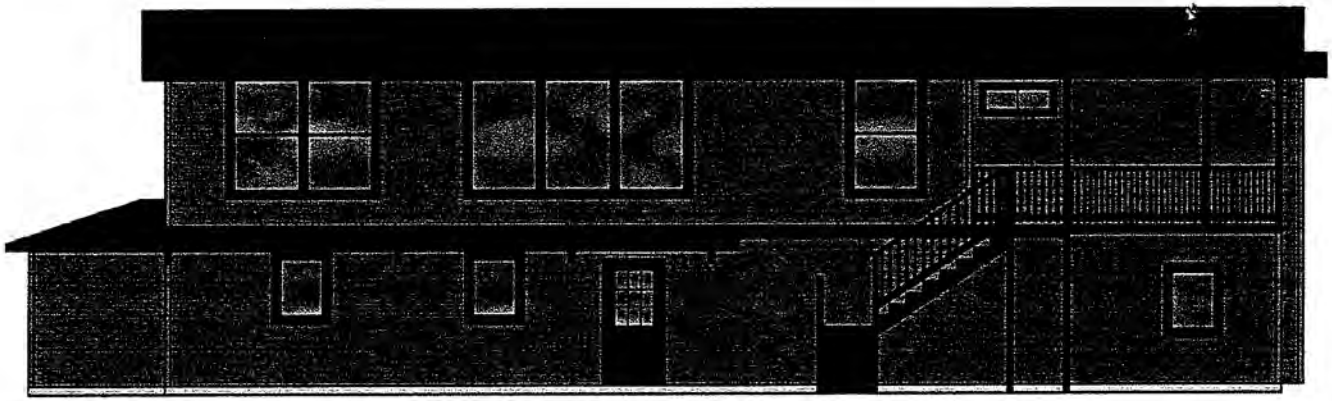
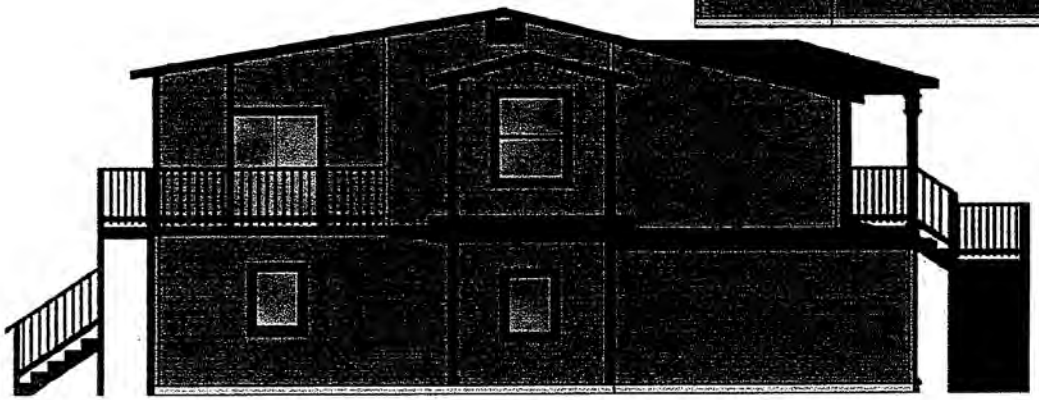
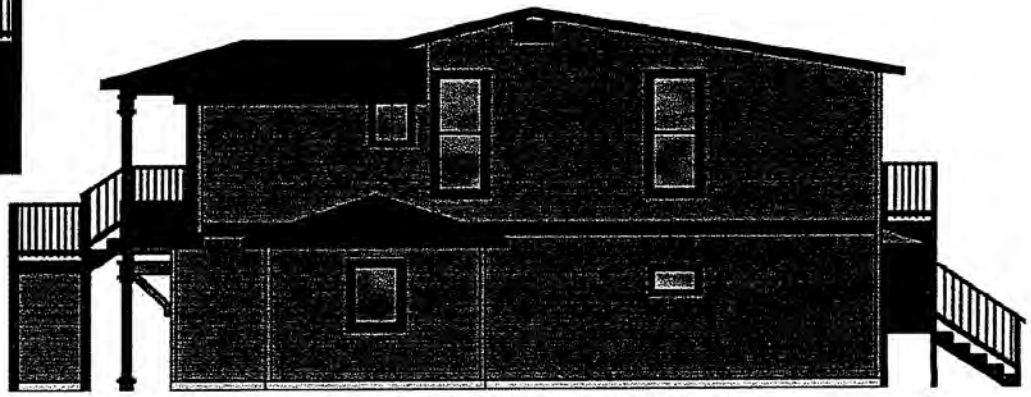
9'-1"
12'-7"



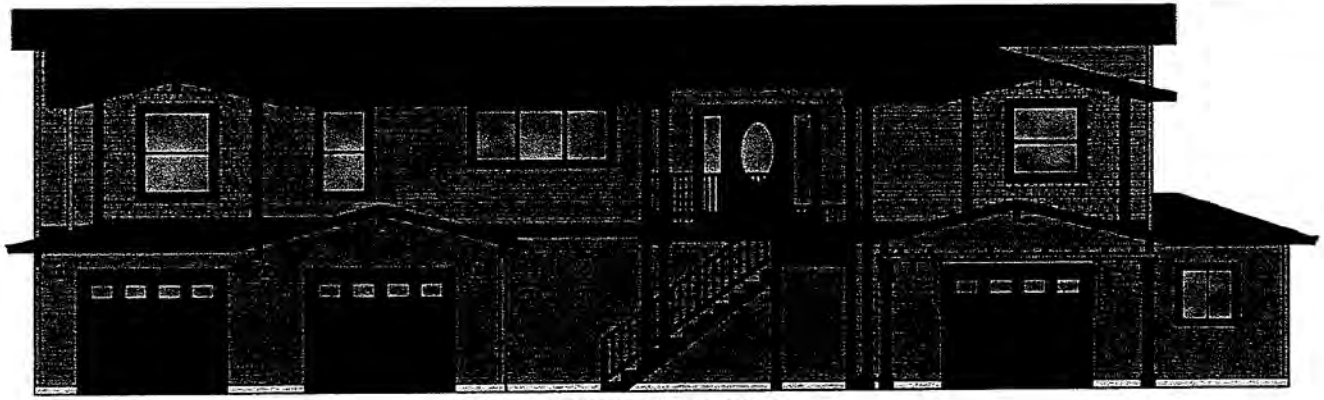
REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

San Mateo Co[illegible]y Environmental Services Agency
[illegible]uilding Division
[illegible]unty Center, Mail Drop PLN 122
Redwood City, CA 94063-1646
363-4161 • Fax (650) 363-4849

ATTACHMENT C

Biological Impact Form

(for compliance with
Local Coastal Program Policy 7.5)

Filing Date: _____
Public Hearing: _____
Approval Date: _____

Owner/Applicant

Name: **Hank and Irene Zbiczak**
Mailing Address:
136 Santa Rosa Avenue
San Francisco, CA Zip: 94112

Phone, W: n/a
H: n/a
Fax: n/a

Project Location

Include U.S.G.S – Tier, Range, and Section:
The 0.29-acre (12,424 sq. ft.) site is located on Magellan Avenue in section 13 of township 5 south, range 6 west.

Assessor's Parcel Number(s):
048-013-050
048-013-060
Applicable Planning Permit numbers: n/a

Principal Investigators

(Note: Attach a qualification summary to the report.)
Name: Davinna Ohlson, Nathan Hale,
Neal Kramer, Mark Jennings
Mailing Address: Live Oak Associates, Inc.
6840 Via del Oro, Suite 220
San Jose, CA Zip: 95123

Phone, W: (408) 224-8300
H:
Fax: (408) 224-1411

Report Summary

The proposed project consists of the construction of a 2,418 sq. ft. manufactured home, along with two driveways and a porch extending to Magellan Avenue, on a 0.29-acre (12,424 sq. ft.) property. The home is proposed to be set back 25 ft. from the northwest property line. The property is bounded to the northwest and northeast by parklands, to the southeast by Magellan Avenue, and to the southwest by a residence. Surrounding land uses include open space, undeveloped lands, and light residential and commercial development. The Pacific Ocean is approximately 300 ft. southwest of the site.

The project site is currently undeveloped with approximately half of the site consisting of a dense thicket of native California blackberry and non-native poison hemlock. The remainder of the site consists of a ruderal field dominated by non-native grassland species. Approximately two dozen Monterey cypress and Monterey pine trees occur on the site. While no aquatic resources are on the site itself, an approximately 2-foot-wide, shallow stream channel runs parallel to and just beyond the site's northwest boundary. This channel conveys runoff from inland areas to the Pacific

Ocean. Additionally, a small artificial pond is located approximately 220 ft. northwest of the project site. The pond lacks emergent vegetation and is seasonally wet, depending on the amount of precipitation it receives.

Project impacts to local biological resources are considered to be minimal due to the existing conditions of the site and the small size of proposed ground disturbance. No sensitive communities or habitats are present on the site, although the intermittent stream occurring just beyond the site's northwest boundary would be considered a sensitive habitat. Additionally, a number of trees on the site would be considered significant trees by the County. Special status plant species are expected to be absent from the site due to unsuitable habitat conditions. White-tailed kites could nest in the onsite trees.

Four potential impacts have been identified that could result from the proposed project. First, the intermittent stream occurring just beyond the site's northwest boundary would be considered a sensitive habitat. Placement of the home should be set back from the channel beyond the site's northwest boundary in compliance with the County's LCP. Second, if any onsite trees were to be removed or otherwise impacted as a result of the proposed work, the County of San Mateo may require the applicant to obtain a County permit and comply with its terms, including the likely planting of replacement trees. Third, site disturbance could result in indirect impacts to surrounding resources, such as runoff or erosion into adjacent parklands or the Pacific Ocean. Therefore, the applicant should comply with a County grading permit, including implementation of best management practices (BMPs). Finally, a pre-construction survey of the site would be required if project onset were to occur during the nesting season (February 1 through August 31) for special status bird species and common raptor species. If nesting pairs were identified, an appropriate disturbance-free buffer should be established until such time when the young had fledged. This would ensure that no individuals are harmed, injured, or killed or an active nest is not abandoned as a result of the proposed construction.

California red-legged frogs and San Francisco garter snakes are highly unlikely to occur on the site due to the distance between the site and known occurrences of these species (i.e., the closest sightings are more than one mile from the site), the unsuitability of habitat for breeding and dispersal both on and adjacent to the site (e.g., lack of aquatic resources onsite; shallow, intermittent channel adjacent to the site; and a nearby pond that holds water seasonally), and the barriers to movement between the site and known populations of these species posed by development and major roadways, including Highway 1.

1. PROJECT AND PROPERTY DESCRIPTION

The proposed project consists of the construction of a 2,418 sq. ft. manufactured home, along with two driveways and a porch extending to Magellan Avenue, on a 0.29-acre (12,424 sq. ft.) property. The home is proposed to be set back 25 ft. from the northwest property line.

The 0.29-acre property (also known as the "site") is currently undeveloped and is bounded to the northwest and northeast by parklands, to the southeast by Magellan Avenue, and to the southwest by a residence. Surrounding land uses include open space, undeveloped lands, and light residential and commercial development. The Pacific Ocean is approximately 300 ft. southwest of the site (Figure 1).

The site is relatively flat at approximately 23 ft. National Geodetic Vertical Datum (Figure 2). A narrow, shallow channel runs parallel to and just beyond the site's northwest boundary. No aquatic resources are present on the site itself. Soil types on the site itself have not been mapped. However, soils immediately northwest of the site have been mapped, and it is reasonable to conclude that soils on the site are of the same series and unit or exhibit very similar characteristics. Soils on lands adjacent to the site have been mapped as "Denison loam, nearly level." This soil type is not considered hydric, although hydric inclusions could occur. Lands further north of the site occur on "Denison clay loam, nearly level, imperfectly drained" soils. These soils are considered hydric. Hydric soils are soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part. Under sufficiently wet conditions, they support the growth and regeneration of hydrophytic vegetation.

2. METHODOLOGY

Live Oak Associates (LOA) ecologists Davinna Ohlson and Nathan Hale conducted a field survey of the site on June 7, 2010. LOA botanist Neal Kramer conducted an additional survey of the site on June 14, 2010. Prior to these site visits, relevant sources of information were reviewed. Sources included 1) USGS topographic maps, 2) satellite imagery of the site and surrounding areas, 3) technical literature related to the biotic resources of the area, 4) species data compiled by the California Native Plant Society (CNPS 2010), California Natural Diversity Database (CDFG 2010), and U.S. Fish and Wildlife Service (USFWS 2010), and 5) the Local Coastal Program policies (San Mateo County 1998).

The June 2010 surveys consisted of walking the site and, to the maximum extent practicable, immediately surrounding lands, and recording existing conditions of the site and the potential for sensitive biotic resources to occur onsite. Information gathered in the field was used to characterize the botanical and wildlife resources occurring on the site and in the region. Detailed surveys for sensitive biological resources were not conducted for this study. The level of effort put forth was sufficient to assess the significance of biological constraints associated with the parcel and to assess the need for more detailed studies that could be warranted if sensitive biotic resources were identified in this initial survey.

Mr. Kramer conducted an additional site visit on February 10, 2012, to map the centerline of the stream channel along the site's northwest boundary. Additional review of the site was completed in February 2012 in consultation with LOA associate herpetologist Dr. Mark Jennings.

3. RESULTS

EXISTING CONDITIONS

The project site is currently undeveloped with approximately half of the site consisting of a dense thicket of native California blackberry (*Rubus ursinus*) and non-native poison hemlock (*Conium maculatum*). The poison hemlock had been cut at the time of the June 2010 survey. The remainder of the site consists of a ruderal field dominated by non-native grassland species, including wild oats (*Avena fatua*), Italian ryegrass (*Lolium multiflorum*), and Mediterranean barley (*Hordeum marinum* ssp. *gussoneanum*). Non-native forbs occurring on the site include wild radish (*Raphanus sativus*), common vetch (*Vicia sativa*), greater periwinkle (*Vinca major*), sweet fennel (*Foeniculum vulgare*), and garden nasturtium (*Tropaeolum majus*). Native species found on the site include bee plant (*Scrophularia californica*), California coffeeberry (*Rhamnus californica* ssp. *californica*), and coyote brush (*Baccharis pilularis*). Approximately two dozen Monterey cypress (*Cupressus macrocarpa*) and Monterey pine (*Pinus radiata*) trees occur on the site; these trees are primarily located along the fenceline of the southwest perimeter and along Magellan Avenue.

While no aquatic resources are on the site itself, an approximately 2-foot-wide, shallow stream channel runs parallel to and just beyond the site's northwest boundary. This channel conveys runoff from inland areas to the Pacific Ocean. The reach of the channel bed along the site boundary did not appear to convey water at the time of the field survey and was largely devoid of vegetation. Vegetation occurring along the channel banks included Monterey cypress, California blackberry, pink flowering currant (*Ribes sanguineum* var. *glutinosum*), thick leaf box (*Pittosporum crassifolium*), western lady fern (*Athyrium filix-femina* var. *cyclosorum*), California willowherb (*Epilobium ciliatum*), and green dock (*Rumex conglomeratus*). Additionally, a small artificial pond is located approximately 220 ft. northwest of the project site. The pond lacks emergent vegetation and is seasonally wet, depending on the amount of precipitation it receives.

The blackberry thicket, thick leaf litter, and brush piles onsite provide a moist microclimate suitable for amphibians such as the Pacific treefrog (*Hyla regilla*) and western toad (*Bufo boreas*) as well as cover for reptiles such as the western fence lizard (*Sceloporus occidentalis*), southern alligator lizard (*Elgaria multicarinatus*), gopher snake (*Pituophis melanoleucus*), and common kingsnake (*Lampropeltis getulus*).

Bird species observed on the site include Anna's hummingbird (*Calypte anna*), black phoebe (*Sayornis nigricans*), bushtit (*Psaltriparus minimus*), American robin (*Turdus migratorius*), California towhee (*Pipilo crissalis*), song sparrow (*Melospiza melodia*), purple finch (*Carpodacus purpureus*), and American goldfinch (*Carduelis tristis*). Raptors that may utilize the cypress and pine trees on the site include the red-tailed hawk (*Buteo jamaicensis*) and American kestrel (*Falco sparverius*).

Because of the site's proximity to development, vehicular traffic, and high pedestrian use areas, the number of mammalian species expected to occur on the site would be limited. Small mammals such as the raccoon (*Procyon lotor*) may move along the channel. House cats (*Felis catus*) and domestic dogs (*Canis familiaris*) are likely to move onto the site from time to time.

SENSITIVE COMMUNITIES AND HABITATS

The County of San Mateo regulates impacts to sensitive habitats via the Local Coastal Program, which was approved by the California Coastal Commission. Sensitive habitats are defined in the County's Local Coastal Program policies (1998) as 1) habitats containing or supporting "rare and endangered" species as defined by the State Fish and Game Commission, 2) all perennial and intermittent streams and their tributaries, 3) coastal tide lands and marshes, 4) coastal and offshore areas containing breeding or nesting sites and coastal areas used by migratory and resident water-associated birds for resting areas and feeding, 5) areas used for scientific study and research concerning fish and wildlife, 6) lakes and ponds and adjacent shore habitat, 7) existing game and wildlife refuges and reserves, and 8) sand dunes. Coastal wetland habitat is also regulated under the Local Coastal Program, which consists of areas meeting the U.S. Army Corps of Engineers' (USACE) hydrology criterion with either hydric soils or dominating hydrophytic vegetation. Sensitive habitats associated with wetlands and streams may also be regulated by the USACE, CDFG, and RWQCB.

The County's LCP establishes buffer zones in riparian areas and states that "where no riparian vegetation exists along both sides of riparian corridors, extend buffer zones 50 feet from the predictable high water point for perennial streams and 30 feet from the midpoint of intermittent streams."

The County of San Mateo also has regulations protecting large trees that may occur within these communities or habitats. According to County Ordinance Section 12.000, a "significant tree" is any live woody plant rising above the ground with a single stem or trunk of a circumference of thirty-eight inches (about 12 inches in diameter) at a point 4.5 feet above the ground, and having the inherent capacity of naturally producing one main axis continuing to grow more vigorously than the lateral axes. Heritage trees, protected under Section 11.000 of the County's ordinance code, include those specific trees or groves of trees designated by the County as "heritage," and those listed native trees

designated in the ordinance with diameters equal to or greater than the sizes listed. A permit is required for the removal of a significant or heritage tree. Such permits are issued on the condition that replacement trees will be planted to compensate for the loss of each tree.

No sensitive communities or habitats are present on the site, although the intermittent stream occurring just beyond the site's northwest boundary would be considered a sensitive habitat. Additionally, a number of trees on the site would be considered significant trees by the County. Therefore, a permit may be required from the County if these trees are to be removed as a result of the proposed project.

SPECIAL STATUS SPECIES

Several species of plants and animals within the state of California have low populations and/or limited distributions. Such species may be considered rare and are vulnerable to extirpation as the state's human population grows and the habitats these species occupy are converted to agricultural and urban uses. State and federal laws have provided the County of San Mateo, California Department of Fish and Game (CDFG) and the U.S. Fish and Wildlife Service (USFWS) with a mechanism for conserving and protecting the diversity of plant and animal species native to the state. A sizable number of native plants and animals have been formally designated as threatened or endangered under state and federal endangered species legislation. Others have been designated as candidates for such listing. Still others have been designated as "species of special concern" by the CDFG. The California Native Plant Society (CNPS) has developed its own set of lists of native plants considered rare, threatened, or endangered (CNPS 2001). Collectively, these plants and animals are referred to as "special status species."

A number of special status plants and animals occur in the site's vicinity. A search of published accounts for all relevant special status plant and animal species was conducted for the Half Moon Bay USGS 7.5" quadrangle in which the project site occurs and for the five surrounding quadrangles (Montara Mountain, San Mateo, Woodside, La Honda, and San Gregorio) using the California Natural Diversity Data Base Rarefind (CDFG 2010). Only these six quadrangles were searched instead of nine because the Pacific Ocean begins less than 0.1 mile southwest of the parcel. All plant species listed as occurring in these quadrangles on CNPS Lists 1A, 1B, 2, 3, or 4 were also reviewed.

Special Status Plants

Special status plant species include those listed as endangered, threatened, rare, or as species of concern by the U. S. Fish and Wildlife Service, the California Department of Fish and Game, and the California Native Plant Society. The CNPS listing is sanctioned by the CDFG and serves essentially as their list of candidate plant species. Additional definitions are given in CEQA, Section 15380(d).

Based on a review of extant special status plant species from the Half Moon Bay area, 41 sensitive plant species are known to occur within the vicinity of the parcel (CDFG 2010, CNPS 2010). Serpentine soils are absent from the site; as such, those species that are uniquely adapted to serpentine conditions, including the San Mateo thorn-mint (*Acanthomintha duttonii*), fountain thistle (*Cirsium fontinale* var. *fontinale*), Hillsborough chocolate lily (*Fritillaria biflora* var. *ineziana*), Marin western flax (*Hesperolinon congestum*), Crystal Springs lessingia (*Lessingia arachnoidea*), and woodland woolythreads (*Monolopia graciliens*) are considered absent from the site. Other plant species occur in habitats not present in the study area (e.g., chaparral, brackish and freshwater marshes, etc.) and, therefore, are also considered absent from the site. These species include the Anderson's manzanita (*Arctostaphylos andersonii*), Montara Manzanita (*Arctostaphylos montaraensis*), King's Mountain manzanita (*Arctostaphylos regismontana*), Point Reyes bird's-beak (*Cordylanthus maritimus* ssp. *palustris*), San Mateo woolly sunflower (*Eriophyllum latilobum*), Indian Valley bush-mallow (*Malacothamnus aboriginum*), and arcuate bush-mallow (*Malacothamnus arcuatus*).

A summary of the formal status, habitat affinities, and potential for occurrence on the site itself for the remaining locally occurring special status plant species is discussed in Table 1.

Table 1: Special status plant species known to occur in the vicinity of the site.

Species	Status	Habitat Affinities	Potential for Occurrence
Franciscan onion *(Allium peninsulare var. franciscanum)*	CNPS 1B	Cismontane woodland, valley and foothill grassland on clay and volcanic soils and often on serpentinite.	**Absent.** Suitable habitat is not present on the site.
Bent-flowered fiddleneck *(Amsinckia lunaris)*	CNPS 1B	Coastal bluff scrub, cismontane woodland, grasslands.	**Absent.** Suitable habitat is not present on the site.
Coastal marsh milk-vetch *(Astragalus pycnostachyus var. pycnostachyus)*	CNPS 1B	Mesic sites in coastal dunes or within fresh and salt water marshes/swamps.	**Absent.** Suitable habitat is not present on the site.
Round-leaved filaree *(California macrophylla)*	CNPS 1B	Cismontane woodland and valley and foothill grassland on clay soils.	**Absent.** Suitable habitat is not present on the site. The nearest documented occurrence of this species is from 1896 and more than fifteen miles from the site.
Pappose tarplant *(Centromadia parryi ssp. parryi)*	CNPS 1B	Coastal prairie, meadows and seeps, coastal salt marshes/swamps, and grasslands.	**Unlikely.** Marginal habitat is present on the site. This species has not been documented within five miles of the site.
San Francisco Bay spineflower *(Chorizanthe cuspidata var. cuspidata)*	CNPS 1B	Coastal bluff scrub, coastal dunes and prairies. Sandy soils.	**Absent.** Suitable habitat is not present on the site.

Table 1: Special status plant species known to occur in the vicinity of the site.

Species	Status	Habitat Affinities	Potential for Occurrence
Franciscan thistle (*Cirsium andrewsii*)	CNPS 1B	Broadleafed upland forest, coastal bluff scrub, coastal prairie, and coastal scrub. Mesic soils and sometimes serpentinite.	**Absent.** Suitable habitat is not present on the site.
San Francisco collinsia *(Collinsia multicolor)*	CNPS 1B	Closed cone coniferous forest and coastal scrub, sometimes on serpentine soils.	**Absent.** Suitable habitat is not present on the site.
Western leatherwood *(Dirca occidentalis)*	CNPS 1B	Broadleaved forest, chaparral, woodland, coniferous forest, riparian woodland.	**Absent.** Suitable habitat is not present on the site. This species is not known to occur along the coast.
Fragrant fritillary *(Fritillaria liliacea)*	CNPS 1B	Coastal scrub, grasslands, often on serpentine and clay.	**Absent.** Suitable habitat is not present on the site. This species is not known to occur along the coast.
San Francisco gumplant *(Grindelia hirsutula var. maritima)*	CNPS 1B	Coastal scrub, coastal bluff scrub, grassland. Sandy or serpentine soils on ocean bluffs.	**Absent.** Suitable habitat is not present on the site.
Short-leaved evax (*Hesperevax sparsiflora* var. *brevifolia*)	CNPS 1B	Coastal bluff scrub on sandy soils and coastal dunes.	**Absent.** Suitable habitat is not present on the site.
Kellogg's horkelia (*Horkelia cuneata ssp. sericea*)	CNPS 1B	Chaparral and sandy or gravelly openings within coastal scrub.	**Absent.** Suitable habitat is not present on the site.
Point Reyes horkelia *(Horkelia marinensis)*	CNPS 1B	Sandy coastal dunes, coastal scrub, coastal prairie.	**Absent.** Suitable habitat is not present on the site.
Perennial goldfields (*Lasthenia californica* ssp. *macrantha*)	CNPS 1B	Coastal bluff scrub, coastal dunes, and coastal scrub.	**Absent.** Suitable habitat is not present on the site.
Coast yellow linanthus *(Leptosiphon croceus)*	CNPS 1B	Coastal bluff scrub, coastal prairie near ocean	**Absent.** Suitable habitat is not present on the site.
Rose linanthus *(Leptosiphon rosaceus)*	CNPS 1B	Coastal bluff scrub adjacent to coast	**Absent.** Suitable habitat is not present on the site.
Wooly headed lessingia *(Lessingia hololeuca)*	CNPS 3	Broadleaved upland forest, coastal scrub, coniferous forest, grassland, serpentine soils	**Absent.** Suitable habitat is not present on the site.
Davidson's bush-mallow (*Malacothamnus davidsonii*)	CNPS 1B	Chaparral, cismontane woodland, coastal scrub, and riparian woodland.	**Absent.** Suitable habitat is not present on the site. This species has not been documented in the region since 1901.

Table 1: Special status plant species known to occur in the vicinity of the site.

Species	Status	Habitat Affinities	Potential for Occurrence
Hall's bush-mallow (*Malacothamnus hallii*)	CNPS 1B	Chaparral and coastal scrub.	**Absent.** Suitable habitat is not present on the site. This species has not been documented in the region since 1902.
Marsh microseris (*Microseris paludosa*)	CNPS 1B	Closed-cone coniferous forest, cismontane woodland, coastal scrub, and valley and foothill grassland.	**Absent.** Suitable habitat is not present on the parcel. The nearest documented occurrences of this species are more than fifteen miles from the site.
Dudley's lousewort (*Pedicularis dudleyi*)	CNPS 1B	Maritime chaparral, cismontane woodland, north coast coniferous forest, and valley and foothill grassland.	**Absent.** Suitable habitat is not present on the site. The nearest documented occurrences of this species are more than twenty miles from the site.
White-rayed pentachaeta *(Pentachaeta bellidiflora)*	FE, CE, CNPS 1B	Open dry rocky slopes and grassy areas, usually on serpentine soils.	**Absent.** Suitable habitat is not present on the site. This species has not been documented along the coast.
Choris' popcorn-flower (*Plagiobothrys chorisianus* var. *chorisianus*)	CNPS 1B	Chaparral, coastal prairie, and coastal scrub on mesic soils.	**Absent.** The site does not exhibit mesic soils that would support this species.
Oregon polemonium (*Polemonium carneum*)	CNPS 2	Coastal prairie, coastal scrub, and lower montane coniferous forest.	**Absent.** Suitable habitat is not present on the site. This species has not been documented in the region since 1916.
Hickman's cinquefoil *(Potentilla hickmanii)*	FE, CE, CNPS 1B	Freshwater marshes and swamps, vernally mesic meadows and seeps, and coastal bluff scrub.	**Absent.** Suitable habitat is not present on the site.
San Francisco campion *(Silene verecunda* ssp. *verecunda)*	CNPS 1B	Coastal bluff scrub, chaparral, coastal scrub, and valley and foothill grasslands on sandy soils.	**Absent.** Sandy soils are not present on the site. The nearest documented occurrence of this species is more than three miles from the site.
Saline clover (*Trifolium depauperatum* var. *hydrophilum*)	CNPS 1B	Marshes and swamps, valley and foothill grasslands on mesic or alkaline soils, and vernal pools.	**Absent.** Suitable habitat is not present on the site. This species has not been documented in the region since 1886.
San Francisco owl's clover *(Triphysaria floribunda)*	CNPS 1B	Coastal prairie, usually serpentine soils.	**Absent.** Suitable habitat is not present on the site.

Federal Status
FE Federally Endangered
FT Federally Threatened

State Status
CE California Endangered
CT California Threatened

CNPS
1B Rare, threatened, or endangered in California and elsewhere
2 Rare, threatened, or endangered in California but more common elsewhere
3 Plants about which more information is needed

Sources: CDFG 2010, CNPS 2010

Of the 41 special status plant species known to occur in the site's vicinity, none are expected to occur on the site itself due to the lack of suitable habitat.

Special Status Animals

Special status animal species include those listed as endangered, threatened, rare, or as candidates for listing by the USFWS and/or CDFG. Other species regarded as having special status include special animals as listed by the CDFG. Additional animal species receive protection under the Bald Eagle Protection Act and the Migratory Bird Treaty Act (16 U.S.C. 703-711). The Fish and Game Code of California provides protection for "fully protected birds" (Section 3511), "fully protected mammals" (Section 5515), "fully protected reptiles and amphibians" (Section 5050), and "fully protected fish" (Section 5515). Additional definitions are given in the California Environmental Quality Act Section 15380.

Based on a review of extant special status animal species from the Half Moon Bay area (CDFG 2010) and an understanding of the geographic range and habitat affinities of special status animal species, 24 species are known to occur within the Half Moon Bay region. A summary of the formal status, habitat affinities, and potential for occurrence on the site itself for locally occurring special status animal species is discussed in Table 2.

Table 2: Special status animal species known to occur in the vicinity of the site.

Species	Status	Habitat Affinities	Potential for Occurrence
Invertebrates			
Monarch butterfly *(Danaus plexippus)*	None	Roosts in wind-protected tree groves.	**Unlikely.** Individuals may pass over the site, but this species is not expected to roost in the onsite trees.
Mission blue butterfly *(Plebejus icarioides missionensis)*	FE	Grasslands with lupine host plants.	**Absent.** Suitable habitat, including host plants, is not present on the site.
San Bruno elfin butterfly *(Callophrys mossii bayensis)*	FE	Grasslands with *Sedum* host plants on north-facing slopes.	**Absent.** Suitable habitat is not present on the site. The necessary host plant is absent.
Bay checkerspot butterfly (*Euphydryas editha bayensis*)	FT	Native grasslands on outcrops of serpentine soils. Primary host plant is *Plantago erecta*.	**Absent.** Suitable habitat, including host plants, is not present on the site.
Myrtle's silverspot butterfly *(Speyeria zerene myrtleae)*	FE	Coastal scrub and grasslands with *Viola* host plants.	**Absent.** Suitable habitat, including host plants, is not present on the site.
Fish			

Table 2: Special status animal species known to occur in the vicinity of the site.

Species	Status	Habitat Affinities	Potential for Occurrence
Tidewater goby (*Eucyclogoblus newberryi*)	FE, CSC	A marine species occurring in shallow water estuaries and lagoons from Del Norte Co. south to San Diego Co.	**Absent.** Suitable habitat is absent from the site. This species would not be expected to occur in the narrow channel adjacent to the site.
Steelhead –central California coast *(Oncorhynchus mykiss irideus)*	FT	Coastal streams and rivers.	**Absent.** Suitable habitat is absent from the site. This species would not be expected to occur in the narrow channel adjacent to the site.
Amphibians			
California tiger salamander (*Ambystoma californiense*)	FT, CSC	Breeds in vernal pools and stock ponds of central California. Adults aestivate in grassland habitats adjacent to the breeding sites.	**Absent.** Breeding and aestivation habitat is absent from the site.
Foothill yellow-legged frog (*Rana boylii*)	CSC	Frequents partly shaded, shallow, swiftly-flowing streams and riffles with rocky substrate in a variety of habitats.	**Absent.** The site and the nearby channel do not provide suitable habitat for this species. This species has not been documented along this channel.
California red-legged frog *(Rana aurora draytonii)*	FT, CSC	Rivers, creeks and stock ponds of the Sierra foothills and coast range, preferring pools with overhanging vegetation.	**Highly Unlikely.** The site and the nearby channel do not provide suitable habitat for this species, as the site lacks aquatic resources, and the channel is shallow and conveys water intermittently. This species has not been documented along this channel. The nearby pond also holds water seasonally and, therefore, would not serve as suitable breeding habitat. The nearest documented occurrences are approximately 1.1 miles to the northwest and approximately 1.5 miles to the east of the site. Extensive urbanization and major roads, including Highway 1, serve as barriers to movement between these known CRLF locations and the site.
Reptiles			
Western pond turtle (*Actinemys marmorata*)	CSC	Open slow-moving water of rivers and creeks of central California with rocks and logs for basking.	**Absent.** The site and the nearby channel do not provide suitable habitat for this species. This species has not been documented along this channel.
San Francisco garter snake *(Thamnophis sirtalis tetrataenia)*	FE, CE	Freshwater marshes, ponds, and slow-moving streams, preferring dense cover and water depths of at least one foot.	**Highly Unlikely.** The site and the nearby channel do not provide suitable habitat for this species. Extensive urbanization and major roads, including Highway 1, serve as barriers to movement between the site and known populations of this species.

Table 2: Special status animal species known to occur in the vicinity of the site.

Species	Status	Habitat Affinities	Potential for Occurrence
Birds			
White-tailed kite *(Elanus leucurus)*	CP	Open grasslands and agricultural areas throughout central California.	**Possible.** This species could utilize the onsite trees for nesting during the breeding season and perching during the non-breeding season. The parcel provides only marginal foraging habitat due to the lack of open habitat.
Western snowy plover *(Charadrius alexandrinus nivosus)*	FT, CSC	Nests in sandy marine and estuarine shores, and along salt levees.	**Absent.** Suitable habitat is absent from the site.
California black rail *(Laterallus jamaicensis coturniculus)*	CT	Resident of saline and fresh emergent wetlands.	**Absent.** Suitable habitat is absent from the site.
California clapper rail *(Rallus longirostris obsoletus)*	FE, CE	Salt and brackish marshes.	**Absent.** Suitable habitat is absent from the site.
Burrowing owl *(Athene cunicularia)*	CSC	Open, dry grasslands, deserts and ruderal areas. Requires suitable burrows. Often associated with California ground squirrels.	**Absent.** Suitable nesting habitat is absent from the site. The site occurs outside of the species' known range.
Saltmarsh common yellowthroat *(Geothlypis trichas sinuosa)*	CSC	Coastal streams dominated by willows and brackish or freshwater marshes.	**Absent.** Suitable nesting habitat is absent from the site. This species may occasionally forage over the site.
Alameda song sparrow *(Melospiza melodia pusillula)*	CSC	Found in salt marshes, primarily along the Bay in Alameda County	**Absent.** Suitable habitat is absent from the site.
Mammals			
Pallid bat *(Antrozous pallidus)*	CSC	Grasslands, chaparral, woodlands, and forests of California; most common in dry rocky open areas that provide roosting opportunities.	**Absent.** Individuals could pass over the site on their way to more suitable habitat. However, suitable habitat is not present on the site itself.
Big free-tailed bat *(Nyctinomops macrotis)*	CSC	Rocky, arid habitats. Roosts primarily in crevices, but have been observed roosting in caves, buildings, and trees.	**Absent.** Individuals could pass over the site on their way to more suitable habitat. However, suitable habitat is not present on the site itself.
Salt-marsh harvest mouse *(Reithrodontomys raviventris)*	FE, CE	Saline emergent wetlands dominated by pickleweed.	**Absent.** Suitable habitat is absent from the site, and the site occurs outside the native range of this species.

Table 2: Special status animal species known to occur in the vicinity of the site.			
[illegible]	Status	Habitat Affinities	Potential for Occurrence
San Francisco dusky-footed woodrat *(Neotoma fuscipes annectens)*	CSC	Woodlands and forests, riparian communities.	**Absent.** Suitable habitat is absent from the site.
American badger (*Taxidea taxus*)	CSC	Found in drier open stages of most shrub, forest and herbaceous habitats with friable soils	**Absent.** Suitable habitat is absent from the site.
Federal Status FE Federally Endangered FT Federally Threatened	**State Status** CE California Endangered CT California Threatened CSC California Species of Concern CP California Protected		

Source: CDFG 2010

Of the 24 special status animal species known to occur in the vicinity of the site, only the white-tailed kite is expected to potentially occur on the site. The white-tailed kite is listed as a fully protected species. In short, the CDFG cannot issue a take permit for impacts to individuals of species having the fully protected status. The CDFG can, however, authorize impacts to habitat suitable for the kite. White-tailed kites inhabit open lowland grassland, riparian woodland, marshes, and scrub areas and nest in a variety of species of large trees. White-tailed kites could nest in the onsite trees. Foraging habitat on the site for this species is marginal.

4. DIRECT AND INDIRECT IMPACTS TO BIOLOGICAL HABITATS

The project site is relatively small in size at 0.29 acre and is located next to light residential and commercial development, ruderal fields, and parklands. The proposed project is a manufactured, 2,418 sq. ft. single-family home. No sensitive or special status communities/habitats occur on the site itself, and the loss of a small amount of native blackberry and regionally abundant ruderal, non-native grassland habitat would not be considered a significant impact.

The intermittent stream occurring just beyond the site's northwest boundary would be considered a sensitive habitat. Additionally, approximately two dozen Monterey cypress and Monterey pines are present on the site. A number of these trees would be considered significant trees regulated by the County. Mitigation measures would be required to offset direct and indirect impacts to the stream channel and to significant trees present on the site (*Mitigation Measures 1* and *2*).

Regardless of the biological quality of the site itself, high quality habitat remains in the immediate vicinity (e.g., parklands to the northwest and northeast and the Pacific Ocean approximately 300 ft. southwest of the site). In order to maintain the currently quality of surrounding biotic habitats, measures should be taken to ensure onsite ground disturbances do not degrade local resources (*Mitigation Measure 3*).

Mitigation Measure 1:

Placement of the home should be set back from the channel beyond the site's northwest boundary in compliance with the County's LCP. Because the channel lacks associated riparian vegetation and carries intermittent flows, a buffer of 30 ft. from the midpoint of the channel would be appropriate (Figure 3).

Mitigation Measure 2:

Should project buildout require the removal of any trees on the site considered to be a significant tree, a tree removal permit would need to be obtained and its conditions complied with (e.g., planting of replacement trees) pursuant to the County's tree ordinance.

Mitigation Measure 3:

The applicant should comply with the provisions of a County grading permit, including implementation of standard erosion control measures that employ best management practices (BMPs).

5. DIRECT AND INDIRECT IMPACTS TO SPECIAL STATUS SPECIES

A number of special status plant and animal species are known to occur in the vicinity of Half Moon Bay and El Granada. Special status plant species are presumed to be absent from the site due to unsuitable habitat conditions and/or ongoing management of the ruderal portions of the site (i.e., areas outside of the blackberry thicket). However, white-tailed kites, a California protected species, may utilize the site while breeding. Additionally, locally occurring raptor species are protected by the Federal Migratory Bird Treaty Act (FMBTA: 16 U.S.C., scc. 703, Supp. I, 1989) and State Fish and Game Code (CDFG 2010). Therefore, if site disturbance were to occur during these species' breeding season (February 1 through August 31), implementation of *Mitigation Measure 4* would be required to insure that raptors were not harmed, injured, or killed as a result of buildout of the proposed project.

As discussed in section 3, California red-legged frogs and San Francisco garter snakes are highly unlikely to occur on the site due to the distance between the site and known occurrences of these species (i.e., the closest sightings are more than one mile from the site), the unsuitability of habitat for breeding and dispersal both on and adjacent to the site (e.g., lack of aquatic resources onsite; shallow, intermittent channel adjacent to the site; and a nearby pond that holds

water seasonally), and the barriers to movement between the site and known populations of these species posed by development and major roadways, including Highway 1. This determination is consistent with conclusions regarding these species for an adjacent property (WRA 2009)

Mitigation Measure 4:

Should trees need to be removed, their removal should occur during the non-breeding season (September 1 through January 31). If it is not possible to avoid tree removal or other disturbances during the breeding season (February 1 through August 31), a qualified biologist should conduct a pre-construction survey for white-tailed kites and common tree-nesting raptors in all trees within the development footprint and within 250 feet of the footprint no more than 30 days from the onset of ground disturbance, if such disturbance will occur during the breeding season. If such species are detected on the site during the survey, a suitable activity-free buffer should be established around all active nests. The precise dimension of the buffer (up to 250 ft.) would be determined at that time and may vary depending on location and species. Buffers should remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents.

6. MITIGATION MEASURES TO REDUCE IMPACTS TO A LESS-THAN-SIGNIFICANT LEVEL

Table 3: Impacts, mitigation measures, and their effectiveness.

Impact	Mitigation Measure	Effectiveness
Sensitive Habitats: Indirect impacts to the intermittent channel just beyond the site's northwest boundary.	**Mitigation Measure 1:** A development setback of 30 ft. from the midpoint of the channel should be established.	**Significance:** The proposed mitigation would reduce the identified impact to a less-than-significant level.
Significant Trees: Direct impacts to Monterey cypress and Monterey pines occurring onsite.	**Mitigation Measure 2:** Should project buildout require the removal of any trees on the site considered to be a significant tree, a tree removal permit would need to be obtained and its conditions complied with (e.g., planting of replacement trees) pursuant to the County's tree ordinance.	**Significance:** The proposed mitigation would reduce the identified impact to a less-than-significant level.
Surrounding Biological Resources: Indirect impacts to the surrounding biological resources, particularly parklands to the northwest and northeast of the site and the Pacific Ocean approximately 300 ft. southwest of the site.	**Mitigation Measure 3:** The applicant should comply with the provisions of a County grading permit, including implementation of standard erosion control measures that employ best management practices (BMPs).	**Significance:** The proposed mitigation would reduce the identified impact to a less-than-significant level.
Nesting Avian Species: Direct impacts to special status avian species (i.e.,	**Mitigation Measure 4:** A qualified biologist should conduct a pre-construction raptor survey	**Significance:** The proposed mitigation would reduce the

Table 3: Impacts, mitigation measures, and their effectiveness.		
Impact	Mitigation Measure	Effectiveness
white-tailed kites) and common tree-nesting raptors if site disturbance were to occur during the breeding season (February 1 through August 31).	of all onsite trees within 250 feet of the propose development footprint within 30 days of the onset of ground disturbance. If such species were detected, a suitable activity-free buffer should be established around all active nests. The precise dimension of the buffer (up to 250 ft.) would be determined at that time and may vary depending on location and species. Buffers should remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents.	identified impact to a less-than-significant level.

7. **CERTIFICATION:** I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this biological evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: 6 March 2012 Signed: Davina Ohlson

ENCLOSURES

+ Aerial image of project site and surrounding area
+ Map of area from the USGS 7.5-minute quadrangle series
+ Map of 30-ft. setback from the channel centerline
+ Plot plan
+ Boundary and topographic survey

REFERENCES

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_____. 1988. California's wildlife, volume III, mammals. Department of Fish and Game. Sacramento, CA. 407 pp.

QUALIFICATIONS

Live Oak Associates, Inc. (LOA) has considerable expertise in biotic resource issues (i.e., vegetation, wildlife (including macroinvertebrate and fish evaluations,), habitat management, sensitive habitats (including wetlands and waterways), mitigation, permitting). The firm assists clients in compliance with local, state and federal regulations protecting scarce or sensitive biotic resources. LOA conducts wetland delineations, California Environmental Quality Act (CEQA) evaluations, National Environmental Policy Act (NEPA) assessments, endangered species surveys and habitat suitability assessments. LOA has worked closely with the various regulatory agencies in regards to Sections 401 and 404 of the Clean Water Act, Sections 1601 and 1603 of the California Fish and Game Code, and the Local Coastal Program dictated by the California Coastal Act. Consultations regarding Sections 7 and 10 of the Endangered Species Act have also been initiated and resolved for various project involving federally listed species. LOA has extensive experience in negotiating and consulting with regulatory agencies on the client's behalf, processing permits, testifying at public meetings and court hearings, and updating clients on regulatory issues. The firm can assist clients in developing monitoring protocols or sampling designs to comply with mitigation measures as required by regulatory agencies. In-house graphics capabilities in CAD and GIS are evidenced in draft and final quality maps of wetlands, biotic habitats and pinpoint locations of specific habitat features.

Davinna Ohlson is an experienced wildlife and plant ecologist with extensive skills in wetland ecology, special status species surveys (including both plants and animals), and permitting. Ms. Ohlson has a master's degree in environmental studies with approximately eight years of relevant experience. Her areas of expertise include the preparation of CEQA/NEPA documents, delineations of jurisdictional waters, permitting, special status species surveys, and monitoring projects. Ms. Ohlson has prepared a number of CEQA/NEPA documents analyzing environmental impacts. This involved researching the existing biotic conditions of a specific site, completing wetland delineations and special status species surveys, and analyzing the measures needed to avoid, minimize, and compensate for any determined impacts. Ms. Ohlson has been trained to perform wetland delineations of jurisdictional waters. Wetland surveys have been conducted in seasonal wetlands, vernal pools, marshes, ephemeral/intermittent/perennial streams, and created wetlands. On numerous occasions, the information gathered during the wetlands surveys has been used to complete various permit applications. Ms. Ohlson has conducted a number of special status plant and animal species surveys and has been involved in a number of monitoring projects, including both wetland, riparian, and wildlife monitoring.

Nathan Hale is an experienced wildlife ecologist with over three years of related experience. He has conducted broad scale habitat assessments, Swainson's hawk, burrowing owl, and other nesting bird surveys, fairy shrimp surveys, blunt-nosed leopard lizard surveys, wetland delineations, rare plant surveys, and mitigation and construction monitoring. Nathan has a sound working knowledge of CEQA and NEPA documentation and is well versed on local and national

species regulations. He is currently working toward a master's degree in biology focused on plant community restoration.

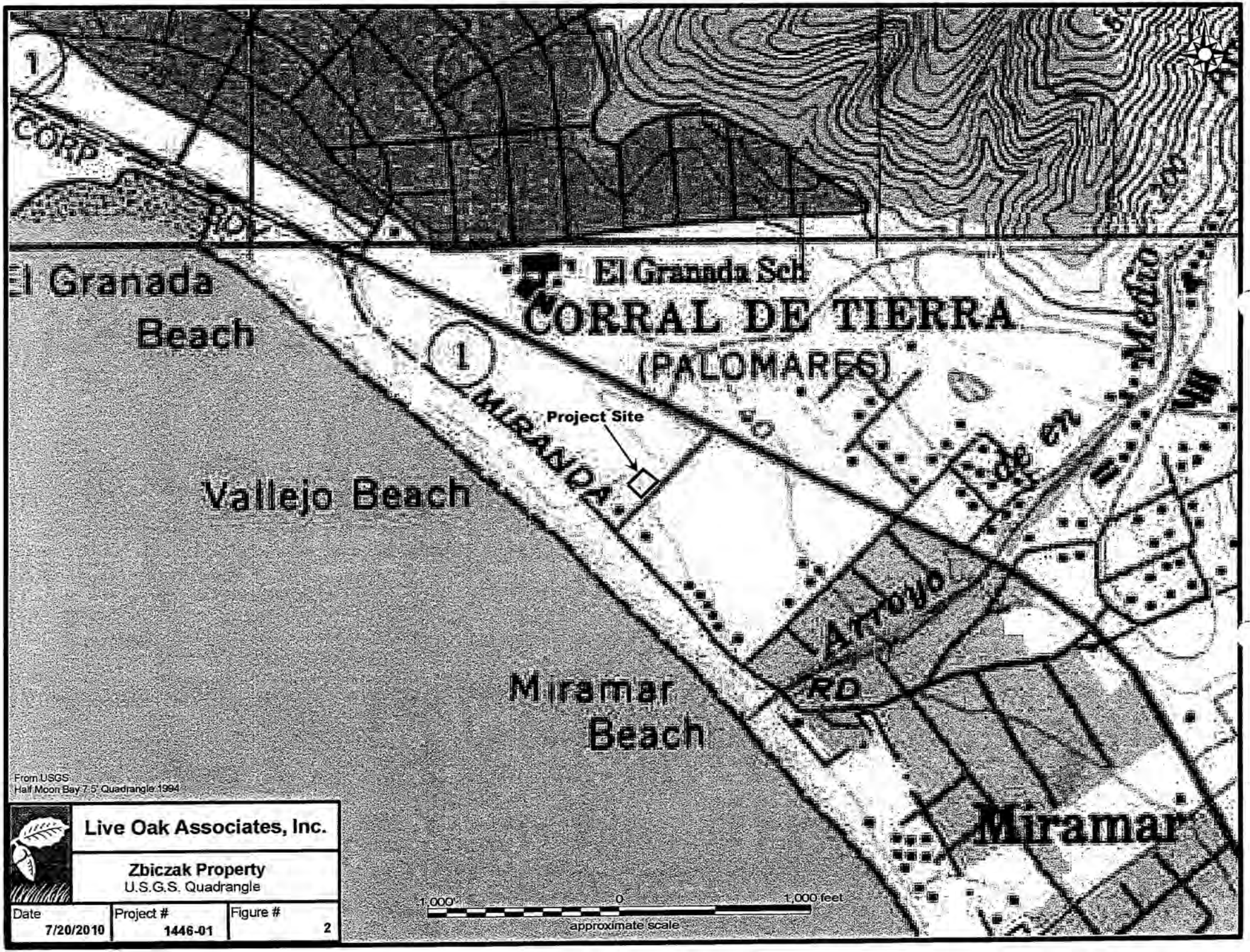
Neal Kramer has experience with native flora and plant communities in more than 25 different California counties and in Oregon, Idaho and Nevada, as well as in Honduras, Ecuador and Peru. Among the numerous plant inventories he has completed, Mr. Kramer prepared a list of over 500 species for approximately 6200 acres on the Peninsula Open Space Trust Cloverdale/Bolsa Pt. Ranch property in San Mateo County. Rare plant surveys have included more than a dozen different sites in the Bay Area, vernal pools in Fresno and Madera Counties, and Delta marshland in Sacramento County. He is experienced in wetland delineation for a variety of wetland types including vernal pools. Mr. Kramer has a master's degree in forest ecology from the University of Idaho, where he studied plant succession and the role of buried seed banks on forest sites in the Northern Rocky Mountains.

Dr. Mark Jennings is a noted authority on California red-legged frogs and San Francisco garter snakes and has extensive knowledge of the herpetofauna of California. He has published numerous articles and has conducted numerous habitat assessments and pre-construction and monitoring surveys for these species. He possesses extensive familiarity with this region of San Mateo County.

Live Oak Associates, Inc.

Zbiczak Property
Aerial Photo of Site and Surrounding Area

Date	Project #	Figure #
7/20/2010	1446-01	1



Live Oak Associates, Inc.

Zbiczak Property
U.S.G.S. Quadrangle

Date	Project #	Figure #
7/20/2010	1446-01	2

Live Oak Associates, Inc.

Zbiczak Property
Channel Setback

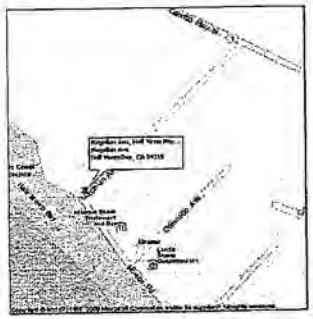
Date	Project #	Figure #
3/1/2012	1446-01	3

OWNER:

Hank and Irena Zbiczak
136 Santa Rosa Avenue
San Francisco , CA 94112
TEL:

DESIGN BY:

M & N
DESIGNING
TEL.(916)366-9731
3654 Goldshore Ct.
Sacramento CA 95827



LOCATION MAP

PLOT PLAN

SCALE: 1/8" = 1' 0"

NORTH

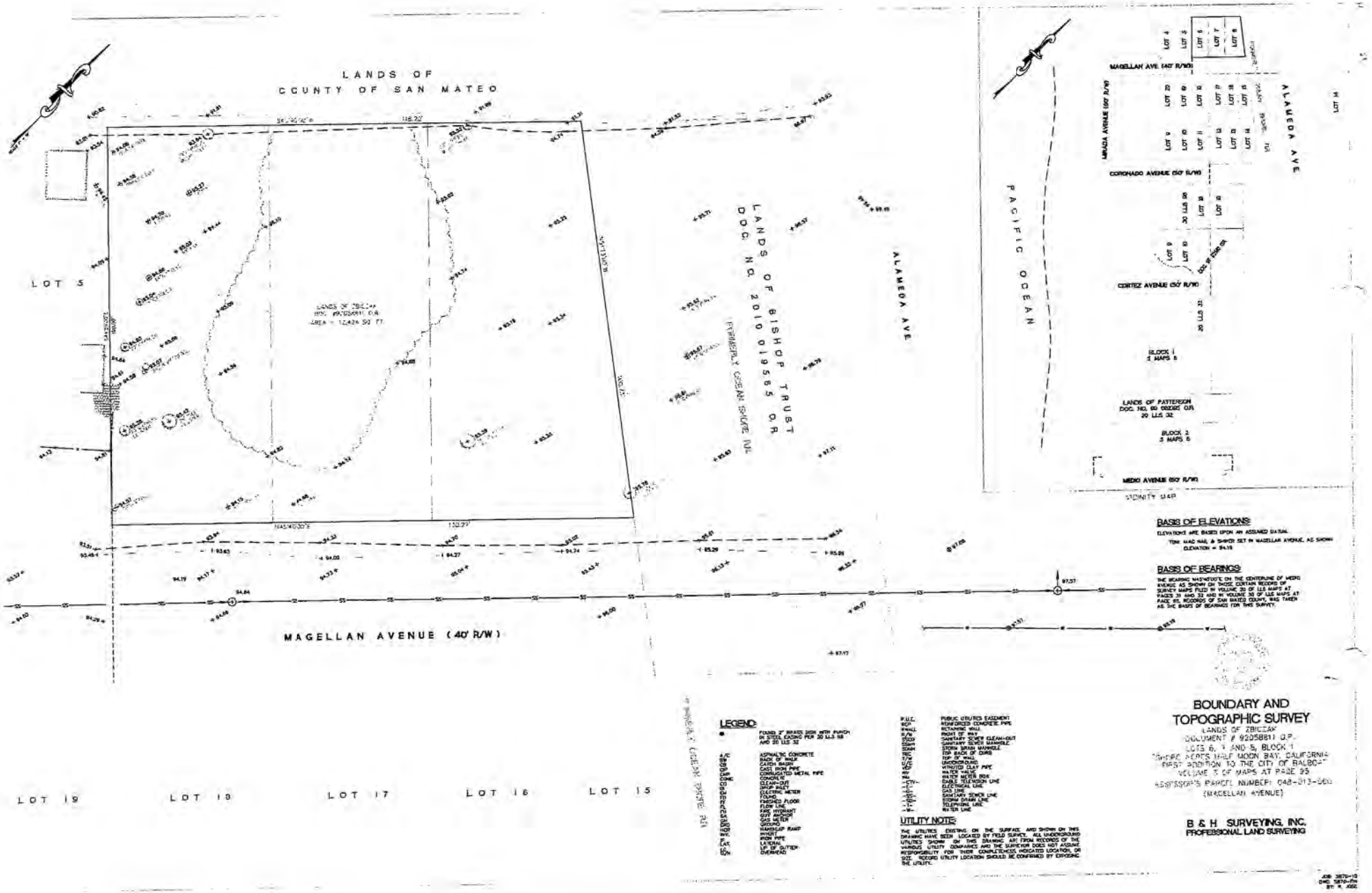
M & N
DESIGNING
TEL.: (916) 366-9731
3654 Goldshore ct
Sacramento CA 95827

REV	DATE	NAME
1		
2		
3		
4		
5		
6		
7		

MAGELLAN AVE.
Half Moon Bay, CA 94019
APN # 048-013-050
APN # 048-013-060

PLOT PLAN

PLAN #	003
JOB #	003
DATE	9/23/2009
SCALE	N/A
BY	MIKE
SHT #	1



BASIS OF ELEVATIONS:

ELEVATIONS ARE BASED UPON AN ASSUMED DATUM.

TBM: MAG NAIL & SHINER SET IN MAGELLAN AVENUE, AS SHOWN
ELEVATION = 94.19

BASIS OF BEARINGS:

THE BEARING N45°40'00"E ON THE CENTERLINE OF MEDIO AVENUE AS SHOWN ON THOSE CERTAIN RECORDS OF SURVEY MAPS FILED IN VOLUME 39 OF LLS MAPS AT PAGES 31 AND 32, AND IN VOLUME 30 OF LLS MAPS AT PAGE 85, RECORDS OF SAN MATEO COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND:

- FOUND 3" BRASS DISK WITH PUNCH IN STEEL CASING PER 30 LLS 18 AND 20 LLS 32
- ASPHALTIC CONCRETE
- BACK OF WALK
- CATCH BASIN
- CAST IRON PIPE
- CORRUGATED METAL PIPE
- CONCRETE
- CLEAN-OUT
- UTILITY POLE
- ELECTRIC METER
- FENCE
- FINISHED FLOOR
- FLOW LINE
- FIRE HYDRANT
- GRID INLET
- GAS METER
- GROUND
- HANDICAP RAMP
- INVERT
- IRON PIPE
- LANDING
- LIP OF GUTTER
- OVERHEAD

P.U.E. PUBLIC UTILITIES EASEMENT
RCP REINFORCED CONCRETE PIPE
RWALL RETAINING WALL
ROW RIGHT OF WAY
SSCO SANITARY SEWER CLEAN-OUT
SSMH SANITARY SEWER MANHOLE
SDMH STORM DRAIN MANHOLE
TOC TOP BACK OF CURB
TOW TOP OF WALL
UNDERGROUND
VITRIFIED CLAY PIPE
WATER VALVE
WATER METER BOX
CABLE TELEVISION LINE
ELECTRICAL LINE
GAS LINE
SANITARY SEWER LINE
STORM DRAIN LINE
TELEPHONE LINE
WATER LINE

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE, AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

BOUNDARY AND TOPOGRAPHIC SURVEY

LANDS OF ZBICZAK
DOCUMENT # 92058811 O.R.
LOTS 6, 7 AND 8, BLOCK 1
"SHIPPS ACRES HALF MOON BAY, CALIFORNIA
FIRST ADDITION TO THE CITY OF RALSTON"
VOLUME 3 OF MAPS AT PAGE 35
ASSESSOR'S PARCEL NUMBER: 048-013-060
(MAGELLAN AVENUE)

B & H SURVEYING, INC.
PROFESSIONAL LAND SURVEYING

JOB: 3870-10
DWG: 3870-PM
BY: K. JOSE

County of San Mateo - Planning and Building Department

ATTACHMENT H

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: June 10, 2020

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of (1) an Addendum to an adopted Initial Study/Mitigated Negative Declaration and (2) a Coastal Development Permit and Design Review Permit to allow construction of a new two-story, 4,350 sq. ft. residence, plus a 484 sq. ft. garage, and a 521 sq. ft. second unit located on a legal 12,424 sq. ft. parcel on Magellan Avenue in the unincorporated Miramar area of San Mateo County. Two (2) significant trees are proposed for removal. Minor grading is proposed. The project is appealable to the California Coastal Commission.

County File Number: PLN 2018-00154 (Bone Structure)

PROPOSAL

The applicant proposes to construct a new two-story, 4,350 sq. ft. residence, plus a 484 sq. ft. garage, and a 521 sq. ft. second unit on a 12,424 sq. ft. parcel. Pursuant to State law and County regulations, development of the second dwelling does not require planning permits or review by the Planning Commission. The property is located on Magellan Avenue, adjacent to a County park (Mirada Surf Park) to the north and single-family residences to the west, east and south. Minor grading is proposed. Two (2) significant trees are proposed for removal. One of the two trees (Monterey Cypress) proposed for removal, located by the entrance to Mirada Surf Park, is jointly owned with the County of San Mateo and managed by the County Parks Department. County Parks has requested removal of the tree and the property owner of the subject parcel provided concurrence.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and Design Review Permit, County File Number PLN 2018-00154, based on and subject to the required findings and conditions of approval listed in Attachment A.

SUMMARY

The project site is a relatively flat vacant lot located along Magellan Avenue in the unincorporated Miramar area of San Mateo County, within an area of developed parcels

with single-family homes of various architectural styles. The property is located on Magellan Avenue, adjacent to a County Park (Mirada Surf Park) to the north and single-family residences to the west, east and south. The entrance to Mirada Surf Park is directly east of the project site.

The project complies with the Vegetative, Water, Fish and Wildlife Resources Policies of the County's General Plan and the Sensitive Habitats Component of the County's Local Coastal Program (LCP). The 2018 Biological Report notes that, while no sensitive resources are present on the site, an intermittent stream occurring just beyond the site's northwest boundary would be considered a sensitive habitat. Per LCP Policy 7.11, a 30-foot buffer is required from the stream centerline. The closest point of project disturbance occurs 32 feet from the centerline. As stated in the 2018 Biological Report, sensitive species such as California red-legged frogs and San Francisco garter snakes are highly unlikely to occur due to unsuitable habitat, distance from known occurrences, and barriers to movement posed by development and roadways.

The project complies with the Visual Quality Policies of the County's General Plan, the Visual Resources Component of the County's LCP, and the Design Review District Standards of the County's Zoning Regulations. The Coastside Design Review Committee (CDRC) considered this project at the regularly scheduled CDRC meeting on November 14, 2019, determined that the project is in compliance with applicable Design Review Standards, and recommended approval. The scale of the house is proportional and complimentary to other homes in the neighborhood. The project is architecturally compatible with homes in the immediate area and uses colors, materials, and landscaping that complement its surroundings.

Among the two significant trees proposed for removal is a 50-inch dbh (diameter at breast height) Monterey Cypress located adjacent to the property by the entrance to Mirada Surf Park which is jointly owned with the subject parcel's property owners and the County. The County Arborist found that efforts to prevent negative effects to this tree based on the proposed development would likely be insufficient long-term, potentially increasing the likelihood of failure due to almost daily on-shore wind events. Recognizing potential liability issues due to its close proximity to commonly use pedestrian paths and vehicular parking for Mirada Surf Park, the County Parks Department has requested removal of the tree and the property owner of the subject parcel provided concurrence.

The project also complies with the Urban Land Use Policies of the County's General Plan Locating and Planning New Development Component of the County's Local Coastal Program. The project proposes a house in an existing, developed urban area with access to services and utilities. In addition, regarding the cap of allowable dwelling units per year on the Midcoast, the subsequent building permit, active for 5 years, is likely to be and required to remain within this limit. The project also meets the County's zoning regulations, specifically the development standards of the S-94 Zoning District.

RSP:cmc - RSPEE0205_WCU.DOCX

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: June 10, 2020

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of (1) an Addendum to an adopted Initial Study/Mitigated Negative Declaration and (2) a Coastal Development Permit and Design Review Permit, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, to allow construction of a new two-story, 4,350 sq. ft. residence, plus a 484 sq. ft. garage, and a 521 sq. ft. second unit located on a legal 12,424 sq. ft. parcel (legality confirmed via Certificate of Compliance: PLN 2010-00154) on Magellan Avenue in the unincorporated Miramar area of San Mateo County. Two (2) significant trees are proposed for removal. One (1) of the two (2) trees (Monterey Cypress) proposed for removal is jointly owned with the County of San Mateo. Minor grading is proposed. The second dwelling unit is a ministerial project that does not require review by the Planning Commission. The project is appealable to the California Coastal Commission.

County File Number: PLN 2018-00154 (Bone Structure)

PROPOSAL

The applicant proposes to construct a new two-story, 4,350 sq. ft. residence, plus a 484 sq. ft. garage, and a 521 sq. ft. second unit on a 12,424 sq. ft. parcel. Pursuant to State law and County regulations, development of the second dwelling unit does not require planning permits or review by the Planning Commission. The property is located on Magellan Avenue, adjacent to a County park (Mirada Surf Park) to the north and single-family residences to the west, east and south. Minor grading is proposed. Two significant trees are proposed for removal. One of the two trees (Monterey Cypress) proposed for removal, located by the entrance to Mirada Surf Park, is jointly owned with the County of San Mateo and managed by the County Parks Department. County Parks has requested removal of the tree and the property owner of the subject parcel provided concurrence.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and Design Review Permit, County File Number PLN 2018-00154, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Ruemel Panglao, Project Planner, Telephone 650/363-4582

Applicant: Bone Structure

Owners: Paul and Ruth Huard

Location: Magellan Avenue, Miramar

APN: 048-013-920

Size: 12,424 sq. ft.

Existing Zoning: R-1/S-94/DR/CD (Single-Family Residential District/S-94 Combining District/Design Review/Coastal Development)

General Plan Designation: Medium Low Density Residential (2.4 – 6.0 dwelling units/net acre)

Local Coastal Plan Designation: Medium Low Density Residential

Sphere-of-Influence: Half Moon Bay

Existing Land Use: Undeveloped

Parcel Legality: Certificate of Compliance issued (PLN 2010-00154)

Water Supply: Coastside County Water District

Sewage Disposal: Granada Community Services District

Flood Zone: FEMA Flood Insurance Rate Map designation indicates parcel as Zone X, Areas of Minimal Flooding, Community Panel No. 06081C0252F, dated August 2, 2017.

Environmental Evaluation: An Initial Study/Mitigated Negative Declaration was prepared and circulated for public review and comment from May 10, 2012 to May 29, 2012, as required by the California Environmental Quality Act (CEQA). The IS/MND was adopted by the Zoning Hearing Officer on June 14, 2012. This report serves as an addendum to the adopted Initial Study/Mitigated Negative Declaration, analyzing this

permit application for a new single-family residence on the parcel, and demonstrating that subsequent environmental review is not required.

Setting: The project site is a relatively flat vacant lot located along Magellan Avenue in the unincorporated Miramar area of San Mateo County, within an area of developed parcels with single-family homes of various architectural styles. The property is located on Magellan Avenue, adjacent to a County Park (Mirada Surf Park) to the north and single-family residences to the west, east and south. The entrance to Mirada Surf Park is directly east of the project site.

Chronology:

Date/		Action
June 14, 2012	-	The Zoning Hearing Officer adopted the Initial Study and Mitigated Negative Declaration and approved Coastal Development and Design Review permits (PLN 2010-00154) to construct a single-family residence on the subject parcel. This project was never built, and the permits expired.
April 18, 2018	-	This current application is submitted for a single-family residence.
May 18, 2018	-	The project is deemed incomplete.
November 1, 2018	-	The County Arborist finds that a 50-inch DBH (diameter at breast height) Monterey Cypress, located by the entrance to Mirada Surf Park and jointly owned with the County of San Mateo (Tree No.1 as shown on TP-1 in the plan set (Attachment C)) stands to be heavily impacted by the construction and development of the property. The applicant is advised to consult with County Parks regarding the design and next steps.
July 9, 2019	-	Resubmittal received.
August 2, 2019	-	The project is determined to be compliant with the State's Model Water Efficient Landscape Ordinance.
September 19, 2019	-	The property owner and the County Parks Department concur on the removal of the jointly owned tree.
September 19, 2019	-	Staff deems the application complete.

November 14, 2019 - The Coastside Design Review Committee (CDRC) considers the project and recommends approval based on conformance with Design Review standards.

June 10, 2020 - Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Upon review of the applicable provisions of the General Plan, staff has determined that the project complies with applicable General Plan policies, including the following:

a. Vegetative, Water, Fish and Wildlife Resources

Policies 1.23 (*Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources*), 1.27 (*Protect Fish and Wildlife Resources*), and 1.29 (*Establish Buffer Zones*) seek to regulate land use and development activities to prevent significant adverse impacts on vegetative, water, fish and wildlife resources and to protect sensitive habitats. Further discussion regarding compliance with these policies can be found in Section A.2.b of this report.

b. Visual Resources

Policy 4.15 (*Appearance of New Development*) regulates development to promote and enhance good design, site relationships, and other aesthetic considerations. Policy 4.16 (*Supplemental Design Guidelines for Communities*) also encourages the County to have supplemental site and architectural design guidelines for communities to reflect local conditions, characteristics, and design objectives that are flexible enough to allow individual creativity. The proposed single-family residence is proposed on property in Miramar, in one of the County's Design Review districts. The Coastside Design Review Committee reviewed the project and found the project to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast at their regular meeting on November 14, 2019. The project's compliance with applicable design review standards is discussed further in Section A.4 of this report, below.

c. Urban Land Use

Policy 8.30 (*Infilling*) encourages the infilling of urban areas where infrastructure and services are available. The project complies with this policy, as the subject site is located within a developed residential area. Water and sewer service connections are available for the project, as discussed below in Section A.2.a.

2. Conformance 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 parcel is located in a County scenic corridor and adjoins an area of sensitive habitat. The property is located in the California Coastal Commission (CCC) Appeals jurisdiction and involves a residential use that is the principally permitted use in the One-Family Residential (R-1) Zoning District. The County's granting of the CDP would be appealable to the California Coastal Commission.

Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies, elaborated as follows:

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 will be served with adequate water supplies and wastewater treatment facilities. As stated previously, the Coastside County Water District and the Granada Community Services District have confirmed adequate supply and treatment capacity to serve the parcel.

Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the maximum number of new dwelling units built in the urban Midcoast to 40 units per calendar year so that roads, public services and facilities and community infrastructure are not overburdened by new residential development. As of the printing of this report, three building permits for new dwelling units have been issued in 2020. This requested permit would be valid for 5 years; therefore, the project is likely to be, and would be required to be, within the building permit limit.

b. Sensitive Habitats

Policies 7.3 (*Protection of Sensitive Habitats*), 7.5 (*Permit Conditions*), 7.34 (*Permit Conditions*), and 7.35 (*Preservation of Critical Habitats*) seek to prevent significant impacts to sensitive habitats. The proposal includes a Biological Impact Report (Attachment G) outlining potential impacts to sensitive habitats and appropriate avoidance and minimization measures. Per the Biological Impact Report (2018 Biological Report), dated January 5, 2018, prepared by Live Oak Associates, Inc., white-tailed kites, a California protected species, may utilize the site while breeding. Therefore, to minimize impacts related to potential site disturbance during the breeding season of migratory birds and locally occurring raptor species, implementation of Mitigation Measure 4 (Condition No. 17) is required to minimize harm to migratory birds and raptors as a result of project construction.

The 2018 Biological Report also notes that while no sensitive resources are present on the site, an intermittent stream occurring just beyond the site's northwest boundary would be considered a sensitive habitat. The closest point of project disturbance occurs 32 feet from the centerline of the stream. The required 30-foot buffer from the centerline is addressed in the discussion on LCP Policy 7.11 below. However, as stated in the 2018 Biological Report, California red-legged frogs and San Francisco garter snakes are highly unlikely to occur on the site due to the distance between the site and known occurrences of these species (i.e. the closest sightings are more than one mile from the site), the unsuitability of habitat for breeding and dispersal both on and adjacent to the site (e.g. lack of aquatic resources onsite, shallow intermittent channel adjacent to the site, and nearby pond that holds water seasonally), and the barriers to movement between the site and known populations of these species posed by development and major roadways, including Cabrillo Highway (Highway 1).

Policy 7.11 (*Establishment of Buffer Zone*) requires a 30-foot buffer from the midpoint of intermittent streams where no riparian vegetation exists along the riparian corridor. Per the 2018 Biological Report (Attachment G), the intermittent stream located just beyond the rear property line does not contain the plant species associated with riparian vegetation as defined by LCP Policy 7.7 (*Definition of Riparian Corridors*); therefore, the house, necessary grading, and landscape and hardscape improvements are required to maintain a 30-foot buffer from the stream centerline. The proposed house and site improvements are outside of the prescribed buffer zone as they are set back at least 30 feet from the rear property line.

Policy 7.13 (*Performance Standards in Buffer Zones*) requires the minimization of vegetation removal. Per the recommendation of the CDRC (Attachment D), the myoporum shrubs along the west property line, including those in the required buffer zone, are to be retained as reflected in Condition 2(c). Two (2) trees are proposed to be removed within the buffer zone, one (1) 17-inch DBH Monterey Pine (Tree No.11) and one (1) 31-inch DBH Monterey Cypress (Tree No.16). Per the Dahl Arborist Report (Attachment F), the Monterey pine is in poor condition and the Monterey cypress is dead.

c. Visual Resources

Policies 8.9(a) and 8.9(b) (*Trees*) requires new development to minimize tree removal and to protect significant trees per the Significant Tree ordinance. Two (2) significant trees are proposed for removal and minor grading is proposed. One (1) of the two (2) trees, a 17-inch DBH Monterey Cypress, is in poor condition as discussed in Section A.2.b of this report.

The second tree proposed for removal, a 50-inch DBH Monterey Cypress, is located by the entrance to Mirada Surf Park and is jointly owned with the subject parcel's property owners and the County of San Mateo and managed by the County Parks Department. In his review, the County Arborist found that efforts to prevent negative effects to this tree based on the proposed development would likely be insufficient long-term. He stated that the large amount of pruning that would be necessary to accommodate construction and the development would negatively impact the condition of the tree. In addition, the County Arborist stated that the construction of the proposed driveway and utility trench proposed to be installed within the dripline of the tree in close proximity to its trunk could cause the root system to be structurally compromised, potentially increasing the likelihood of failure of almost daily on-shore wind events.

Recognizing potential liability issues of the tree's potential failure due to its close proximity to commonly use pedestrian paths and vehicular parking for Mirada Surf Park, after consultation with Real Property Services and the County Arborist, County Parks has requested removal of the tree and the property owner of the subject parcel provided concurrence. Condition 21 has been added by the County Parks Department to require its removal. In their review, the CDRC recommended the replacement of the subject tree, reflected in Condition 2(a).

Policy 8.12(a)(1) (*General Regulations*) applies the Design Review Zoning District to urbanized areas of the Coastal Zone, which includes

Miramar. The project is, therefore, subject to Design Review criteria established by Section 6565.20 of the Zoning Regulations. The Coastside Design Review Committee (CDRC) considered this project at the regularly scheduled CDRC meeting on November 14, 2019, determined that the project is in compliance with applicable Design Review Standards, and recommended approval. See further discussion in Section A.4.

Policy 8.12(b) *(General Regulations)* requires new development and landscaping to be located and designed so that ocean views are not blocked from public viewing points such as public roads and publicly-owned lands. The project complies with this policy because the ocean views are already obstructed from public viewing points based on the proposed location by adjacent structures and existing mature trees and other vegetation on and adjacent to the subject parcel.

Policy 8.13 (*Special Design Guidelines for Coastal Communities*) establishes design guidelines for Montara, Moss Beach, El Granada, and Miramar. The proposed residence complies with these guidelines as follows:

(1) On-site grading is not extensive and only limited to standard construction activity.

(2) The proposed materials for the house, such as wood, have a natural appearance.

(3) The proposed house design uses a flat roof to accommodate the respective architectural style which the CDRC has determined is compatible with the character of the surrounding area. A portion of the roof is also being used to accommodate a green roof installation.

(4) The proposed house is designed to be compatible with other houses in the area since the proposed overall lot coverage of 22.9 percent (2,849 sq. ft.) is within the maximum allowed of 30 percent (3,727 square feet). Additionally, the total floor area proposed is 4,834 sq. ft., lower than the maximum allowed of 6,200 square feet.

d. Shoreline Access

Policy 10.1 (*Permit Conditions for Shoreline Access*) requires some provision for shoreline access for development between the sea and nearest road. The project site is located between the nearest public road, Cabrillo Highway, and the sea. The shoreline can be easily

accessed by pedestrians from the entrance to Mirada Surf Park adjacent to the northeast property line or the entrance to Mirada Surf Beach at the intersection of Magellan Avenue and Mirada Road. The available parking along the Magellan Avenue right-of-way also allows visitors a convenient mode of accessing the two entrances along the street. Therefore, the project does not need to provide additional shoreline access improvements.

3. Conformance with S-94 District Development Standards

The proposal complies with the property's R-1/S-94/DR/CD Zoning designation, as indicated in the following table:

	S-94 Development Standards	Proposed
Building Site Area	10,000 sq. ft.	12,424 sq. ft. (existing)
Maximum Building Site Coverage	(30%) 3,727 sq. ft.	(22.9%) 2,849 sq. ft.
Maximum Floor Area	6,200 sq. ft.	4,834 sq. ft.
Minimum Front Setback	20 ft.	20 ft.
Minimum Rear Setback	20 ft.	30 ft..
Minimum Right Side Setback	10 ft.	11 ft.
Minimum Left Side Setback	10 ft.	18 ft.
Maximum Building Height	28 ft.	27 ft. 3 in.
Minimum Parking Spaces	2	2
Facade Articulation	Finding by CDRC	Complies

The proposed two-story single-family residence meets height and setback standards and complies with maximum lot coverage and floor area, as well as the façade articulation requirements of the S-94 Zoning District. The project's design, scale, and size are compatible with other residences located in the vicinity.

4. Conformance with Design Review District Standards

The Coastside Design Review Committee (CDRC) considered the project at the regularly scheduled CRDC meeting on November 14, 2019. At that meeting, the CDRC adopted the findings to recommend project approval (Attachment D), pursuant to the Design Review Standards for One-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

a. *Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; Neighborhood Scale*: The scale of the house is proportional and complimentary to other homes in the neighborhood.

b. *Section 6565.20 (D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors*: The exterior materials and colors complement the style of the house and the neighborhood.

c. *Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 1. Landscaping*: The landscape design has been sensitively thought out with the utilization of drought tolerant plants.

B. ENVIRONMENTAL REVIEW

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and circulated for public review and comment from May 10, 2012 to May 29, 2012, as required by the California Environmental Quality Act (CEQA). The IS/MND was adopted by the Zoning Hearing Officer on June 14, 2012. This permit application for a new single-family dwelling on the parcel requires no subsequent environmental review or major revisions to the adopted Initial Study/Mitigated Negative Declaration. As discussed previously, this staff report constitutes an addendum to the adopted MND, as provided for by CEQA Guidelines Section 15164. The project, as evaluated against the criteria in CEQA Guidelines Section 15162, does not include substantial changes that require major revisions to the adopted IS/MND based on the following: (1) No new significant environmental effects were identified by Staff during review of this new permit request; (2) There have been no changes in circumstances on or around the project site; and (3) No new information of substantial importance, which was not known previously and could not have been known, has been identified.

Pursuant to CEQA Guidelines Section 15164, an addendum is appropriate where some changes or additions to a previously adopted negative declaration are necessary, but none of the conditions described in Section 15162 requiring the preparation of a subsequent environmental document have occurred. The minor changes required to the adopted IS/MND include an update to the project description to reflect a reduction in proposed floor area compared to the originally approved structure from 2012. The applicant provided supplemental/updated reports which document current site conditions, including the hydrologic, geotechnical, and biological conditions. Based on the County's review of these reports, staff has confirmed that there have been no changes in circumstances on or around the project site that would require the preparation of a subsequent environmental document. The single-family residence proposed in this application does not substantially change results of the previous assessments, and no changes are required to other portions of the Initial Study checklist. The project also does not present any significant impacts that have not already been addressed by the IS/MND when reviewed against the County's current version of the Initial Study Checklist. This report constitutes an addendum to the adopted Initial Study/Mitigated Negative Declaration.

As shown in Attachment A, Staff has made the following minor revisions to mitigation measures of the IS/MND for clarity and to strengthen the required mitigation:

a. **Mitigation Measure 1**: Revision made to clarify the requirement for buffer zone marking/protection.

b. **Mitigation Measure 4**: Revision made to reflect currently accepted nesting bird survey protocols per the project biologist (Attachment H).

c. **Mitigation Measure 5**: Revision made to acknowledge changes in County review agencies.

d. **Mitigation Measure 6:** Revision made to align with County Noise Ordinance.

Mitigation Measure 2 requires the applicant to acquire a tree removal permit for any tree removals associated with construction of the project; however, the associated Design Review permit includes authorization for tree removal, so a separate tree removal permit is not necessary.

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL (MCC)

In correspondence on May 21, 2018, the Midcoast Community Council (MCC) requested clarification on whether a non-habitable ground floor with break-away walls would be required due based on the property location in a tsunami zone. Their determination was based on a map created by Cal OES (California Governor's Office of Emergency Services). Local Coastal Program Policy 9.2 calls out specific adopted maps for use in project review with respect to potential hazard areas such as the Geotechnical Hazards Synthesis Map and the Natural Hazards Map in the Natural Hazards Chapter of the General Plan. On these cited maps, the location of the project is not in a tsunami zone.

D. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

The California Coastal Commission provided comments in an email dated May 23, 2018 which suggested the review of compliance with policies of the Sensitive Habitat, Visual Resources, and Shoreline Access Components of the Local Coastal Program. Regarding sensitive habitat, the CCC recommends the project be evaluated against LCP Policy 7.11 (*Establishment of Buffer Zone*) and standards contained in the Standards For Design For One-Family And Two-Family Residential Development (Coastside Design Review Standards) in the Midcoast regarding the protection of streams and drainages (Section 6565.20(C)(1)(c). The proposed development footprint is outside of the required 30-foot buffer zone and also received a recommendation of approval from the CDRC which confirms the project's compliance with the Coastside Design Review Standards. Further discussion can be found in Sections A.2(b), A.2(c), and A.4 of

this report. In addition, the proposal was reviewed by the Department of Public Works and the County Drainage Section for compliance with the County Drainage policy which requires that post-development water flows off-site do not exceed pre-development flows, ensuring that there will not be an increase in drainage to the intermittent stream located outside of the property adjacent to the northwest property line boundary.

For visual resources, the CCC suggests review against LCP Policy 8.18 (*Development Design*) which does not apply for this project because it is in an urban area. However, they also note that the project must adhere to LCP Policy 8.13(a) (*Special Design Guidelines for Coastal Communities*). Further discussion regarding the project's compliance can be found in Section A.2(c) of this report.

With respect to shoreline access, the CCC recommends evaluation of the project against LCP Policy 10.1 (*Permit Conditions for Shoreline Access*). Further discussion can be found in Section A.2(d) of this report.

E. REVIEWING AGENCIES

Department of Public Works
Midcoast Community Council
California Coastal Commission
Coastside Fire Protection District
Granada Community Services District
Coastside County Water District
County Parks Department
County Drainage Section
County Geotechnical Section

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Vicinity Map
C. Project Plans
D. Coastside Design Review Committee Recommendation Letter (dated January 15, 2020)
E. Sigma Prime Geotechnical Study (dated November 2017)
F. Dahl Arborist Report (dated September 1, 2018)
G. Live Oak Associates Biological Impact Report (dated January 5, 2018)
H. Live Oak Associates Memorandum (dated May 28, 2018)
I. California Historical Resources Information System Review Letter (dated May 21, 2018)
J. Initial Study/Mitigated Negative Declaration for PLN 2010-00154 (Adopted June 14, 2012)
   Attachments of IS/MND:
   1. Vicinity Map
   2. Project Plans

3. Live Oak Associates, Inc., Biological Impact Report – March 2012

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Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2018-00154 Hearing Date: June 10, 2020

Prepared By: Ruemel Panglao
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That only minor modifications to the adopted Mitigated Negative Declaration are required and are provided in the Addendum included in the June 10, 2020 Planning Commission staff report, and that the minor modifications do not constitute substantial changes requiring major revisions to the previously adopted Mitigated Negative Declaration, and no new mitigation measures are required.

2. That the San Mateo County Planning Commission has considered the Addendum included in the June 10, 2020 staff report, along with the previously adopted Mitigated Negative Declaration, and determined that no new significant environmental effects or substantial increase in the severity of the environmental effects will occur and therefore that further environmental review is not required, pursuant to Section 15162 of the CEQA Guidelines.

For the Coastal Development Permit, Find:

3. 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 the availability of utilities, protection of sensitive resources, and design review standards.

4. Where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project is located between the nearest public road and the sea; shoreline access exists via Magellan Avenue and adjacent Mirada Surf Park and Beach.

5. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program.

6. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of Policies 1.22 and 1.23 as stated in Section 6328.19. As of the printing of this report, three building permits for new dwelling units have been issued in 2020. This requested permit would be valid for 5 years; therefore, the project is likely to be, and would be required to be, within the building permit limit.

Regarding the Design Review, Find:

7. The project, as proposed and conditioned, has been reviewed and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

    a. *Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale; Neighborhood Scale:* The scale of the house is proportional and complimentary to other homes in the neighborhood.

    c. *Section 6565.20 (D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors:* The exterior materials and colors complement the style of the house and the neighborhood.

    d. *Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 1. Landscaping:* The landscape design has been sensitively thought out with the utilization of drought tolerant plants.

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 10, 2020 and as reviewed by the Coastside Design Review Committee on November 14, 2019. Any changes or revisions to the approved plans shall be submitted to the Community Development Director for review and approval prior to implementation. Minor adjustments to the project design may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.

2. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:

    a. Plant one (1) 24-inch box evergreen tree on the east side of the driveway near Magellan Avenue as replacement for the removal of existing Cypress tree located at the entrance to Mirada Surf Beach adjacent to the property that is jointly owned by the property owner and the County of San Mateo.

    b. Plant twenty-four (24) 5-gallon shrubs that would grow to a minimum height of 6 feet in an alternating pattern to create a natural fence on the west side of the property.

    c. Protect and do not remove the existing Myoporum shrubs along the edge of the west border of the site.

    d. Place the mailbox as shown on the artistic renderings and replace the stucco with (T1) porcelain tile as shown on the materials/finishes board.

    e. On the lighting plans, replace the F4 lighting in the rear outside patio with a domed light facing downward.

    f. Add 3 ceiling recessed lights (between gridlines J and O) on the rear entrance on the rear elevation.

    g. Use stamped or textured stucco and soften color from white to a more earthen tone to blend with the (T1) porcelain tile.

    h. Keep the front fence with a horizontal design, 50 percent open slats, and composite wood or painted steel (painted to match the composite wood siding).

    i. Pervious materials shall be used throughout the landscaped areas and outdoor patios.

3. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.

    a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.

    b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of

the finished floors relative to the existing natural or to the grade of the site (finished grade).

c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.

d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).

e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.

f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.

4. The 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 the 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 application of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilization of designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

5. 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.

6. All new power and telephone utility lines shall be placed underground.

7. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Drainage Section, the Geotechnical

Section, the Department of Public Works, the Coastside Fire Protection District, the Coastside County Water District, and the Granada Community Services District.

8. No site disturbance shall occur, including any tree/vegetation removal or grading, until a building permit has been issued.

9. To reduce the impact of construction activities on neighboring properties, comply with the following:

    a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

    b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.

    c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Magellan Avenue or the entrance to Mirada Surf Beach adjacent to the property. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Magellan Avenue or the entrance to Mirada Surf Beach adjacent to the property. There shall be no storage of construction vehicles in the public right-of-way or the entrance to Mirada Surf Beach adjacent to the property.

10. The exterior colors and materials as conditioned by the CDRC are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.

11. At the building permit application stage, the project shall demonstrate compliance with the Performance Approach of the Water Efficient Landscape Ordinance (WELO) and provide the required forms.

12. Installation of the approved landscape plan is required prior to final inspection.

13. At the building permit application stage, the applicant shall submit a tree protection plan which protects on- and off-site trees within the proximity of grading and/or construction activities and includes the following measures:

    a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project.

b. Isolate tree protection zones using 5-foot tall orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report.

c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas.

d. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or toppers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting.

e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees.

f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence, and 2 by 4 boards in concentric layers to a height of eight (8) feet.

g. Prior to issuance of a building permit or demolition permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.

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

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

15. **Mitigation Measure 1:** Establish a minimum 30-foot buffer zone from the centerline of the stream to the nearest point of the ~~structure~~ development in compliance with San Mateo County Local Coastal Program (LCP) Policy 7.11, which requires a 30-foot buffer zone from the midpoint of an intermittent stream absent riparian vegetation.

16. **Mitigation Measure 2:** Require a tree removal permit from the County in the event that removal of trees are required as part of the development scope.

17. **Mitigation Measure 3:** Implement best management practices (BMPs) for erosion and sediment control during all phases of building to include pre- and post-construction activities.

18. **Mitigation Measure 4:** A qualified biologist should conduct a pre-construction migratory bird and raptor survey of all onsite trees within 250 feet of the proposed development footprint within 14 days of the onset of ground disturbance. If such species were detected, a suitable activity-free buffer should be established around all active nests. The precise dimension of the buffer (up to 250 feet) would be determined at that time and may vary depending on such factors as nest location, species, and line of sight to the construction area. Buffers should remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents.
~~Require a pre-construction site survey of all on-site trees, within a site radius of up to 250 feet, to be conducted by a qualified biologist for the potential presence of raptors, in the event that the building construction activity occurs during the breeding season (February 1 to August 31). Upon successful identification of active nests and to ensure that no species are seriously affected, a disturbance-free buffer shall be established until the young have grown to be independent of their parents, subject to confirmation by the qualified biologist.~~

19. **Mitigation Measure 5:** The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES (National Pollutant Discharge Elimination System) requirements for review and approval by the ~~Department of Public Works~~ Building Inspection Section's Drainage Section.

20. **Mitigation Measure 6:** Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas.

    ~~Noise levels produced by construction shall not exceed the 80-dBA level at any one moment. Construction activity shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.~~

Building Inspection Section

21. Project is subject to a building permit from the San Mateo County Planning and Building Department.

Drainage Section

22. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Drainage Section for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Drainage Section for review and approval.

Geotechnical Section

23. A geotechnical report is required at the building permit stage.

Department of Public Works

24. Prior to the issuance of the 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 percent) 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.

25. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right of-way.

26. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

County Parks Department

27. The 50-inch dbh (diameter at breast height) Monterey Cypress, located by the entrance to Mirada Surf Park and jointly owned with the County of San Mateo (Tree No.1 as noted on Sheet TP-1) shall be removed.

Coastside Fire Protection District

28. Coastside Fire Protection District (CFPD) access shall be within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20-foot wide, all weather capability, and able to support a fire apparatus weighing 75,000 pounds. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15 percent shall be paved and no grade shall be over 20 percent. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95 percent. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.

29. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the Coastside Fire Protection District. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch by 18-inch green reflective metal sign.

30. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and final inspection by a building inspector. Allow for a minimum 72-hour notice to the Fire Department at 650/573-3846.

31. A fire flow of 1,500 gallons per minute (gpm) for 2 hours with a 20 pounds per square inch (psi) residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to CFPD's final approval of the building permit or before combustibles are brought on-site.

32. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrester of a mesh with an opening no larger than 1/2 inch in size or an approved spark arresting device. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and cleaning away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures or to the property line, if the property line is less than 30 feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of

any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures. Remove that dead or dying portion of any tree which extends over the roof line of any structure.

33. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.

34. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval by the authority having jurisdiction.

35. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.

Coastside County Water District

36. Adequate backflow protection must be provided and shown on the landscape plans.

37. A dedicated irrigation meter will be required for the project because the amount of irrigated landscaping exceeds 5,000 square feet.

38. Plan notes incorrectly refer to Montara Water and Sanitary District (MWSD) standards and must be corrected accordingly. This project is within Coastside County Water District's service area and must comply with Coastside County Water District's regulations.

39. The meter location must be out of driveway or parking areas.

40. Size of water service marked on plans must be corrected since Coastside County Water District requires separate services for fire service and domestic service. The capacity assigned to this parcel is a 5/8-inch meter served from a 3/4-inch water service from the main.

41. Fire service plans were not provided but the minimum size for a single-family residence is a 1-inch fire meter serviced from a 1-inch water service from the main.

42. The project is required to comply with Coastside County Water District's Indoor Water Use Efficiency Ordinance which includes regulations on water metering and water use efficiency specifications for plumbing fixtures and appliances. District

staff performs inspections to verify compliance with all district regulations during and after construction.

43. If fire sprinklers are required by Coastside Fire Protection District, fire sprinklers shall be served from a separate fire service water connection with a separate fire meter. Please note that Coastside County Water District does not allow passive purge systems to be installed on fire protection services. Fire protection services are authorized for the sole purpose of fire protection, so there shall be no cross connections.

Granada Community Services District (District)

44. The applicant must obtain a standard sewer connection permit to connect the project to the District's wastewater facilities.

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County of San Mateo - Planning and Building Department

ATTACHMENT I

COAST RIDGE ECOLOGY LLC
BIOLOGICAL SURVEYS • MONITORING • PERMITTING • RESEARCH

November 13, 2023

Ruth Huard
350 Sequoia Ave
Palo Alto, CA 94306
(808) 282-8059

Subject: Results of biological report review and assessment of 121 Magellan Avenue, Half Moon Bay, CA

Dear Mrs. Huard:

This letter documents the results of a review of the 2018 Biological Impact Report (BIR) for the subject property (121 Magellan Avenue) prepared by Live Oak Associates, and a site survey to verify that on-site conditions have not changed substantially since the preparation of the BIR.

Methods

CRE biologist Greg Pfau performed a survey of the project site and adjacent habitat on November 10, 2023. Prior to the site survey, the 2018 BIR was reviewed and special-status species databases (California Natural Diversity Database, California Native Plant Society Online Inventory) were consulted for any updated observations.

Results

On-site conditions were not found to be substantially different than those discussed in the 2018 BIR. Vegetation cover is still approximately the same, with approximately half of the site completely dominated by California blackberry (*Rubus ursinus*) and the other half dominated by non-native annual grasses and weedy forbs such as wild radish (*Raphanus sp.*), poison hemlock (*Conium maculatum*), and fennel (*Foeniculum vulgare*) beneath the canopy of Monterey cypress (*Hesperocyparis macrocarpa)* trees (**Photos 1-2**). No special-status plants or animals were observed during the site survey, and none are expected based on site conditions. The drainage channel adjacent to the site was found to have some standing water (**Photo 3**), but no hydrophytic vegetation or aquatic wildlife was observed in or around the channel. The enhancement pond (also referred to as an artificial pond) northwest of the project site on County property was also inspected and was found to be dry, with a maximum depth too shallow to provide breeding habitat for California red-legged frog (*Rana draytonii*). As such, the conclusions of the 2018 BIR are still valid and no new mitigation measures are proposed.

If you have any questions or require any further assistance on this project, please contact me.

Sincerely,

Greg Pfau
Senior Biologist
Coast Ridge Ecology, LLC

1410 31ST AVENUE – SAN FRANCISCO CA 94122 – PH: 415-404-6757 – CELL: 650-269-3894
EMAIL: CRECOLOGY@GMAIL.COM – WWW.CRECOLOGY.COM

Representative Photos

Photo 1: View of project site looking west. (11/10/23)

Photo 2: View of project site looking north. (11/10/23)

Photo 3: Drainage ditch on subject property. (11/10/23)

Statement of Qualifications:

Greg Pfau is a wildlife biologist with a variety of experience in construction monitoring and biological surveys in California ecosystems. As a Senior Biologist with Coast Ridge Ecology, Mr. Pfau has worked extensively on the San Francisco Public Utilities Commission (SFPUC) Water System Improvement Program (WSIP) Peninsula Region Projects as a Specialty Environmental Monitor.

Mr. Pfau has worked with special-status species including California red-legged frog, San Francisco garter snake, California tiger salamander, Western pond turtle, Mission blue butterfly, San Bruno elfin butterfly, spadefoot toad, Townsend's big-eared bat, roosting bats, nesting birds, and San Francisco dusky-footed woodrat. In particular, Mr. Pfau has extensive experience with the Mission blue butterfly and San Bruno elfin butterfly (see below), as well as with the California red-legged frog (CRLF) and San Francisco garter snake. Mr. Pfau is listed as an authorized individual on Patrick Kobernus' 10(a)(1)(A) permit for California red-legged frog, which allows him to legally capture and handle the species.

Mr. Pfau currently leads the ongoing Mission blue butterfly and San Bruno elfin butterfly monitoring program on the Peninsula watershed for the SFPUC where he performs egg, larval, and adult surveys throughout the watershed from February-July each year (2017-2023). Mr. Pfau plans and manages the completion of these surveys each year, which involve surveying over 150 host plant locations within the San Francisco Peninsula Watershed for presence of Mission blue butterfly, and approximately 10 known host plant locations for the San Bruno Elfin. The data from these surveys is used to gain an understanding of population status of both species on the Peninsula Watershed and to guide management decisions. Since 2017, Mr. Pfau has gained hundreds of hours of hands-on experience with all life stages of the Mission blue butterfly, and is one of only a handful of biologists with this level of experience with the species. In addition, due to extensive experience with Mission blue butterfly larval surveys (not performed in other parts of the species' range), Mr. Pfau was the first person to systematically document a method of differentiating the larvae of the Mission blue butterfly from those of the much more abundant acmon blue butterfly (*Icaricia acmon*) in 2023. Until now, the co-occurrence of these two species on lupines (*Lupinus sp.*) has not been well documented, likely resulting in an inaccurate assessment of Mission blue butterfly distribution where the two species overlap and larval surveys were relied on for presence.

Mr. Pfau has extensive experience conducting surveys for nesting birds, installing buffers for any active bird nests discovered, and monitoring active nests near construction activities to prevent impacts to protected species. He has since performed hundreds of hours of nesting bird surveys in a variety of habitats throughout the San Francisco Bay Area for both public and private projects from 2013-present.

Mr. Pfau has experience conducting vegetation surveys for both rare and common plant species, and has experience with the preparation of site species lists, vegetative cover estimates, invasive plant mapping and management, technical data collection, and restoration site monitoring and annual reporting. Much of this experience was through SFPUC restoration projects, including the Crystal Springs-San Andreas (CSSA) Pipeline project and the Peninsula Pipeline Seismic Upgrade (PPSU) Project (2013-2018). Mr. Pfau was also the lead biologist and primary author of the Management Plan for Heron's Head Park, located in San Francisco, California (2018-2019).