

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

DATE: June 25, 2025

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of Coastal Development Permit (CDP), Design Review (DR) Permit, and Grading Permit (GP) pursuant to Sections 6328 and 6565.3 of the San Mateo Zoning Regulations, to allow construction of a new 4,370 sq. ft. three-story single-family residence with an attached 1,056 sq. ft. four-car garage, a covered indoor pool, an uncovered courtyard garden, and a 455 sq. ft. Junior Accessory Dwelling Unit (JADU), on a 10,000 sq. ft. legal parcel located at 2nd Street and Farallone Avenue, Montara. The project involves no tree removal and approximately 1,405 cubic yards (c.y.) of grading and is appealable to the California Coastal Commission. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15303 (a), construction of a single-family residence in a residential zone.

County File Number: PLN2023-00016 (Bakhtiari)

PROPOSAL

The project involves construction of a new residence and garage on a 10,000 sq. ft. vacant lot (APNs 036-014-200/210) at 2nd Street and Farallone Avenue in Montara located in R-1/S-17/DR/CD (One Family Residential District/ Residential Density District 17/ Design Review District/ Coastal Development District). The proposal includes a 570 sq. ft. uncovered central courtyard garden, a 712 sq. ft. covered indoor pool, and a 456 sq. ft. attached Junior Accessory Dwelling Unit. The JADU is not subject to Planning Commission's review as it qualifies for approval under State law. The vehicular access to the house would be provided from 2nd Street. The project involves no tree removal and approximately 1,405 c.y. of grading (1,400 c.y. of cut and 5 c.y. of fill) due to the steep slope of the site.

The legality of the parcels was established through a Certificate of Compliance (Type B), recorded under PLN2021-00359, which followed legal proceedings determining that the two subject parcels (formerly owned by Mahon) could only be developed as one legal building site (San Mateo Superior Court case numbers CIV486981 and CIV446698; Planning file numbers PLN2019-00015 and PLN2019-00215).

Wetland areas have been identified within 100 feet of the project site, across the streets along 2nd Street and Farallone Avenue. The project is appealable to the California Coastal Commission as the project is located within 100 feet of a wetland area.



Figure 1 Location of wetlands with respect to parcel

RECOMMENDATION

1. That the Planning Commission approve the Coastal Development Permit, Design Review Permit, and Grading Permit for County File number PLN2023-00016, based on and subject to the required findings and conditions of approval listed in Attachment A.
2. That the Planning Commission determine that the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303 (a) related to construction of one-single family residence in a residential zone.

BACKGROUND

Report Prepared By: Sonal Aggarwal, Planner III, Saggarwal@smcgov.org

Owner/Applicant: Bobak Bakhtiari

Public Notification: Ten-day advanced notification for the hearing was mailed to all property owners and residents within 300 feet of the perimeter of the project parcel and a notice for the hearing was posted in the newspaper San Mateo County Times for general public circulation.

Location: 2nd Street and Farallone Street, Montara, Unincorporated San Mateo County

APNs: 036-014-200/ 036-014-210

Size: 10,000 sq. ft.

Existing Zoning: R-1/S-17/DR/CD

General Plan Designation: Medium Density Residential

Local Coastal Plan Designation: Medium Density Residential

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Medium Density Residential

Water Supply and Sewage Disposal: Montara Water and Sewer District conditionally approved the project on February 22, 2023, subject to obtaining domestic water and sewer connection prior to the issuance of a building permit. An application has not been submitted with the Montara Water and Sewer District, but per the conditional approval, water flow would be restricted to 50-galons per minutes.

Flood Zone: Zone X, Area of Minimal Hazard; (Panel Number 06081C0117F, effective August 2, 2017).

Environmental Evaluation: The project is categorically exempt from CEQA pursuant to Guidelines Section 15303 (a) subject to construction of single-family residence, or a second dwelling unit in a residential zone.

Setting: The site is located at the intersection of 2nd Street and Farallone Avenue. It is surrounded by public streets Farallone Avenue and 2nd Street to the north and east, and single-family homes to the south and west. Farallone View Elementary school is located approximately 0.4 miles east of this site. Montara State Beach is located approximately 0.2 miles from the site towards west.

Chronology:

<u>Date</u>	<u>Action</u>
2016	- Court decision determining the project parcels consist of one building site.
2021	- The legality of the parcels was established through Certificate of Compliance (Type B), which was recorded under PLN2021-00359.

- January 17, 2023 - Subject application submitted.

- March 14, 2024 - At the CDRC meeting, the CDRC recommended the project for approval. Neighbors expressed concerns regarding the size of the house, and potential drainage and view impacts to the neighboring properties.

- April 4, 2024 - Biological report requested per comment letter from Green Foothills identifying the potential for wetlands within proximity of the site.

- October 24, 2024 - Biological report received identifying wetland areas across the streets along 2nd Street and Farallone Avenue, within 100 feet of the project site.

- December 3, 2024 - Staff met with the applicant's team to discuss project design relative to compliance with the 100-foot buffer zone associated with the two areas of wetland across the streets from 2nd Street and Farallone Avenue. Staff stated that the design of the building footprint, containing a large central courtyard, could be further consolidated to better comply with the buffer zone requirement.

- December - April 2025 - Applicant's team met with staff on two occasions to discuss revising the project's building footprint to further comply with the 100-foot wetland buffer zone.

- April 29, 2025 - Application resubmitted with a setback of approximately 64 feet from Farallone Avenue's wetland and approximately 61 feet from 2nd Street wetland. While the application still contains a central courtyard, the size of the courtyard was reduced. House size was reduced from the original proposal of 4,920 sq. ft. (0.49 FAR) to 4,350 sq. ft. (0.43 FAR).

- June 25, 2025 - Planning Commission meeting.

DISCUSSION

A. KEY ISSUES

1. Conformance with General Plan

The subject parcel is designated by the General Plan for Medium Density Residential use, with an allowed density of 6.1-8.7 dwelling units per acre. The project would result in a density of approximately 8.71 dwelling units per

acre including the Junior Accessory Dwelling Unit. However, JADUs are not subject to density limits, so the project complies with the density limit. The proposed density would be 4.54 dwelling units per acre without the Junior Accessory Dwelling Unit.

2. Compliance with Local Coastal Program (LCP)

The site is located in the Categorical Exclusion Area, but as the project site is located within 100 feet of wetland areas, which is included in the California Coastal Commission (CCC) appeals jurisdiction, the project requires a CDP appealable to the California Coastal Commission. Section 6328.3(s) (2) defines the CCC appeals jurisdiction to include projects in tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream or within 300 feet of the top of seaward face of any coastal bluff. A referral was sent to the CCC on April 29, 2025. Staff received no comments as of writing of this report. The project is found to be in compliance with applicable Local Coastal Program (LCP) Policies, including the relevant components discussed below.

a. Locating and Planning New Development Component

Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services and utilities. Also, the policy requires the “infilling” of existing residential subdivisions. Policy 1.20 (*Definition of Infill*) defines infill as the development of vacant land in urban areas that is subdivided and zoned for development at densities greater than one dwelling unit per 5 acres, and/or served by sewer and water. Montara Water and Sewer District (MWSD) conditionally approved the project subject to obtaining all necessary sewer and water connections before the issuance of a building permit. Therefore, the project is considered an infill project.

Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the construction of new residential units in the Midcoast to no more than 40 per year. Although very few building permits for new units have been issued in 2025 as of the print date of this report, the Department has received building permit applications to construct the 71-unit Cypress Point affordable housing project in Moss Beach. It is likely that these permits will be issued before the end of the calendar year. Section d. of Policy 1.23 states that, “If the number of issued building permits for any given year has reached the 40-unit maximum, building permits for affordable housing, including second dwelling units, may still be issued under the following circumstances: (1) the units are “affordable” as defined by Section 6102.48.6 of the certified zoning regulations and subject to income and cost/rent restrictions for

the life of the development; and (2) the growth rate average over the three-year period, that includes the year of building permit issuance and the following two years, does not exceed 40 units/year.” Therefore, the issuance of building permits for the Cypress Point project and the subject project will be timed to comply with Policy 1.23.

b. Sensitive Habitats Component

Wetland Analysis

LCP Policy 7.14 (*Definition of Wetland*) defines wetland as an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground. Such wetlands can include mudflats (barren of vegetation), marshes, and swamps. Such wetlands can be either fresh or saltwater, along streams (riparian), in tidally influenced areas (near the ocean and usually below extreme high water of spring tides), marginal to lakes, ponds, and man-made impoundments. Wetlands do not include areas which in normal rainfall years are permanently submerged (streams, lakes, ponds and impoundments), nor marine or estuarine areas below extreme low water of spring tides, nor vernal wet areas where the soils are not hydric. In San Mateo County, wetlands typically contain the following plants: cordgrass, pickleweed, jaumea, frankenia, marsh mint, tule, bullrush, narrow-leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and bog rush. To qualify, a wetland must contain at least a 50% cover of some combination of these plants, unless it is a mudflat.

A Biological Report, prepared by Sol Ecology, dated October 23, 2024, confirmed the presence of two wetlands across the streets from 2nd Street and Farallone Avenue. Per the report, there are no wetlands on the property, but wetlands are located across the streets. The report states that the project study area is mainly comprised of ruderal vegetation including a variety of nonnative, invasive, and ornamental species typical of urban areas that have been graded or disturbed in recent past. No wetland plants were observed on the parcel proposed for development.

The report identified two man-made swale-like features (wetlands) located adjacent to the property across the streets: one, on the west side of Farallon Avenue (Ditch 1), and the another on the south side of Second Avenue (Ditch 3) shown in Figure 1 above. A narrow extent of Coastal Wetland habitat is present in Ditch 1, as evidenced by the presence of dense hydrophytic vegetation. Actively flowing water was observed, suggesting that water is perennially present within the ditch,

though a source of the water could not be determined. Representative vegetation within the ditch similarly reflects the presence of available water throughout the year. Dominant vegetation consisted of native hydrophytic species such as common bog rush (*Juncus effusus*), seep monkeyflower (*Erythranthe guttata*), watercress (*Nasturtium officinale*), tall Cyperus (*Cyperus eragrostis*), silver weed cinquefoil (*Potentilla anserina*) and water parsley (*Oenanthe sarmentosa*), among others at lower densities. Hydrophytic, non-native herbaceous species were also present, including creeping buttercup (*Ranunculus repens*) and hyssop loosestrife (*Lythrum hyssopifolia*). The ditch on the north side of Second Avenue (Ditch 3) has a narrow section of Coastal Wetland habitat on the western end that exhibits hydrology sufficient to support a small patch of ephemeral wetland type conditions, including a single obligate plant, watercress (*Nasturtium officinale*) which was seen floating in a small area of standing water. Standing vegetation elsewhere in the ditch was minimal, represented primarily by early successional, non-native species such as bull thistle (*Cirsium vulgare*), cape ivy (*Delairea odorata*), scarlet pimpernel (*Lysimachia arvensis*), bristly ox-tongue (*Helminthotheca echioides*), and English ivy (*Hedera helix*). Both ditches lack a distinguishable bed and bank and are terrestrial in character, lacking evidence of any significant hydrology other than roadside runoff.

Per the Project Biologist, neither of the wetlands across the streets would be disturbed by project construction or operation. Other roadside drainage features closer to the project footprint lack a defined bed and bank and would not be subject to state and federal jurisdiction. The Project Biologist has recommended mitigation measures that are included as condition 4 in Attachment A, which requires best management practices and nesting bird surveys.

3. Compliance with Zoning Regulations

The project and 10,000 sq. ft. project site conform to the regulations of the R-1/S-17/DR/CD district. The project was found to be in compliance with all applicable zoning regulations as discussed below.

Table 1 - Compliance with the R-1/S-17/DR/CD Zoning District			
	<i>Required</i>	<i>Proposed</i>	<i>Complies?</i>
Min. Front Setback (House)	20 ft.	20 ft.	Yes
(Garage)	10 ft. (due to site slope) *	10 ft.	Yes

Min. Rear Setback	20 ft.	25 ft.	Yes
Min. Side Yard Setback	Left: 10 ft. Right: 5 ft.	Left: 22 ft. 7 inch Right: 5 ft.	Yes
Min. Combined Side Yard Setback	15 ft.	27 ft. 7 inch	Yes
Max. Building Height	28 ft.	23 ft. 8 1/2 inch	Yes
Max. Floor Area Ratio	53%	43% (4,370 sq. ft.)	Yes
Max. Building Site Coverage	35%	30.6% (3,064.72 sq. ft.)	Yes
Min. Lot Size	5,000 sq. ft.	10,000 sq. ft.	Yes
Min. Parking Requirement	2-covered spaces	4-covered spaces	Yes
* Reduced setback allowed due to site slope, Section 8.340.110 A. 1., Where the slope of the front half of the lot is greater than one (1) foot rise or fall in a distance of seven (7) feet from the established street elevation at the property line, or where the elevation of the lot at the street line is five (5) feet or more above or below the established street elevation, a garage or carport, attached or detached, may be built to the front lot line. Such garage shall hold the side yard setbacks required for the main building and a maximum height specified for such carports and garages by the district, or when not specified by the district, a maximum height of 28 feet.			

4. Compliance with Grading Regulations

In the Coastal Zone, any project-related grading that exceeds 250 c.y. requires a grading permit. The grading permit application has been submitted and reviewed by the County Department of Public Works and the County Geotechnical Section and, as proposed and conditioned, deemed compliant with the applicable requirements. Further, the following findings are required and can be made:

- a. *That this project, as conditioned, will not have a significant adverse effect on the environment.*

The project requires approximately 1,405 c.y. of grading including 1,400 c.y. of cut and 5 c.y. of fill due to the steep slope of the site. No excavated fill would be placed at the site and all dirt would be off hauled. The project also received a conditional approval from Department of Public Works. Staff has included Conditions 9 to 12 to mitigate potential impacts during construction.

- b. *That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan.*

The project, as proposed and conditioned, conforms to standards in the Grading Ordinance, including those relative to erosion and sediment control, dust control, fire safety, and the timing of grading activity. The project plans have been reviewed and recommended for approval, with conditions, by the Geotechnical Section, Drainage Section, and the Department of Public Works. Conditions of approval have been included in Attachment A to ensure compliance with the County's Grading Ordinance.

5. Compliance with Design Review District Guidelines

At the March 14, 2024, the CDRC reviewed and recommended approval of the project. The project, as proposed and conditioned, was 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 Zoning Regulations, specifically the project complies with:

- i. *Section 6565.20 (c) Site Planning and Structure Placement*, the structure is well integrated with the natural setting,
- ii. *Section 6565.20 (D)1. a. Relationship to Existing Topography*, the structure is nestled into the topography, and steps up the slope, with no extensions on high stilts.
- iii. *Section 6565.20 (D)2. e. Wall Articulation*. The structure is well articulated, with appropriate architectural detailing.

Staff received several letters from the neighborhood before the CDRC meeting. Some of the concerns included having a massive looking home at this street, history of drainage problems in and around this site, view impacts to the neighboring properties, etc. All neighborhood communications received before this meeting are attached in Attachment I of this report.

The CDRC heard the public testimony and noted that the drainage concerns could possibly be corrected by the construction of the proposed drainage system designed by a Drainage Engineer. The CDRC also suggested pushing the garage wall inside to increase the line of sight for incoming and outgoing traffic. A pedestrian walkway from 2nd street to Farallone Avenue was also recommended.

The applicant submitted revised plans and revised the eastside garage wall by pushing the wall inside by 3 feet and added a new pedestrian walkway from

2nd Street to Farallone Avenue. The CDRC added conditions, as listed in Condition 7 of Attachment A) to require: 1) Attachment of the garage with the house moving it away from the street; 2) Modifications to make the garage smaller, and 3) require privacy screening for exterior shower at balcony, among other more minor changes. Optional suggestions were also provided to further soften the appearance of the garage.

1. COMPLIANCE WITH THE HALF MOON BAY AIRPORT LAND USE COMPATIBILITY PLAN (HMB ALUCP) FOR THE ENVIRONS OF HALF MOON BAY AIRPORT

The project site is located north of Half Moon Bay Airport, a public use airport. Per Half Moon Bay Airport Land Use Compatibility Plan (HMB-ALUCP) for the environs of Half Moon Bay Airport, dated October 9, 2014, the project site is located just outside the Zone 7 – Airport Influence Area (AIA) where the airport accident risk level is considered low. The project would be exposed to noise levels of less than 60 dB CNEL based on ALUC adopted craft noise exposure contours.

2. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL (MCC)

A referral was sent to MCC who also highlighted the history of drainage problems in and around this site. MCC suggested reducing the impermeable surfaces and was interested to understand how the project would contribute to the overall flood management of this neighborhood.

3. REVIEW BY THE CALIFORNIA COASTAL COMMISSION (CCC)

A referral was sent to CCC on April 25, 2025, but no comments were received as of writing of this report.

B. ALTERNATIVES

In addition to the recommended action, the Planning Commission may choose to continue its review of the project to request additional information; deny the project and identify findings for such denial; or approve the project with amendments to the suggested conditions of approval.

C. ENVIRONMENTAL REVIEW

The project is categorically exempt from CEQA pursuant to Guidelines Section 15303 (a) regarding construction of single-family residence in a residential zone. As the project site is located in an urbanized area, up to three single-family residences may be constructed under this exemption.

D. REVIEWING AGENCIES

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

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Proposed Plans
- D. CDRC Recommendation Letter
- E. Biological Report by Sol Ecology, dated October 23, 2024
- F. Applicant's Justification for central courtyard
- G. Public Comments
- H. Site Pictures

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2023-00016

Hearing Date: June 25, 2025

Prepared By: Sonal Aggarwal, Planner III

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. The project is categorically exempt from CEQA pursuant to Guidelines Section 15303 (a) regarding construction of single-family residence in a residential zone. As the project site is located in an urbanized area, up to three single-family residences may be constructed under this exemption.

For the Coastal Development Permit, Find:

2. Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services and utilities. Also, the policy requires the “infilling” of existing residential subdivisions. Policy 1.20 (*Definition of Infill*) defines infill as the development of vacant land in urban areas that is subdivided and zoned for development at densities greater than one dwelling unit per 5 acres, and/or served by sewer and water. Montara Water and Sewer District has conditionally approved the project subject to obtaining all necessary sewer and water connections before the issuance of a building permit. Therefore, the project is considered an infill project.
3. Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the construction of new residential units in the Midcoast to no more than 40 per year. Although very few building permits for new units have been issued in 2025 as of the print date of this report, the Department has received building permit applications to construct the 71-unit Cypress Point affordable housing project in Moss Beach. It is likely that these permits will be issued before the end of the calendar year. Section d. of Policy 1.23 states that, “If the number of issued building permits for any given year has reached the 40-unit maximum, building permits for affordable housing, including second dwelling units, may still be issued under the following circumstances: (1) the units are “affordable” as defined by Section 6102.48.6 of the certified zoning regulations and subject to income and

cost/rent restrictions for the life of the development; and (2) the growth rate average over the three-year period, that includes the year of building permit issuance and the following two years, does not exceed 40 units/year.” Therefore, the issuance of building permits for the Cypress Point project and the subject project will be timed to comply with Policy 1.23.

4. LCP Policy 7.14 (*Definition of Wetland*) defines wetland as an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground. There are two man-made swale-like features identified as wetlands by Project biologist located adjacent to the property across the streets: one, on the west side of Farallon Avenue, and the other on the south side of Second Avenue. Both features lack a distinguishable bed and bank and are terrestrial in character, lacking evidence of any significant hydrology other than roadside runoff. No wetland plants were observed on the parcel proposed for development. Per the Project Biologist, neither of the wetlands would be affected due to the proposed project due to the presence of streets between the project site and these wetlands. Other roadside drainage features closer to the project footprint lack a defined bed and bank and would not be subject to state and federal jurisdictions. The Project Biologist has recommended mitigation measures that are listed under condition 4 of this report, which asks for best management practices and nesting bird surveys. Such bird surveys shall be initiated during the non-nesting season from September 1 to January 31 to the extent feasible. If work cannot be initiated during this period, then nesting bird and raptor surveys should be performed in accessible nesting habitat within 200 feet (up to 500 feet for raptors) of the project footprint prior to the start of activities. If nests are found, a no-disturbance buffer should be placed around the nest until young have fledged or the nest is determined to be no longer active by the biologist. The size of the buffer may be determined by the biologist based on species and proximity to activities. Surveys are generally valid for 7 to 10 days and should be repeated if there is a lapse in construction-related activities for greater than 7 days during the nesting season.

For the Design Review Permit, Find:

5. On March 14, 2024, the CDRC reviewed and recommended approval of the project. The project, as proposed and conditioned, was 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 Zoning Regulations, specifically the project complies with *Section 6565.20 (c) Site Planning and Structure Placement*, the structure is well integrated with the natural setting, *Section 6565.20 (D)1. a. Relationship to Existing Topography*, the structure is nestled into the topography, and steps up the slope, with no extensions on high stilts. *Section 6565.20 (D)2. e. Wall Articulation*. The structure is well articulated, with appropriate architectural detailing.

For the Grading Permit, Find:

6. The project requires approximately 1,405 c.y. of grading including 1,400 c.y. of cut and 5 c.y. of fill due to the steep slope of the site. No fill would be laid at the site and all dirt would be off hauled. Staff worked with the applicant to reduce the grading quantities during the review process. The project also received a conditional approval from Department of Public Works. Staff has included conditions 9 to 12 to mitigate any potential impacts during construction.
7. The project, as proposed and conditioned, conforms to standards in the Grading Ordinance, including those relative to preparing an erosion and sediment control plan and dust control plan, and fire safety, and the timing of grading activity. The project plans have been reviewed and recommended for approval, with conditions, by the Geotechnical Section, Drainage Section, and the Department of Public Works. Conditions of approval have been included in Attachment A to ensure compliance with the County's Grading Ordinance.

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 25, 2025, as reviewed by the Coastsides Design Review Committee on March 14, 2024, and as conditioned by this approval. Any changes or revisions to the approved plans are subject to review and approval by the Planning Commission. Minor adjustments to project 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. Minor adjustments to project design may be approved by the Design Review Officer. For major adjustments to project design, the Design Review Officer will refer consideration of the revisions to the Coastsides Design Review Committee, with applicable fees to be paid.
2. The Coastal Development Permit, Design Review Permit, and Grading 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 issuance of the building permit. The expiration date of the permits may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include a copy of the final approval letter on the top page of the building plans to provide the Planning approval date and required conditions of approval on the on-site plans.

4. Demonstration of the implementation of the following avoidance measures from Project Biologist, Sol Ecology, from the report dated October 23, 2024 prior to building permit issuance, are required to minimize potential impacts to nearby coastal biological resources.

Best Management Practices (BMPs): Maintain silt fencing (and/or similar sediment barrier) at the toe of slope during earthwork activities to ensure no material leaves the site and/or enters nearby Coastal Wetland habitats. Cover all temporary stockpiles to prevent loose material from discharging into surrounding habitats.

Nesting Bird Seasonal Work Window or Surveys: Construction-related activities (including grubbing or ground disturbance) shall be initiated during the non-nesting season from September 1 to January 31 to the extent feasible. If work cannot be initiated during this period, then nesting bird and raptor surveys should be performed in accessible nesting habitat within 200 feet (up to 500 feet for raptors) of the project footprint prior to the start of activities. If nests are found, a no-disturbance buffer should be placed around the nest until young have fledged or the nest is determined to be no longer active by the biologist. The size of the buffer may be determined by the biologist based on species and proximity to activities. Surveys are generally valid for 7 to 10 days and should be repeated if there is a lapse in construction-related activities for greater than 7 days during the nesting season.

5. The plans submitted for the building permit shall be corrected to include this information:
 - a. Update the proposed floor area and lot coverage on the cover sheet to reflect correct numbers.
 - b. Update the area schedule on sheet A1.04 to show the correct floor area of 4,370.34 sq. ft., which shows incorrect calculation of 4,352.34 sq. ft.
 - c. All plans shall be revised to scale as per the noted scale.
 - d. Add the area of 3 feet wide covered porch located between indoor pool to JADU to the proposed lot coverage and note revised lot coverage on the cover sheet.
6. 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 Director of Planning and Building.
7. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastsides Design Review Committee:
- a. The eastern half of the proposed four car garage shall be pulled back from the street and tied with the main structure. The garage depth shall be minimized.
 - b. The angle of the of the East wall of the garage shall be changed to make the volume smaller at the street side, eliminating the jutting eastern corner of the current four car garage design.

- c. A pathway beginning at the driveway to the left of the garage area shall lead to the main entry door of the residence located on Farallone Avenue to elevate the front entry to the level of prominence compatible with other front entries in the neighborhood.
- d. The driveway providing access to the garage shall be made of natural materials that provide drainage, while further reducing the visual dominance of the auto-approach. If the garage is narrowed, reduce the width of the driveway to meet the access requirements for the smaller three car garage.
- e. Add privacy screening for exterior shower at balcony.
- f. Suggestions (optional):

Section 6565.20 (D) ELEMENTS OF DESIGN: 4. Exterior material and colors. Standards and colors. In order to further reduce the appearance of the garage, the garage should be tucked between two embankments. Consider using stone or another contrasting finish material for the garage face instead of cedar which would blend better with the embankments on the either side. The embankments on either side of the garage may need to be stabilized as part of final construction and matching stone would be ideal for this concern if needed. This change of materials could also support the concept that the garage is part of the foundation of the home rather than a separate structure. Vines should grow well on stone and not damage this type of siding material.

- 8. No site disturbance shall occur, including any grading or tree/vegetation removal, 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 impede through traffic along the right-of-way on 2nd Street and Farallone 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 2nd Street and

Farallone Avenue. There shall be no storage of construction vehicles in the public right-of-way.

10. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays, and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
11. The 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 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.
12. 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.
13. 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.
14. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.
15. Color and materials verification is required by Planning staff in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
16. Installation of the approved landscape plan is required prior to final inspection.
17. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. The Water Efficient Landscape Ordinance applies to new landscape projects equal to or greater than 500 sq. ft. 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 sq. ft. The following restrictions apply to projects using the prescriptive checklist:

- a. Compost: Project must 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 percent 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.
18. At the building permit application stage, the applicant shall submit a tree protection plan for any work within tree driplines or adjacent to off-site trees, including the following:
- 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 topers. 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 2x4 boards in concentric layers to a height of eight feet; and
 - a. Prior to issuance of a building 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.
19. The applicant shall apply to the Assessor's Office to have the lot numbers adjusted to one parcel number prior to building occupancy.

Drainage Section

20. This type of project is generally classified as a "Small Project C.3.i" drainage project. It is possible that new or additional information provided upon the formal building application submittal could advance the project classification. To avoid delays or additional plan review cycles please reference the San Mateo County Drainage Manual (SMCDM) online at: <https://planning.smcgov.org/drainage-manual>.
21. A letter from the Project's Geotechnical Engineer shall be submitted with the Building Permit Application to confirm that the setback between the proposed drainage facility and building foundation is acceptable.

Geotech Section

22. A Geotechnical Study is required at the building permit stage.

Department of Public Works

23. Project shall comply with County drainage policy to prevent stormwater from development from flowing across property lines. For projects that trigger size and/or slope thresholds, 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 Department of Public Works and Planning and Building Department 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 Department of Public Works and Planning and Building Department for review and approval.

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%) 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. 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 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.

Montara Water and Sewer District (MWSD)

27. Applicant shall submit a new connection application to Montara Water and Sewer District.
28. Applicant shall obtain Sewer Permits prior to issuance of building permit. Sewer connection fees must be paid prior to issuance of connection permit. Prior notification to the district before swimming pool is drained into the sewer system is required. Water flow into the system is restricted to 50 gallons a minute.
29. Pool drain shall have an air gap built into a permanent structure.
30. Applicant shall obtain Domestic Water Connection Permits prior to issuance of building permit. New Single-Family Home and the attached JADU shall need new, separate water meters. Connection fees for domestic water shall be paid prior to issuance of connection permit. Mainline upgrade may be required.

31. Connection to the MWSD's fire protection system is required. Certified Fire Protection Contractor shall certify adequate fire flow calculations. Connection fee for fire protection system is required. Connection charge shall be paid prior to issuance of Private Fire Protection permit.
32. Applicants shall first apply directly to MWSD for permits and not their contractor.

Coastside Fire Protection District

33. CFC 2022 Section 505.1.1 [Added] - 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.
34. CFC 2022 Section 503.1.1 [Amended] - 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.

Exceptions: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

- a. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
- b. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
- c. There are not more than two Group R-3 or Group U occupancies.
- d. Were approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities and unmanned cellular sites.

35. CFC 2022 Section 503.2.3 - 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.
36. CFC 2022 Section 503.2.7 - The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus Grading must comply with Coastside Fire Protection District Standard Detail R-001.
37. CFC 2022 Section 506.1.3 [Added] - 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.
38. CFPD Standard R-001 - 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.
39. The Junior Accessory Dwelling Unit shall be with the letter "C".

Smoke Alarms and Egress

40. CFC 2022 Section 907.2.11 - 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.
Exception: For Group R occupancies. A fire alarm system with smoke detectors located in accordance with this section may be installed in lieu of smoke alarms. Upon actuation of the detector, only those notification appliances in the dwelling unit or guest room where the detector is actuated shall activate.
41. CFC 2022 Section 907.2.11.2 - Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-2.2, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations:
 - a. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.

- b. In each room used for sleeping purposes.
 - c. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
 - d. In a Group R-3.1 occupancies, in addition to the above, smoke alarms shall be provided throughout the habitable areas of the dwelling unit except kitchens.
42. CFC 2022 Section 907.2.11.5 - Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
43. CFC 2022 Section 1031.3.1 - Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m²).
- Exception: The minimum net clear opening for grade-floor emergency escape and rescue openings shall be 5 square feet (0.46 m²).
44. CFC 2022 Section 1031.3.2 - 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.
45. CFC 2022 Section 1031.3.3 - Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.

Wildland-Urban Interface (WUI)

46. CFPD Ordinance 2023-03 Section IX - 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.
47. CFC 2022 Section 304.1.2 - 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 will be managed around all buildings and structures in State Responsibility Areas (SRA) as required in Public Resources Code 4291.

48. CRC 2022 Section R302.1 - Construction, projections, openings, and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings and accessory buildings equipped throughout with an automatic sprinkler system installed in accordance with Section R313 shall comply with Table R302.1(2).

Exceptions:

- a. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance.
- b. Walls of individual dwelling units and their accessory structures located on the same lot.
- c. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.
- d. Detached garages accessory to a dwelling located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).
- e. Foundation vents installed in compliance with this code are permitted.

Water Sources or Tanks

49. CFC 2022 Section B105.1 - The minimum fire-flow and flow duration requirements for one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1(1) and B105.1(2). Required Fire Flow: 1000 GPM.
50. CFC 2022 Section B105.3 - 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.

51. NFPA 22 Section 4.2.1.2 - Where the water supply from a public service main is not adequate in quality, quantity, or pressure, an alternative water source shall be provided.

Fire Hydrants

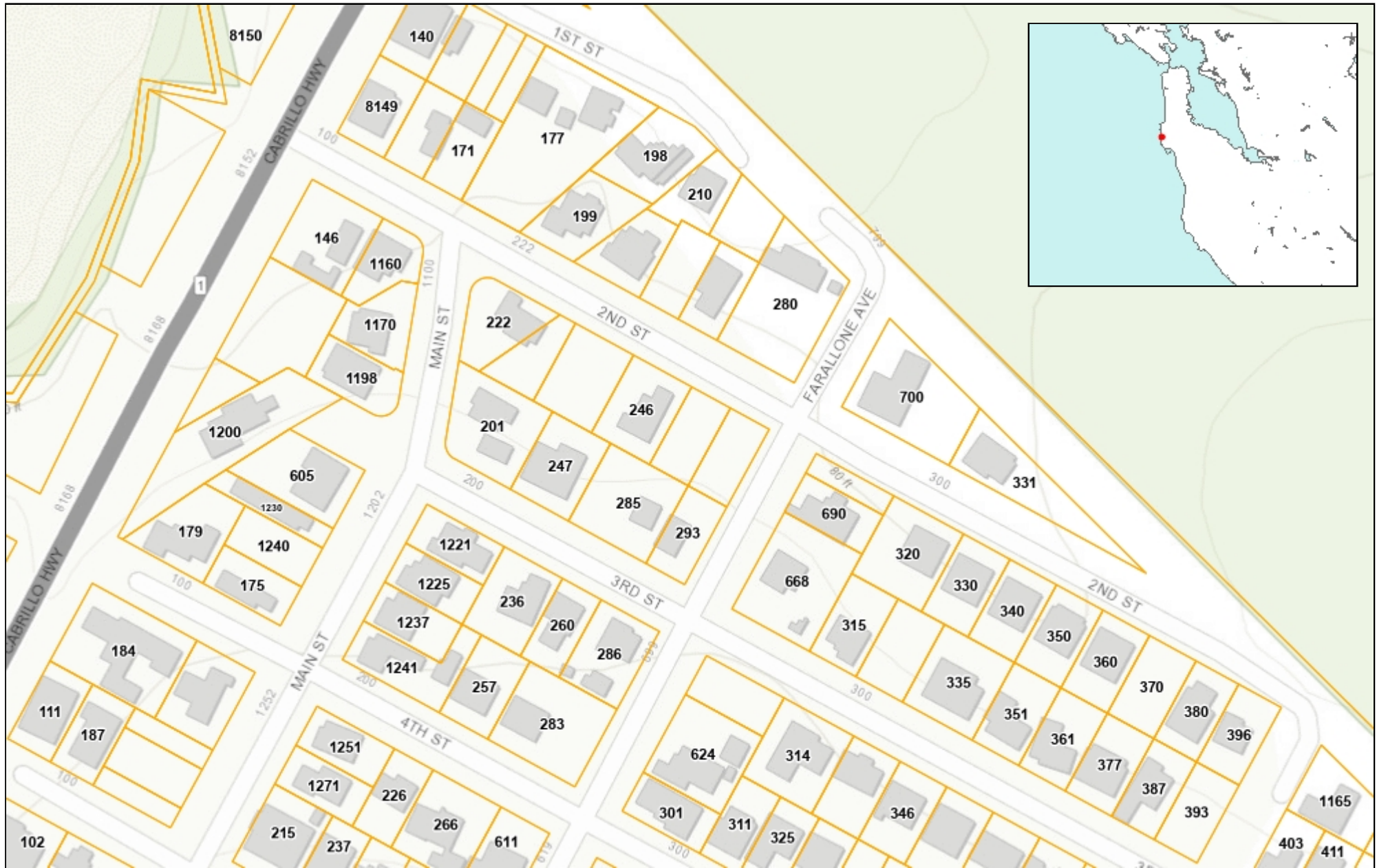
52. CFC 2022 Section 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exception: For Group R-3 and Group U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet (183 m).



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



WGS_1984_Web_Mercator_Auxiliary_Sphere
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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

CONTACTS

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STRUCTURE- FOUNDATION
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tel cell
website.com

ENERGY CONSULTANT
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Address
tel office
tel cell
website.com

ZONE DISTRICT: NA
FLOOD ZONE: NA
CONSTRUCTION TYPE: VA

BUILDING CODE
BUILDING CODE

CODES

LOCAL BUILDING CODE/ EDITION
CA RESIDENTIAL CODE 2019(CRC)
CA BUILDING CODE 2019 (CBC)

FIRE CODE
CA FIRE CODE 2019

MECHANICAL
CA MECHANICAL CODE 2019 (CMC)

ELECTRICAL
CA ELECTIRCAL CODE 2019 (CEC)

PLUMBING
CA PLUMBING CODE 2019 (CPC)

ENERGY
CA ENERGY CODE 2019
CA GREEN BUILDING STANDARDS CODE (CALGREEN)

STATE REQUIREMENTS
A. STATE PUBLIC HEALTH REGULATIONS
B. STATE OCCUPATIONAL SAFETY AND HEALTH LAW
C. ACT 308/93, SECTION 103-50, HRS, RELATING TO PERSONS WITH DISABILITIES, EFFECTIVE JANUARY, 1994. (USE LATEST EDITION OF THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES.
D. CHILDREN'S DESIGN GUIDELINES: SPECIFICATIONS CONTAIN MODIFICATIONS AND/OR ADDITIONS TO THOSE SECTION OF THE ADA ARCHITECTURAL GUIDELINES. THESE SPECIFICATIONS HAVE BEEN DEVELOPED FOR USE IN ACHIEVING ACCESSIBILITY FOR CHILDREN WITH DISABILITIES.
E. DEPARTMENT OF HEALTH: CHAPTER 62, WASTEWATER SYSTEMS, EFFECTIVE DECEMBER 1988, AS AMENDED.
F. STATE OF CALIFORNIA MODEL ENERGY CODE
G. STATE DEPARTMENT OF HUMAN SERVICES, LICENSING GUIDELINES.

LOCAL JURISDICTION
FIRST RESTATED DECLARATION OF CONDITIONS, COVENANTS, AND RESTRICTIONS OF NAVARRO RANCH
DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS (Modified February 9, 1992)

CODE SUMMARY

OCCUPANCY GROUP
R-3

FIRE CONTROL
SPRINKLERED, FIRE CONTROL PLAN, DEFERRED SUBMITTAL

PROJECT INFORMATION

PROJECT SITE
VACANT LOTS, 2ND STREET MONTARA, COUTY OF SAN MATEO, CALIFORNIA

PARCEL NUMBER
036-014-200
036-014-210

PARCEL SIZE
10,000 SQFT

ZONING
R-1/S-17DR/CB

OWNER
Rustic Enterprises / Bobak Bakhtiari

TYPE OF CONSTRUCTION
TBD

TYPE OF CONSTRUCTION MATERIAL
TBD

	EXISTING	PROPOSED	MAXIMUM ALLOWED
LOT COVERAGE AREA	0 SQFT	3453.8 SQFT	3500 SQFT
LOT COVERAGE %	0%	34.54%	35%
FLOOR AREA	0 SQFT	4920.5 SQFT	5500 SQFT
F.A.R	0	0.49	0.53

6/10/25- SAG-PLANNING REDLINE CORRECTION

Proposed Floor Area is 4,370 SF (0.43%)

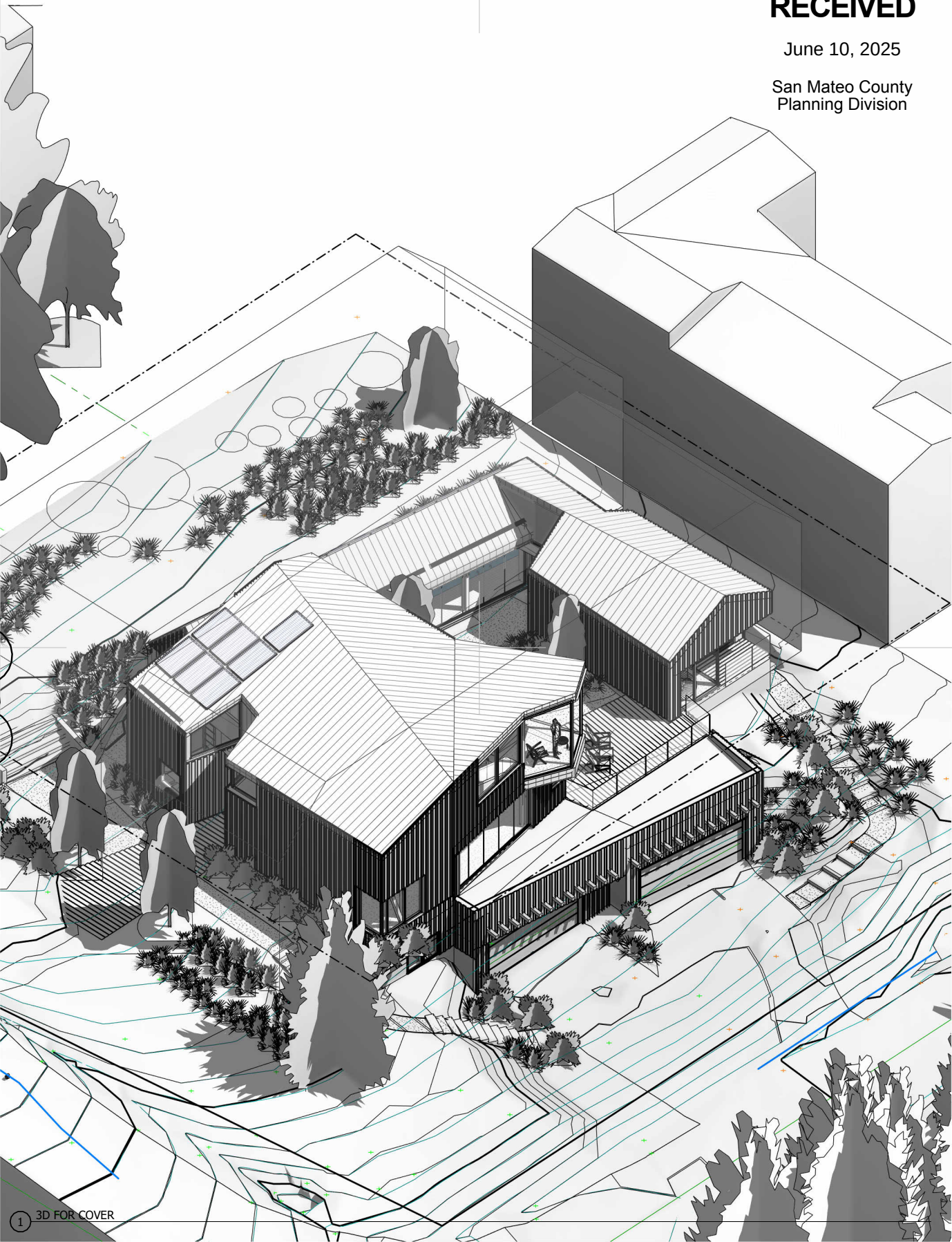
Proposed Lot Coverage is 3,064.72 SF (0.30%).

June 25, 2025, PC Plans

RECEIVED

June 10, 2025

San Mateo County Planning Division



PROJECT:
Bobak Bakhtiari residence (v4.1)
AAA PROJECT CODE:21B0B

Vacant lots, 2nd Street, Montara, County of San Mateo, California



ANDERSON ANDERSON ARCHITECTURE
90 TEHAMA STREET
SAN FRANCISCO, CALIFORNIA 94105
T 415.243.9500
F 415.520.9522

PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 4/25/25
PHASE: PLANNING DR
PREPARED BY: AO

#	REVISION ISSUE	DATE
1	2nd submittal planning review	07/14/2023
3	4TH submittal planning DR	11/13/2023

TOTAL SF:
KEY PLAN:

COVER SHEET

A 0.0

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GENERAL PROJECT NOTES

1. Notify architect promptly if any conditions conflict with the construction documents.
2. Field Verify all existing conditions and dimensions prior to fabrication/ construction.
3. Notify architect of any discrepancies between documents, including discrepancies between engineering documents and construction documents.
4. Provisions shall be made for the undergrounding of all utilities serving the property, including but not limited to electrical, telephone, and cable television, by the installation of appropriately sized underground conduits extending from the street property, as per BBC 705A.1.
5. All persons working at this site must implement applicable portions of the State Storm Water Best Management Practices Manual for Construction to the maximum extent practicable to prevent erosion and sediment from entering into the storm drain system. Failure to utilize adequate controls is a violation of BMC 17.20. A copy of the manual is available upon request at the Permit Service Center and available online at www.cabmphandbooks.com.
6. Approval of this permit for work in the public right-of-way or easement does not relieve the applicant of the responsibility of obtaining permission to enter neighboring property or properties in the course of this work if necessary. It shall not be construed as a license to alter or adversely impact any facilities located in these easements which are privately owned. Full restitution and restoration shall be the responsibility of the permittee. Permittee shall notify property owner of intentions 72 hrs prior to entering the property.

GENERAL FINISH NOTES

1. CONTRACTOR SHALL EXAMINE ALL SURFACE TO BE FINISHED AND VERIFY THEY ARE REASONABLY ACCEPTABLE TO RECEIVE SPECIFIED FINISHES.
2. SURFACE DEFECTS OF DEFICENCES WHICH MAY ADVERSELY AFFECT WORK SHALL BE CORRECTED OR BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR FOR CORRECTION PRIOR TO COMMENCING OF WORK.
3. ALL SURFACES SHALL BE PREPARED AND PRIMED ACCORDING TO MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
4. CONTRACTOR IS TO NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS REGARDING CONDITIONS OR LOCATIONS FOR APPLICATION OF MATERIALS PRIOR TO OR DURING CONSTRUCTION / INSTALLATION OR TRADE RESPONSIBILITY FOR CORRECTING SUCH WORK AS DIRECTED BY THE ARCHITECT.
5. THE CONTRACTOR SHALL EXAMINE ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF WORK BY ALL TRADES AND APPROVE ALL NECESSARY TOUCH-UP PAINTING OR PATCHING.

GENERAL DOOR & FRAME NOTES

1. GENERAL CONTRACTOR AND DOOR SUPPLIER SHALL FIELD VERIFY ALL SIZES, DIMENSIONS, SWINGS, INTERFERENCES, EGRESS, AND SAFETY GLAZING REQUIREMENTS PRIOR TO ORDERING.
2. --
3. --

ABBREVIATIONS

@	at
AAA	Anderson Anderson Architecture
A/V	Audio Visual
ABV	Above
ACT	Acoustical Ceiling Tile
ADD	Addendum
ADA	Americans with Disabilities Act
ADJ	Adjacent, Adjustable
AFF	Above Finished Floor
ALT	Alternate
ALUM	Aluminum
APPROX	Approximate
ARCH	Architect(ural)

BLDG	Building
BLKG	Blocking
BOS	Bottom of Steel
BOT	Bottom
BRG	Bearing

CAB	Cabinet
CG	Corner Guard
CJ	Control/Construction Joint
CL	Centerline
CEIL	Ceiling
CLR	Clear/Clearance
CMU	Concrete Masonry Unit
COL	Column
CONC	Concrete
CONST	Construction
CONT	Continuous
COORD	Coordinate/Coordination
CPT	Carpet
CSWK	Casework
CP	Centerpoint
CT	Ceramic Tile

DEMO	Demolition
DF	Drinking Fountain
DIA	Diameter
DIAG	Diagonal
DIM	Dimension
DISP	Dispenser
DN	Down
DR	Door
DTL	Detail
DWG(S)	Drawing/Drawings

E	East
EXIST	Existing
EIFS	Exterior Insulation & Finish System
EL	Elevation
ELEC	Electric/Electrical
ELEV	Elevator
EPDM	Elastomeric Membrane
EQ	Equal
EQUIP	Equipment
EXP	Exposed/Expansion
EJ	Expansion Joint
EXT	Exterior

FAST	Fasten/Fastener
FD	Floor Drain
FE	Fire Extinguisher
FEC	Fire Extinguisher Cabinet
FF	Finish Floor
FIN	Finish
FIXT	Fixture
FL/FLR	Floor
FOS	Face of Stud
FR	Frame(s), (ing)
FRP	Fiber Reinforced Polyester
FTG	Footing
FUR	Furr(ed), (ing)

GA	Guage
GALV	Galvanized
GBB	Gypsum Backing Board
GC	General Contractor
GEN	General
GFRC	Glass Fiber Reinforced Concrete
GL	Glass/Glazing
GWB	Gypsum Wallboard
GYP	Gypsum

HB	Hose Bibb
HC	Hollow Core, Hose Cabinet
HM	Hollow Metal
HOR	Horizontal
HT	Height
HTG	Heating
HVAC	Heating/Ventilation/Air Conditioning
HDWD	Hardwood

ID	Inside Diameter
INCL	Include(ed), (ing)
INSUL	Insulation
INT	Interior
INV	Invert

JAN	Janitor
JT	Joint
KIT	Kitchen/Kitchenette
KO	Knockout

LAV	Lavatory
LH	Left Hand

MANF	Manufacture(r)
MATL	Material(s)
MAX	Maximum
MECH	Mechanical
MED	Medium
MEMBR	Membrane
MEZZ	Mezzanine
MTL	Metal
MIN	Minimum
MIR	Mirror(ed)
MISC	Miscellaneous
MO	Masonry Opening
MTD	Mounted
MULL	Mullion

N	North
NE	Northeast
NIC	Not in Contract
NO,#	Number
NOM	Nominal
NTS	Not to Scale
NW	Northwest

OC	On Center(s)
OD	Outside Diameter
OF/CI	Owner Furnished/ Contractor Installed
OF/OI	Owner Furnished/ Owner Installed
OFRD	Overflow Roof Drain
OFS	Overflow Scupper
OH	Overhead
OPNG	Opening
OPP	Opposite

PERM	Permanent
PERP	Perpendicular
PL	Plate
PLAM	Plastic Laminate
PLYWD	Plywood
PNL	Panel
PR	Pair
PREFAB	Prefabricate(d)
PREFIN	Prefinish(ed)
PRKG	Parking
PROP	Property
PT	Paint(ed)
PTN	Partion(ed)

QT	Quarry Tile
QTY	Quantity

R	Riser
RAD/(R)	Radius(ed)
RB	Rubber
RCP	Reflected Ceiling Plan
RD	Roof Drain
REC	Recessed
RECPT	Receptical
REF	Reference/Refrigerator
REINF	Reinforce(d), (ing)
REQD	Required
REV	Reverse
RH	Right Hand
RM	Room
RO	Rough Opening
RT	Resilient Tile
RV	Roof Vent

S	South
SC	Solid Core, Sealed Concrete
SCH	Schedule
SE	Southeast
SECT	Section
SHT	Sheet
SHTG	Sheathing
SIM	Similar
SPEC(S)	Specification(s)
SPKLR	Sprinkler
SQ	Square
SS	Stainless Steel
STD	Standard
STL	Steel
STOR	Storage
STRUCT	Structural
SURF	Surface
SUSP	Suspend(ed)
SW	Southwest
SYS	System(s)

T&G	Tongue and Groove
T	Tread, Thermostat
TI	Tenant Improvement(s)
TAN	Tangent
TBD	To Be Determined
TEL	Telephone
TEMP	Temperature/Temporary
THK	Thick(ness)
THRU	Through
TOB	Top of Beam
TOC	Top of Curb/Coping/Concrete
TOF	Tof of Floor
TOFW	Top of Foundation Wall
TOP	Top of Parapet
TOS	Top of Steel
TOW	Top of Wall
TP	Toilet Partition
TYP	Typical

UNFIN	Unfinished
UNO	Unless Noted Otherwise

V	Vinyl
VB	Vinyl Base
VCT	Vinyl Composition Tile
VERT	Vertical
VEST	Vestibule
VIF	Verify in Field
VNR	Veneer
VP	Veneer Plaster
VT	Vinyl Tile
VWC	Vinyl Wall Covering

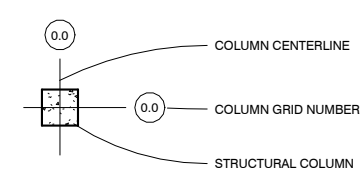
W/	With
W/O	Without
W	West
WC	Water Closet
WD	Wood
WDW	Window
WH	Wall Hung
WFF	Welded Wire Fabric

DRAWING ANNOTATIONS

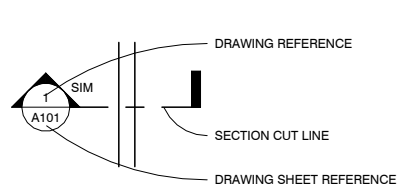
DRAWING TITLEBAR



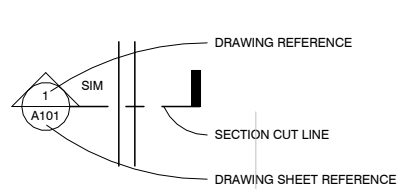
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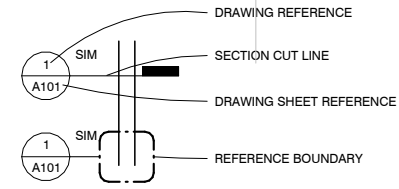
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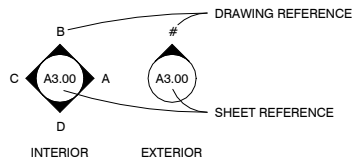
WALL SECTION REFERENCE



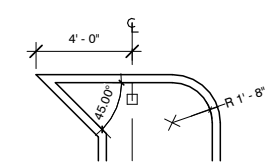
DETAIL REFERENCE



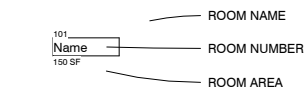
ELEVATION REFERENCE



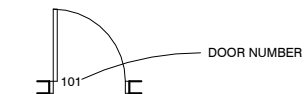
DIMENSION LINES



ROOM TAG



DOOR TAG



WINDOW TAG



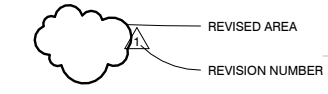
WALL TYPE TAG



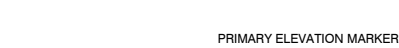
FLOOR FINISH ARROW



REVISION CLOUD



VERTICAL DIMENSIONS



PROJECT:

Bobak Bakhtiari
residence (v4.1)
AAA PROJECT CODE:21B0B

Vacant lots, 2nd Street, Montara,
County of San Mateo, California



ANDERSON ANDERSON ARCHITECTURE

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F 415.520.9522

PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 4/25/25
PHASE: PLANNING DR
PREPARED: Author
BY:

#	REVISION	ISSUE	DATE
---	----------	-------	------

TOTAL SF:

KEY PLAN:

NOTES &
LEGENDS

A 0.2

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① 3D View 1 (EXT VIEW BLDG ENTRY)



② 3D View 2 (EXT VIEW BLDG ANGLE 1)



(EXT VIEW, LOOKING UP FROM 2ND ST)



(EXT VIEW FROM STREET CORNER)

PROJECT:
Bobak Bakhtiari
residence (v4.1)
AAA PROJECT CODE:21B0B

Vacant lots, 2nd Street, Montara,
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PREPARED BY: Author

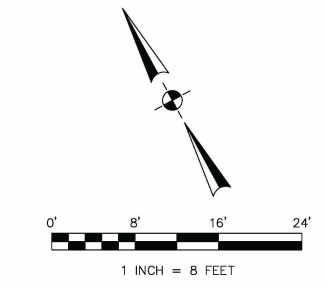
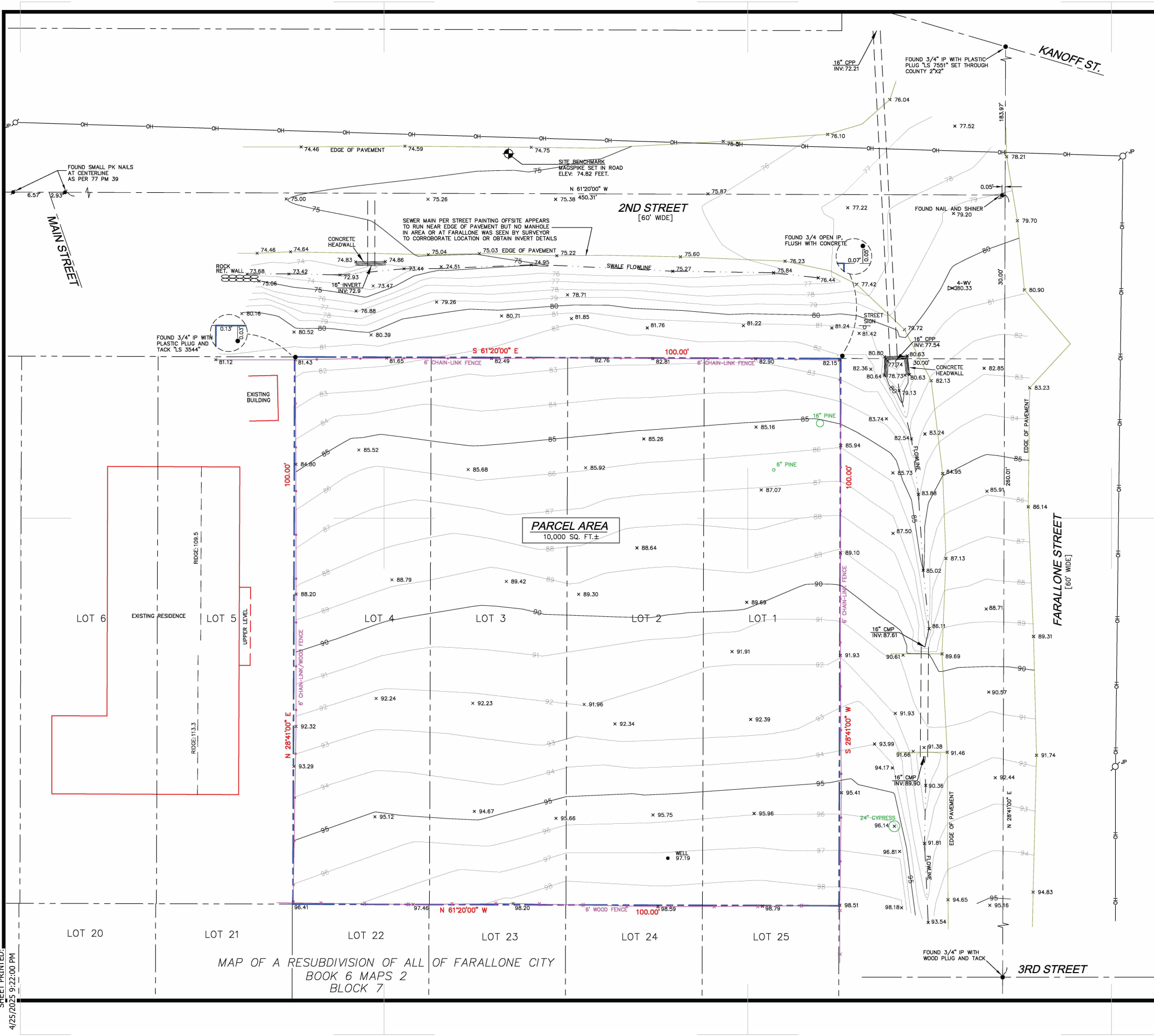
#	REVISION	ISSUE	DATE
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TOTAL SF:
KEY PLAN:

PERSPECTIVE
VIEWS EXT

A 0.10.1

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BASIS OF BEARINGS
BEARINGS SHOWN HEREON TAKEN FROM THE RECORD OF SURVEY BY BGT WHICH WAS FILED FOR RECORD IN VOLUME 29 OF LLS MAPS PAGE 40 ON DECEMBER 01, 2006, SAN MATEO COUNTY RECORDS.

BENCHMARK
ELEVATIONS SHOWN HEREON ARE BASED UPON MEAN SEA LEVEL DATUM BASED UPON A PREVIOUS GPS SURVEY PERFORMED IN 2002, TYING INTO "TIDAL 5" BENCHMARK AT PRINCETON HARBOR. BENCHMARK TO USE FOR SITE WORK IS THE MAGSPIKE SET IN ASPHALT WITH AN ELEVATION OF 74.82 FEET.

NOTES:
BGT DID NOT RECEIVE A TITLE REPORT COVERING THE ENTIRE PARCEL AND THEREFORE EASEMENTS, IF ANY, COULD NOT BE PLOTTED.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtlandsurveying.com
DATE OF FIELD SURVEY: APRIL 03, 2020
AUGUST 12, 2021
JOB NUMBER: 20-040

LEGEND	
AC	ASPHALT CONCRETE
CB	CATCH BASIN
C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT BOX
CP	SURVEY CONTROL POINT
DI	DROP INLET
EM	ELECTRIC METER
FF	FINISHED FLOOR
FL	FLOWLINE
FH	FIRE HYDRANT
GM	GAS METER
GRD	GROUND
GUY	GUY ANCHOR
GV	GAS VALVE
HCR	HANDICAP RAMP
INV.	INVERT
IP	IRON PIPE
JP	JOINT POLE
LAT.	LATERAL
LG	LIP OF GUTTER
MH	MH (TYPE UNKNOWN)
MON-MON	MONUMENT TO MONUMENT DISTANCE
PGE	PG&E VAULT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
SSV	SANITARY SEWER VAULT
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCHMARK
UNK	UNKNOWN TYPE
WBF	WATER BACK FLOW VALVE
WM	WATER METER BOX
WV	WATER VALVE
-OH-	OVERHEAD LINE
-SD-	STORM DRAIN LINE
-SS-	SANITARY SEWER LINE
-W-	WATER LINE

BGT LAND SURVEYING
871 Woodside Way - San Mateo, CA 94401
Main (650) 215-1030
bgtland@bgtlandsurveying.com

BOUNDARY AND TOPOGRAPHIC SURVEY
VACANT LOTS, 2ND STREET
MONTARA, COUNTY OF SAN MATEO, CALIFORNIA

LOTS 1-4, BLOCK 7, "MAP OF A RESUBDIVISION OF ALL OF FARALLONE CITY" (BOOK 6 MAPS 2)

Assessor Parcel Number:
036-014-200
036-014-210

Prepared For:
BOBAK BAKHTIARI
8511 COLE CREST DRIVE
LOS ANGELES, CA 90046

Date: AUGUST 2021
Scale: 1" = 8'
Contour Interval: 1'
Drawn by: LHL

Revisions:

SU-1

Job No. 20-040

PROJECT:
Bobak Bakhtiari residence (v4.1)
AAA PROJECT CODE: **21B0B**

Vacant lots, 2nd Street, Montara,
County of San Mateo, California

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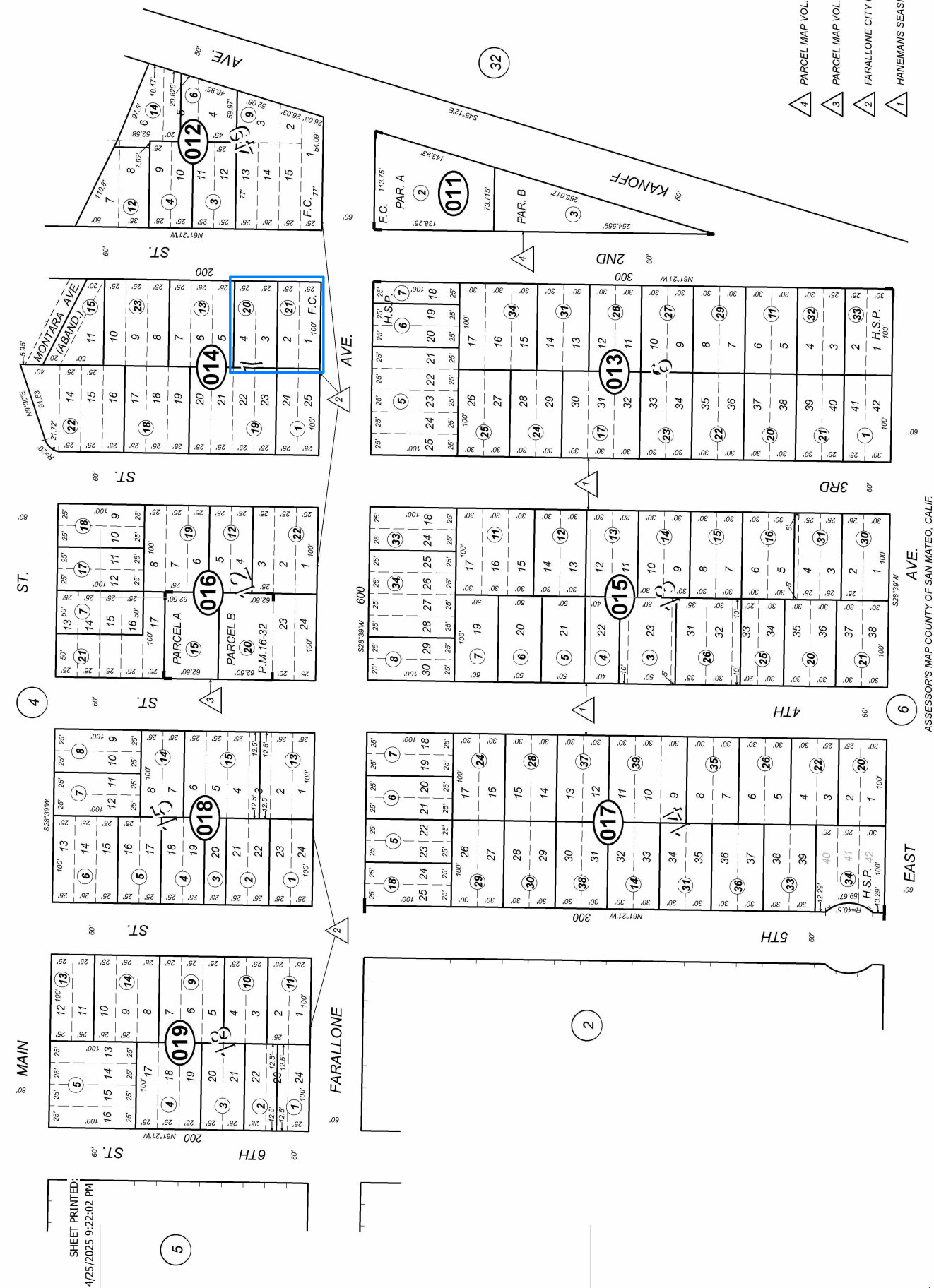
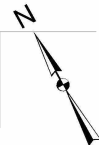
DATE:	4/25/25		
PHASE:	PLANNING DR		
PREPARED BY:	Author		
#	REVISION	ISSUE	DATE

TOTAL SF:
KEY PLAN:

PROPERTY SURVEY

A 1.0

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Bobak Bakhtiari
residence (v4.1)

AAA PROJECT CODE:21BOB

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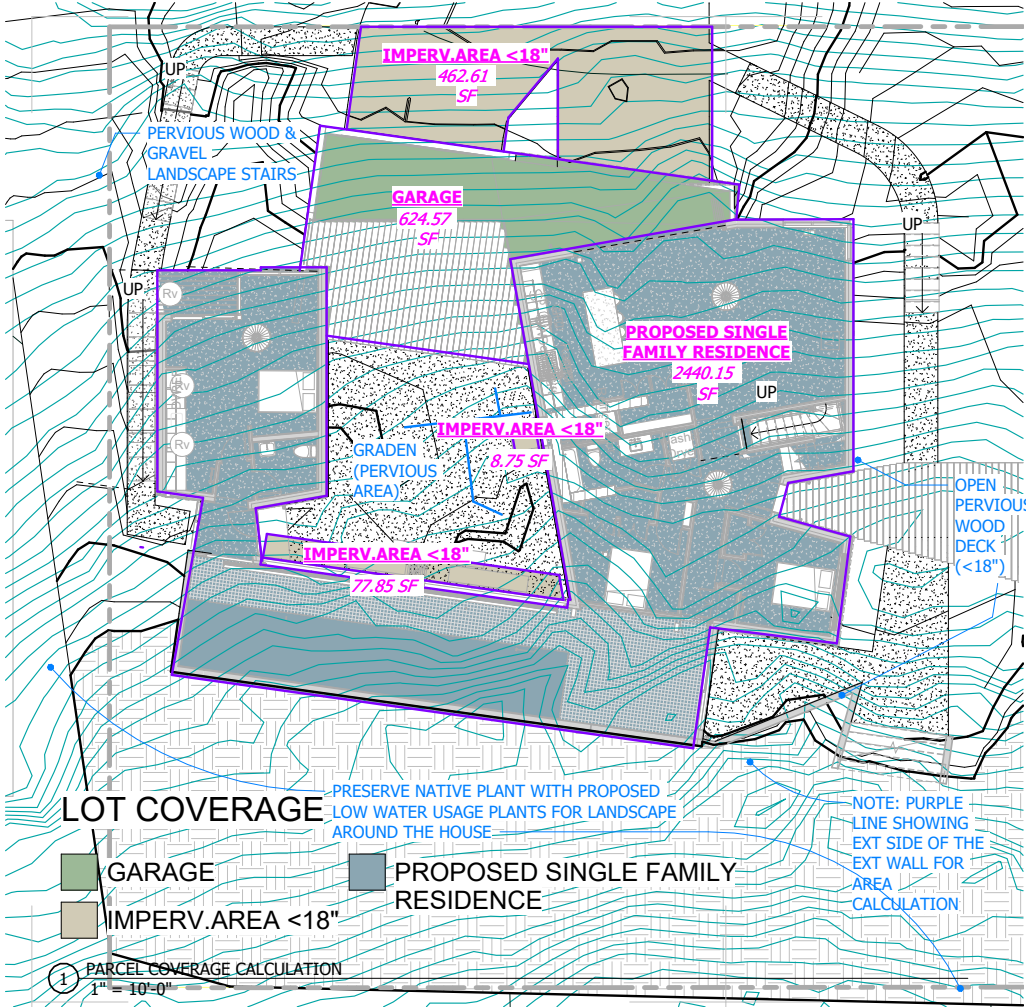
DATE: 4/25/25
PHASE: PLANNING DR
PREPARED Author
BY:

#	REVISION	ISSUE	DATE
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TOTAL SF:
KEY PLAN:

PROPERTY TAX MAP

A 1.0.1



LOT COVERAGE CALCULATION			
Name	Perimeter	Area	Comments

BLDG			
PROPOSED SINGLE FAMILY RESIDENCE	343' - 11 5/8"	2440.15 SF	BLDG
GARAGE	128' - 7 1/4"	624.57 SF	BLDG
BLDG: 2		3064.72 SF	

IMPERVIOUS AREA			
IMPERV. AREA <18"	118' - 0 7/8"	462.61 SF	IMPERVIOUS AREA
IMPERV. AREA <18"	67' - 4 7/8"	77.85 SF	IMPERVIOUS AREA
IMPERV. AREA <18"	12' - 0"	8.75 SF	IMPERVIOUS AREA
IMPERVIOUS AREA: 3		549.20 SF	
Grand total: 5		3613.92 SF	

NOTE ON PARCEL COVERAGE:
Parcel Coverage. The maximum parcel coverage shall be:

a. For structures 16 feet in height or less: 50%.
b. For structures greater than 16 feet in height: 35%.
The parcel coverage calculation shall include all: (1) buildings, (2) accessory buildings, or (3) structures such as patios, decks, balconies, porches, bridges, and other similar uses which are eighteen (18) inches or more above the ground, per Section 6300.2 (4).

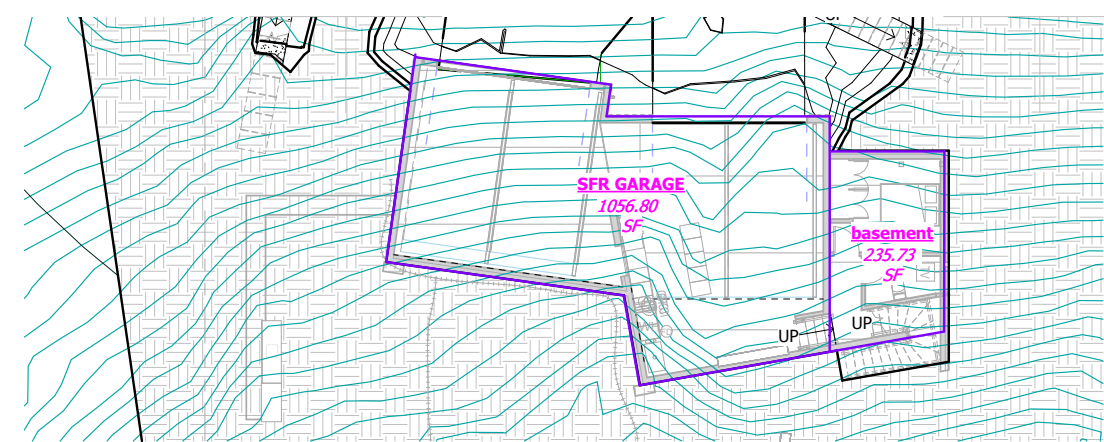
PARCEL COVERAGE CALCULATION:

3064.72/10000 = 30.64%

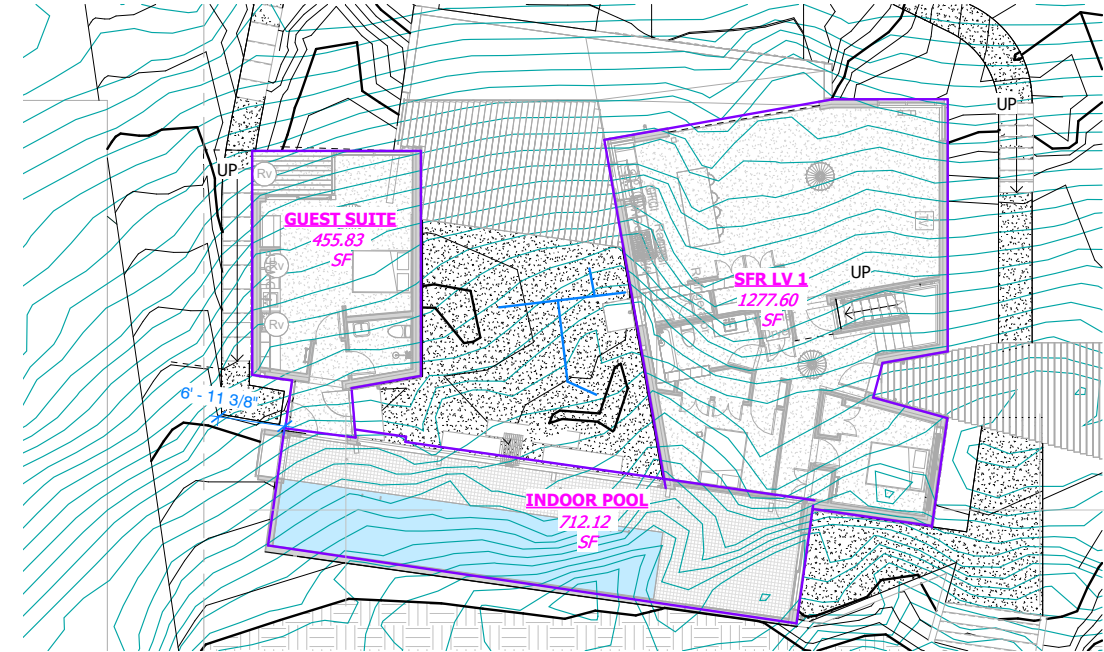
IMPERVIOUS AREA CALC:

549.2 SF < 1000 SQFT (10% LOT AREA)

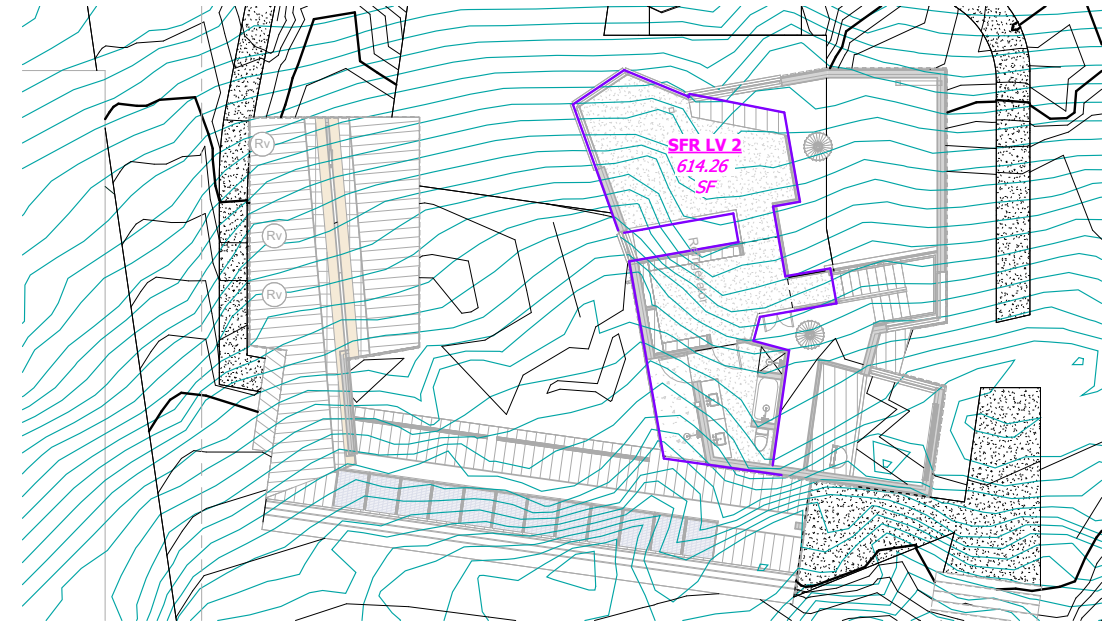
*** IT WORKS WITH THE REQUIREMENT**



2 GARAGE LEVEL
1" = 10'-0"



3 LEVEL 1
1" = 10'-0"



4 LEVEL 2
1" = 10'-0"

Area Schedule (Gross Building)					
Name	Number	Level	Area	Perimeter	Comments
MAIN HOUSE					
GARAGE LEVEL					
SFR GARAGE	A001	GARAGE LEVEL	1056.80 SF	147' - 5 3/8"	MAIN HOUSE
basement		GARAGE LEVEL	235.73 SF	63' - 5 1/8"	MAIN HOUSE
LEVEL 1					
GUEST SUITE	A102	LEVEL 1	455.83 SF	93' - 1 3/8"	MAIN HOUSE
SFR LV 1	A101	LEVEL 1	1277.60 SF	156' - 9 1/4"	MAIN HOUSE
INDOOR POOL	A003	LEVEL 1	712.12 SF	139' - 5 1/2"	MAIN HOUSE
LEVEL 2					
SFR LV 2	A201	LEVEL 2	614.26 SF	150' - 8 5/8"	MAIN HOUSE
MAIN HOUSE: 6			4352.34 SF		
Grand total: 6			4352.34 SF		

CURRENT DATA POINT:

4352.34 SQFT/10000sqft = 43.5%

Zoning = R-1/S-17
Lot size = 10,000 sq. ft.
Max FAR = 0.53 x 10,000 = 5,300 sq. ft.
Max Lot Coverage = 0.35 X 10,000 = 3,500 sq. ft.

NOTES ON maximum FAR:

2500-4,749 sqft lot size 0.48X(parcel sizes)
5000-11,698 sqft lot size 0.53 x (parcel sizes)

The maximum building floor area shall include the floor area of all stories of all buildings and accessory buildings on a building site. Maximum building floor area specifically includes: (1) the floor area of all stories excluding uninhabitable attics as measured from the outside face of all exterior perimeter walls, (2) the area of all decks, porches, balconies or other areas covered by a waterproof roof which extends four (4) or more feet from Exterior walls, and (3) the area of all garages and carports.

b. Up to 200 sq. ft. of covered parking floor area shall not be counted toward the limitations set forth in subsection a. for any substandard lot that is (1) smaller than 4,500 sq. ft. in area, (2) not in common ownership with contiguous lots, and (3) developed with an affordable (very low, low, or moderate income) single-family residential unit, i.e., subject to income and cost/rent restriction contracts with San Mateo County.

In addition to the limitations set forth in subsection a., permit 250 sq. ft. bonus building floor area for any parcel whose substandard lots are voluntarily merged in accordance with the provisions of San Mateo County Board of Supervisors' Resolution No. 068386 (Exhibit "G").

PROJECT:
Bobak Bakhtiari residence (v4.1)
AAA PROJECT CODE:**21B0B**

Vacant lots, 2nd Street, Montara, County of San Mateo, California

ANDERSON ANDERSON ARCHITECTURE

90 TEHAMA STREET
SAN FRANCISCO, CALIFORNIA 94105
T 415.243.9500
F 415.520.9522

PRELIMINARY
NOT FOR CONSTRUCTION

DATE:	4/25/25
PHASE:	PLANNING DR
PREPARED BY:	AO
#	REVISION ISSUE DATE

TOTAL SF:
KEY PLAN:

AREA CALCULATIONS

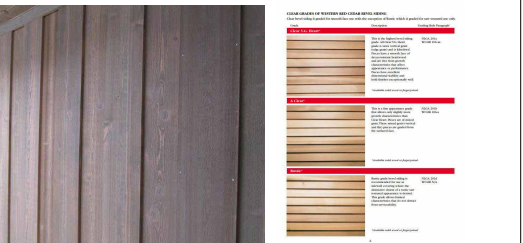
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PROPOSED SINGLE FAMILY RESIDENCE



MATERIAL PALLETTE

WALL FINISH

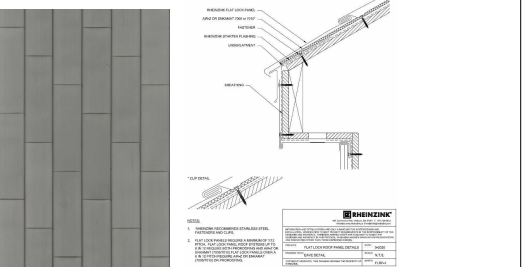


CEDAR BOARD AND BATTEN EXTERIOR SIDING, A CLEAR GRADE



DEMAX FRAMELESS GLASS RAILING WITH ALUM BASE SHOE

ROOFING



ZINC FLAT LOCK TILE ROOFING



CLASS A FIRE RATED SINGLE PLY MEMBRANE ROOF CLASS A FIRE RATED GLAZING OVER SWIMMING POOL

ACCESSORIES

LUMENS

Colosseum Outdoor LED Wall Sconce
By Arrelex

Product Options:
Finish: Antique Copper
Size: 3.5in. D x 10in. H
Color Temperature: 4000K

Details:
Material: Aluminum
Finish: Antique Copper
Size: 3.5in. D x 10in. H
Color Temperature: 4000K

Dimensions:
3.5in. D x 10in. H
Weight: 1.5lb
Depth: 4.5in. x 10in. H
Mounting: 3.5in. D x 10in. H

Lighting:
Type: LED
Total Lumens: 200
Color Temp: 4000K
Beam Angle: 120°

Additional Details:
Product URL: [https://www.lumens.com/products/colosseum-outdoor-led-wall-sconce](#)
Rating: UL Listed
ETL Listed

4" Round Downspout

SEIHO WALL VENT CAP
ANODISED ALUMINUM FINISH

COPPER DOWNSPOUT AND BOX SCUPPER

WINDOW & DOOR

OVERHEAD GARAGE DOOR WITH CUSTOM CEDAR BOARD CLADDING TO MATCH EXT SIDING OF THE HOUSE

Callista - Exterior Modern Solid Wood Pivot Entry Door

COVER GLASS USA FOLDING GLASS WALL, BLACK TRACK WITH CLEAR GLAZING

BLACK FIBERGLASS WINDOW & DOOR FRAME, MARVIN ELEVATE SERIES

PROJECT:
Bobak Bakhtiari residence (v4.1)
AAA PROJECT CODE:21B0B

Vacant lots, 2nd Street, Montara,
County of San Mateo, California

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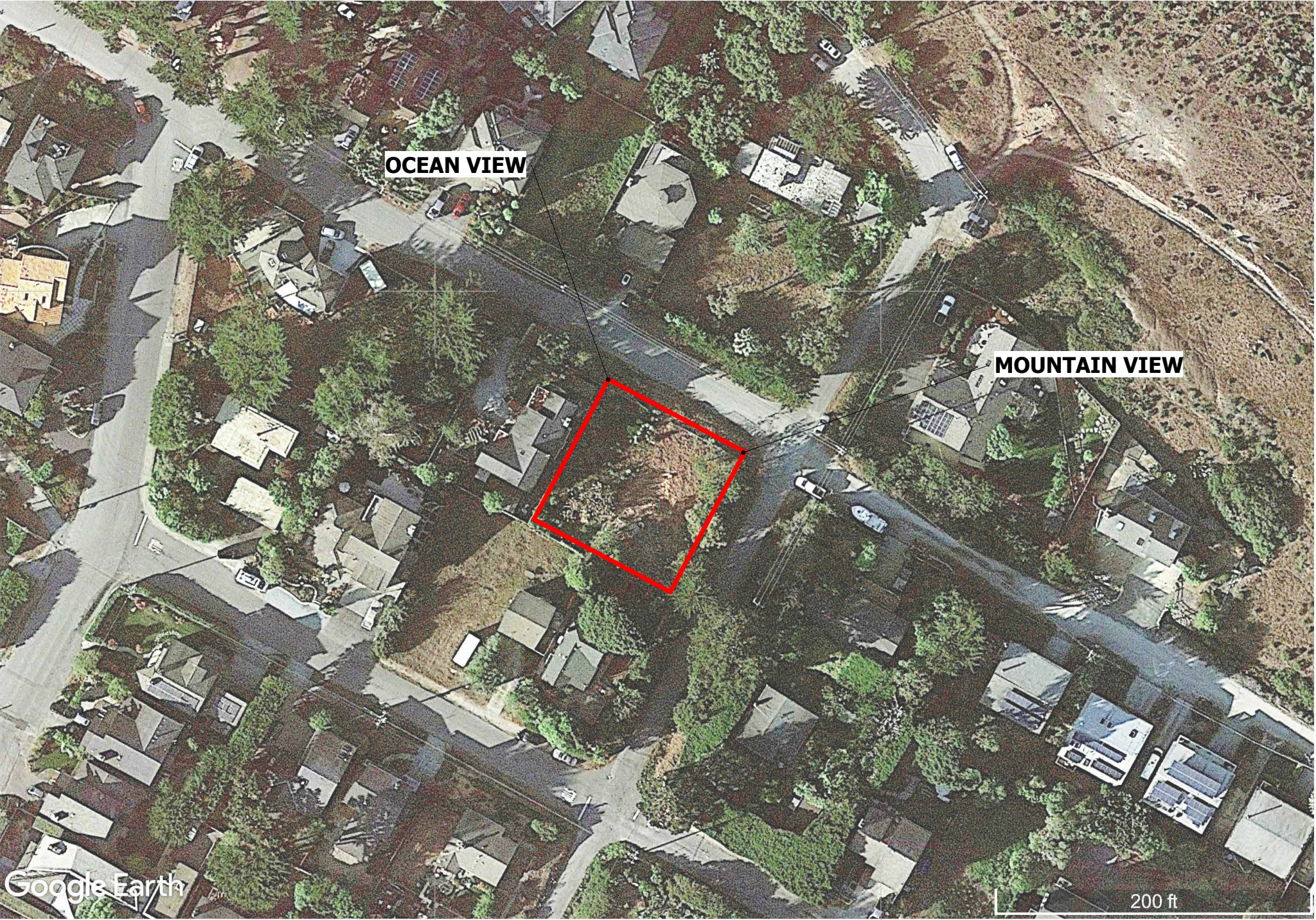
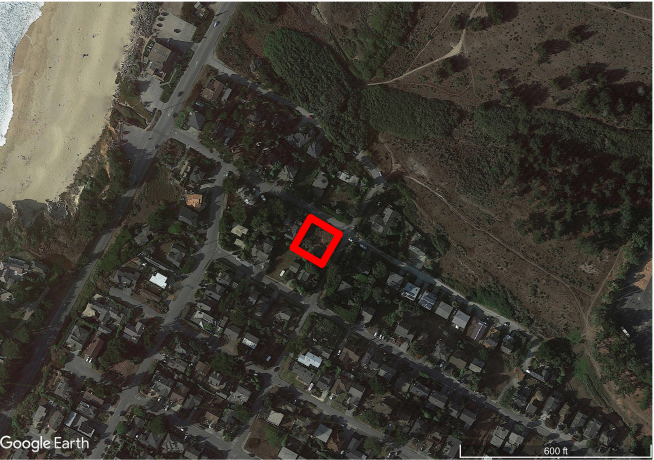
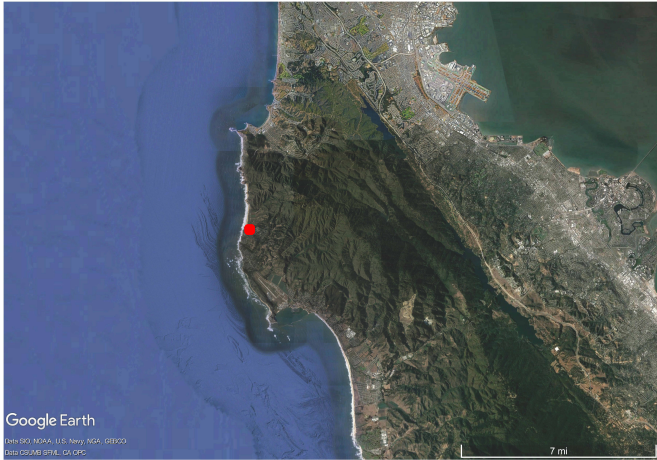
PRELIMINARY
NOT FOR CONSTRUCTION

DATE:	4/25/25	
PHASE:	PLANNING DR	
PREPARED BY:	Author	
#	REVISION ISSUE	DATE
1	2nd submittal planning review	07/14/2023

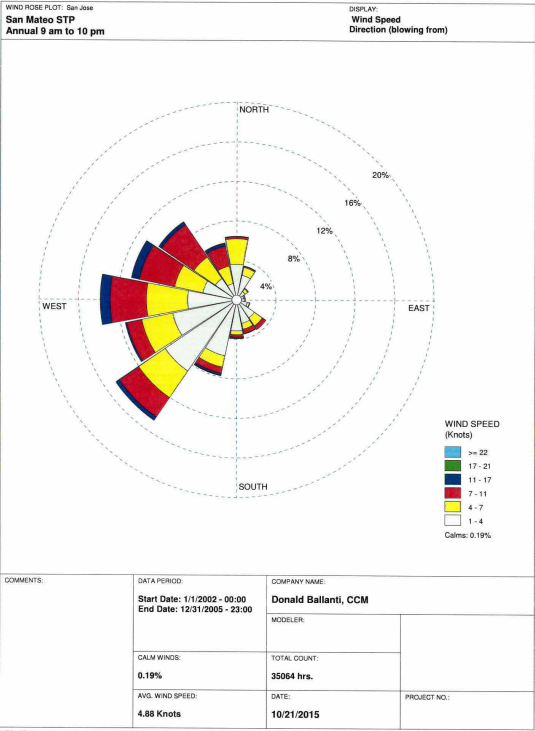
TOTAL SF:
KEY PLAN:

PROPOSED DESIGN + MATL PALLETTE A 1.0.5

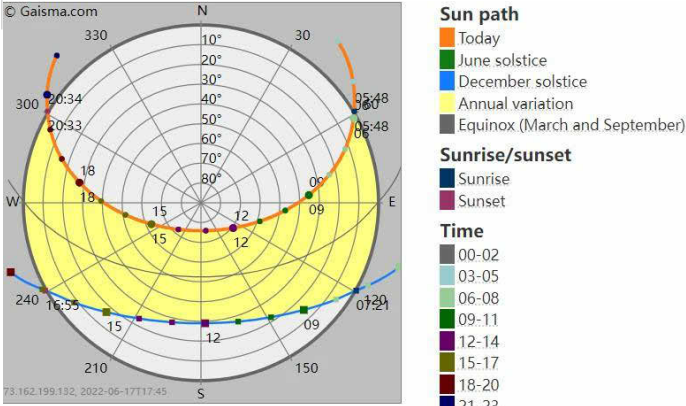
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PREVAILING WIND



SOLAR STUDY



PROJECT:
Bobak Bakhtiari
residence (v4.1)
AAA PROJECT CODE:21808

Vacant lots, 2nd Street, Montara,
County of San Mateo, California



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DATE: 4/25/25
PHASE: PLANNING DR
PREPARED: Author
BY:

#	REVISION	ISSUE	DATE
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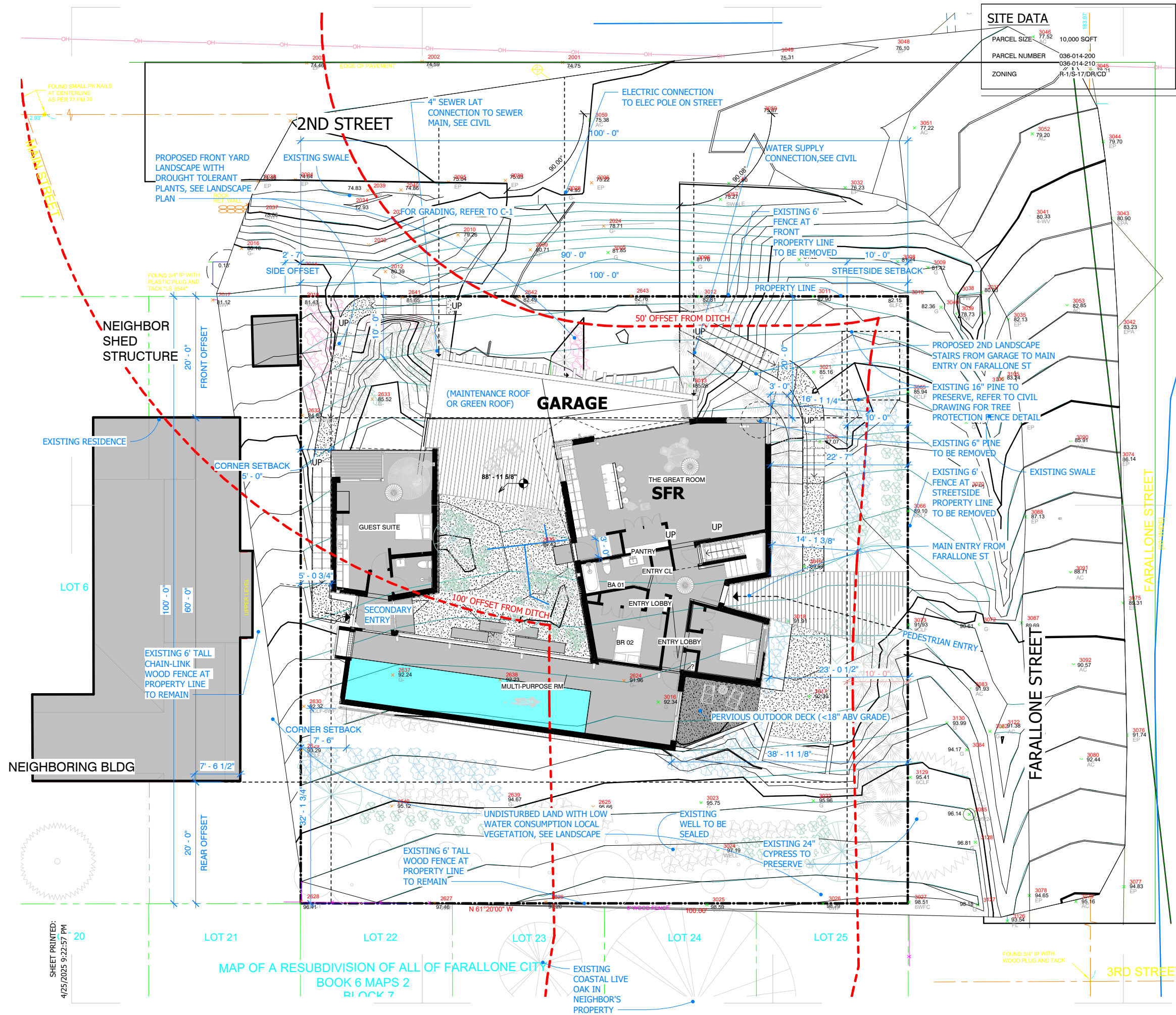
TOTAL SF:
KEY PLAN:



VICINITY PLAN

A 1.1

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SITE DATA			
PARCEL SIZE	77.52 AC	10,000 SQFT	
PARCEL NUMBER	036-014-200	036-014-210	036-014-211
ZONING	R-1/S-17/DR/CD		

ENCLOSED ROOM AREA SCHEDULE			
Number	Name	Area	Comments
GARAGE			
A006	GARAGE	822.26 SF	GARAGE
		822.26 SF	
GUEST SUITE			
A005	POOL/GUEST SUITE BA	37.55 SF	GUEST SUITE
A013	GUEST SUITE	266.18 SF	GUEST SUITE
A017	GUEST ENTRY	0.00 SF	GUEST SUITE
		303.73 SF	

INDOOR POOL			
A015	MULTI-PURPOSE RM	689.97 SF	INDOOR POOL
		689.97 SF	

SFR			
A001	MECHANICAL RM	131.52 SF	SFR
A007	LOWER BR	111.76 SF	SFR
A008	BR 02 CL	19.41 SF	SFR
A009	STORAGE	6.59 SF	SFR
A010	PANTRY	26.78 SF	SFR
A011	BR 01 CLOSET	8.43 SF	SFR
A012	ENTRY CL	10.44 SF	SFR
A014	LOWER BA	43.84 SF	SFR
A016	LOWER CORRIDOR	31.66 SF	SFR
A018	STAIR	54.84 SF	SFR
A101	ENTRY LOBBY	110.15 SF	SFR
A102	THE GREAT ROOM	599.23 SF	SFR
A103	BR 01	108.49 SF	SFR
A104	BA 01	57.43 SF	SFR
A105	BR 02	104.72 SF	SFR
A201	MASTER BR	262.23 SF	SFR
A202	MASTER BA	87.57 SF	SFR
A203	MASTER CL + DRESSING RM	135.76 SF	SFR
A205	EXTERIOR DECK	46.29 SF	SFR
		1957.14 SF	
		3773.10 SF	

- Grand total
- ### SITE PLAN NOTES:
- AS THE MAIN RESIDENCE IS OVER 16 FEET IN HEIGHT, SIDE YARD SETBACK SHALL MAINTAIN A COMBINED TOTAL OF 15 FEET WITH A MINIMUM OF 5 FEET ON ANY SIDE, PER SECTION 6300.2 (3)
 - THE PARCEL COVERAGE CALCULATION SHALL INCLUDE ALL: (1) BUILDINGS, (2) ACCESSORY BUILDINGS, OR (3) STRUCTURES SUCH AS PATIOS, DECKS, BALCONIES, PORCHES, BRIDGES, AND OTHER SIMILAR USES WHICH ARE EIGHTEEN (18) INCHES OR MORE ABOVE THE GROUND, PER SECTION 6300.2 (4). PLEASE CONSIDER USING A POLYGON DIAGRAM TO SHOW HOW THE COVERAGE IS CALCULATED. MAXIMUM BUILDING FLOOR AREA SPECIFICALLY INCLUDES: (1) THE FLOOR AREA OF ALL STORIES EXCLUDING UNINHABITABLE ATTICS AS MEASURED FROM THE OUTSIDE FACE OF ALL EXTERIOR PERIMETER WALLS, (2) THE AREA OF ALL DECKS, PORCHES, BALCONIES OR OTHER AREAS COVERED BY A WATERPROOF ROOF WHICH EXTENDS FOUR (4) OR MORE FEET FROM EXTERIOR WALLS, AND (3) THE AREA OF ALL GARAGES AND CARPORTS, PER SECTION 6300.2 (5). PLEASE CONSIDER USING A POLYGON DIAGRAM TO SHOW HOW THE FLOOR AREA IS CALCULATED.
 -

WELO REQUIREMENTS:

AS OF DECEMBER 1, 2015, THE ORDINANCE WILL APPLY TO NEW LANDSCAPE PROJECTS EQUAL TO OR GREATER THAN 500 SQ. FT. (THE PREVIOUS THRESHOLD WAS 2,500 SQ. FT.). THE ORDINANCE ALSO APPLIES TO REHABILITATED LANDSCAPE PROJECTS EQUAL TO OR GREATER THAN 2,500 SQ. FT. A PRESCRIPTIVE CHECKLIST IS AVAILABLE AS A COMPLIANCE OPTION FOR PROJECTS UNDER 2,500 SQ. FT.

THE FOLLOWING RESTRICTIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING, AS WELL AS IRRIGATION SYSTEM RESTRICTIONS, APPLY TO PROJECTS USING THE PRESCRIPTIVE CHECKLIST:

COMPOST: PROJECT MUST 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).
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. PLANT USE (NON-RESIDENTIAL): INSTALL CLIMATE ADAPTED PLANTS THAT REQUIRE OCCASIONAL, LITTLE OR NO SUMMER WATER (AVERAGE WUCOLS PLANT FACTOR 0.3) FOR 100% OF THE PLANT AREA EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER.
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.
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 THAN 10 FEET IN WIDTH. TURF, IF UTILIZED IN PARKWAYS IS IRRIGATED BY SUB-SURFACE IRRIGATION OR OTHER TECHNOLOGY THAT PREVENTS OVERSPRAY OR RUNOFF. TURF IS NOT ALLOWED IN NON-RESIDENTIAL PROJECTS.
LANDSCAPE WATER METER REQUI

PROJECT:
Bobak Bakhtiari residence (v4.1)
AAA PROJECT CODE:**2180B**

Vacant lots, 2nd Street, Montara, County of San Mateo, California

ANDERSON ANDERSON ARCHITECTURE

90 TEHAMA STREET
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PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 4/25/25

PHASE: PLANNING DR

PREPARED BY: Author

#	REVISION	ISSUE	DATE
1	2nd submittal	planning review	07/14/2023
2	3rd submittal	planning review	10/05/2023

TOTAL SF:
KEY PLAN:

SITE PLAN

A 1.2.0

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DATE: 4/25/25
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PREPARED: AO
BY:

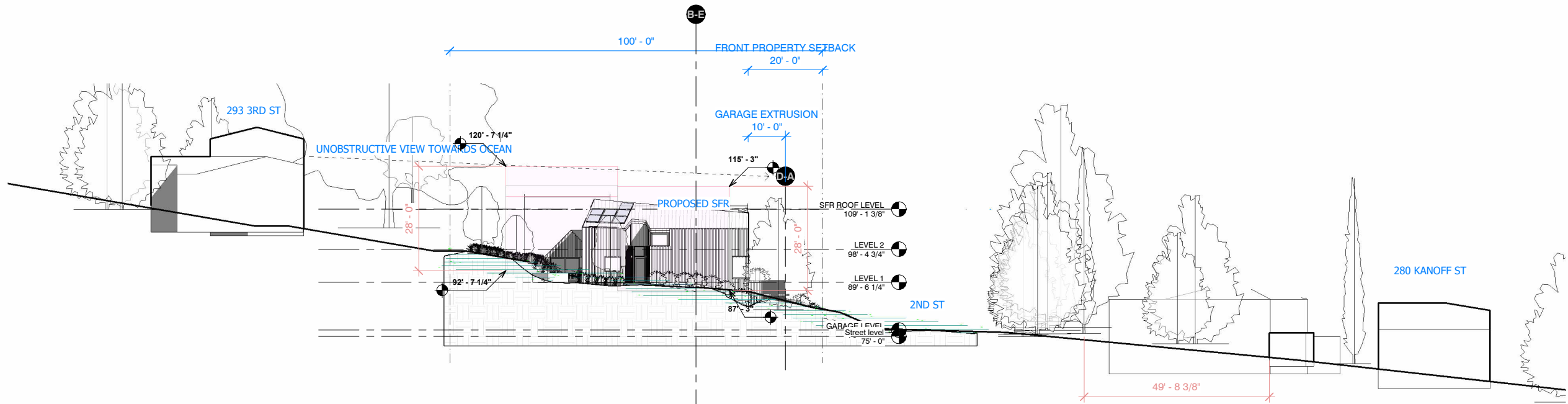
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KEY PLAN:

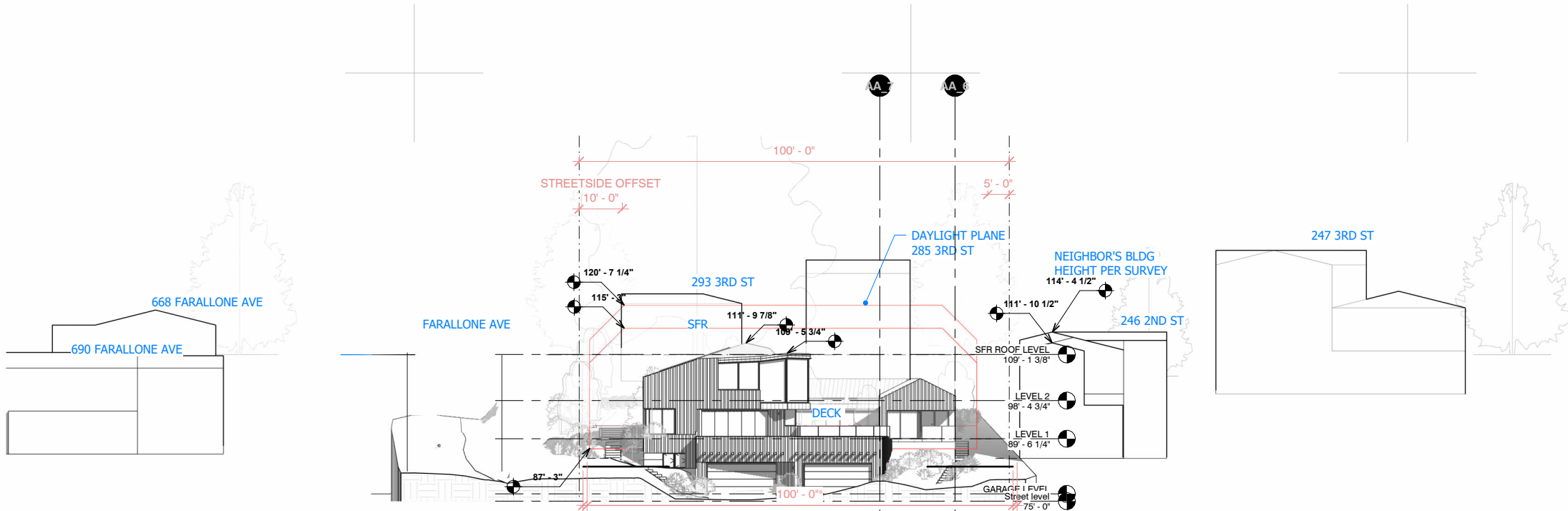
**STREET
ELEVATION**

A 1.3

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1 STREET ELEVATION FALLON ST
1/16" = 1'-0"



2 SITE ELEVATION NORTH ELEVATION
1/16" = 1'-0"



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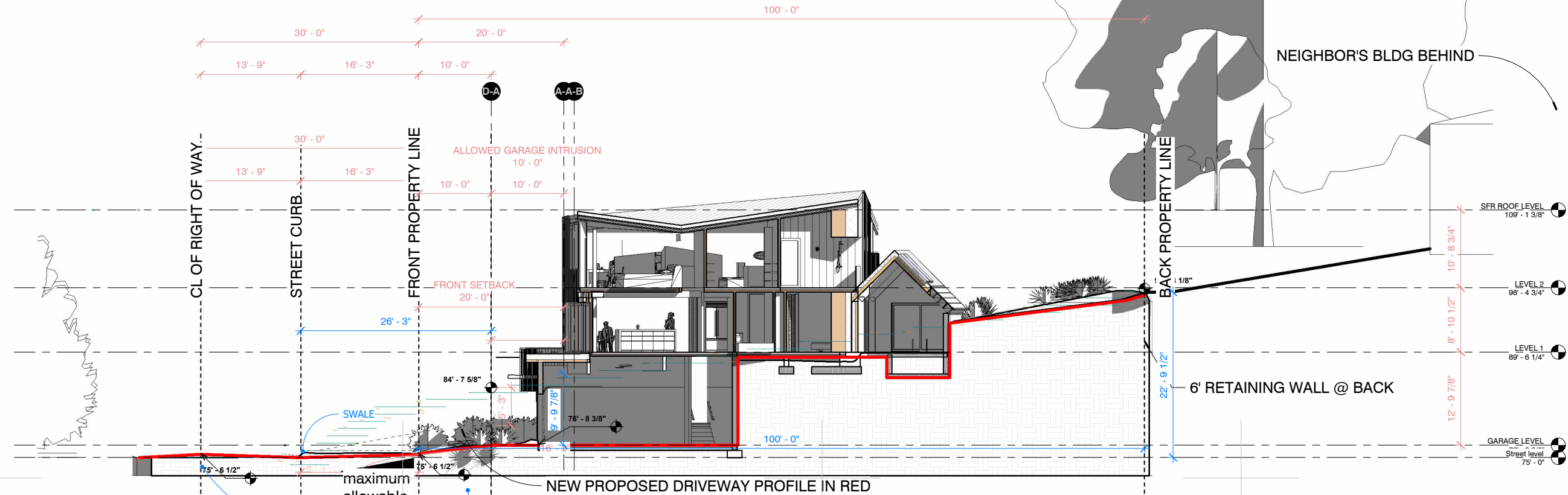
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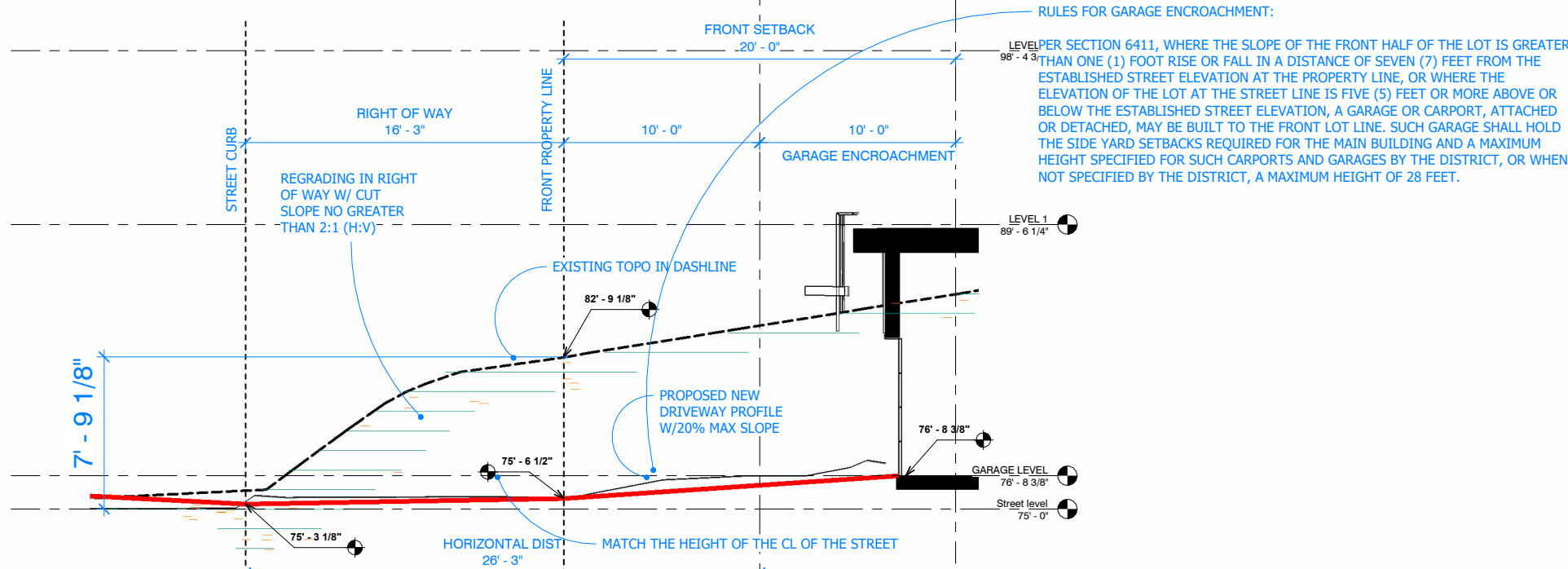
**DRIVEWAY
SECTION STUDY**

A 1.4

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① DRIVEWAY PROFILE SECTION STUDY 20%
1/8" = 1'-0"



② ENCROACHMENT EXP 20%
1/4" = 1'-0"



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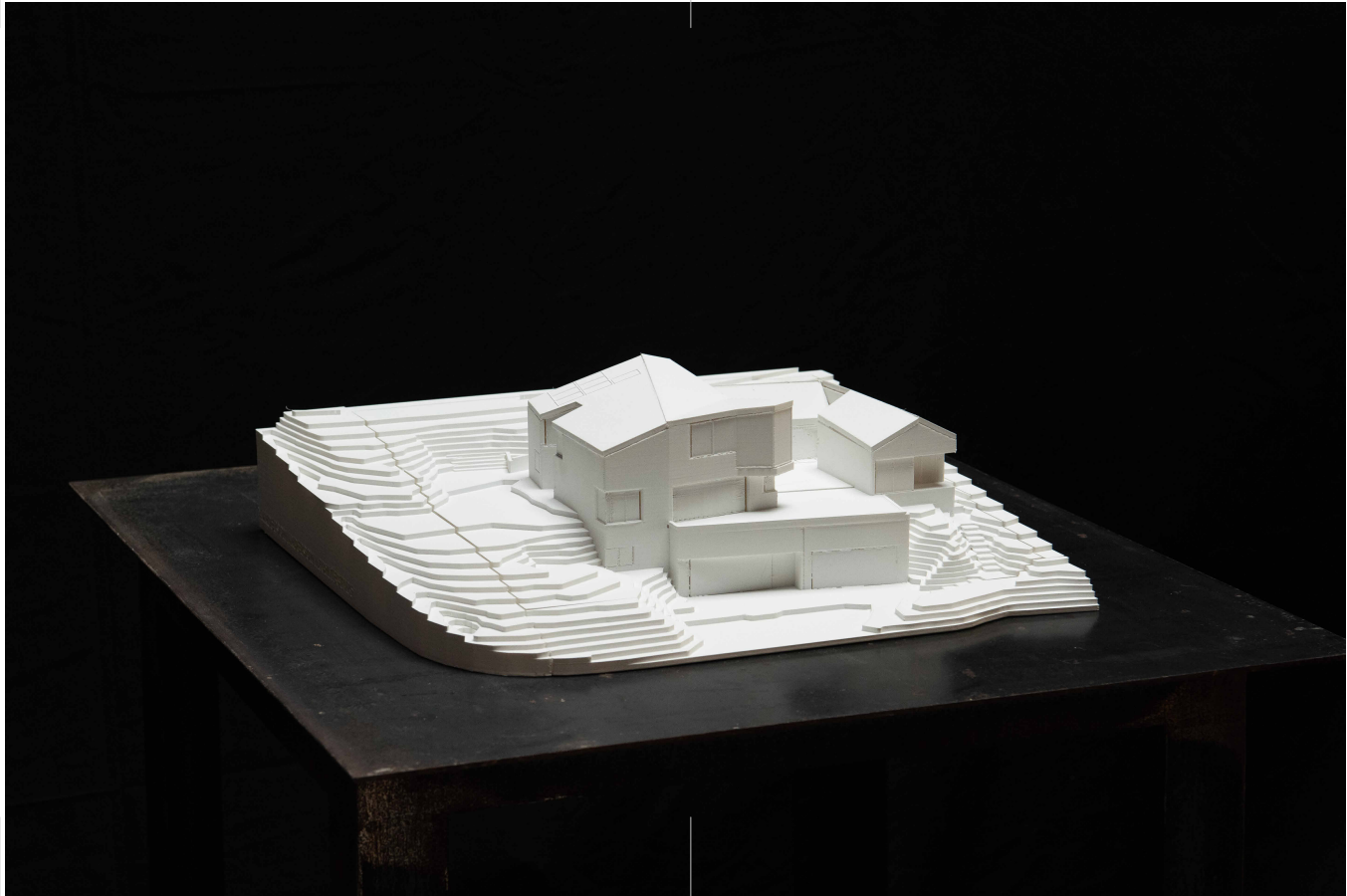
TOTAL SF:
KEY PLAN:

SITE AXON

A 1.6

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PROJECT:
**Bobak Bakhtiari
residence (v4.1)**
AAA PROJECT CODE:**21B0B**

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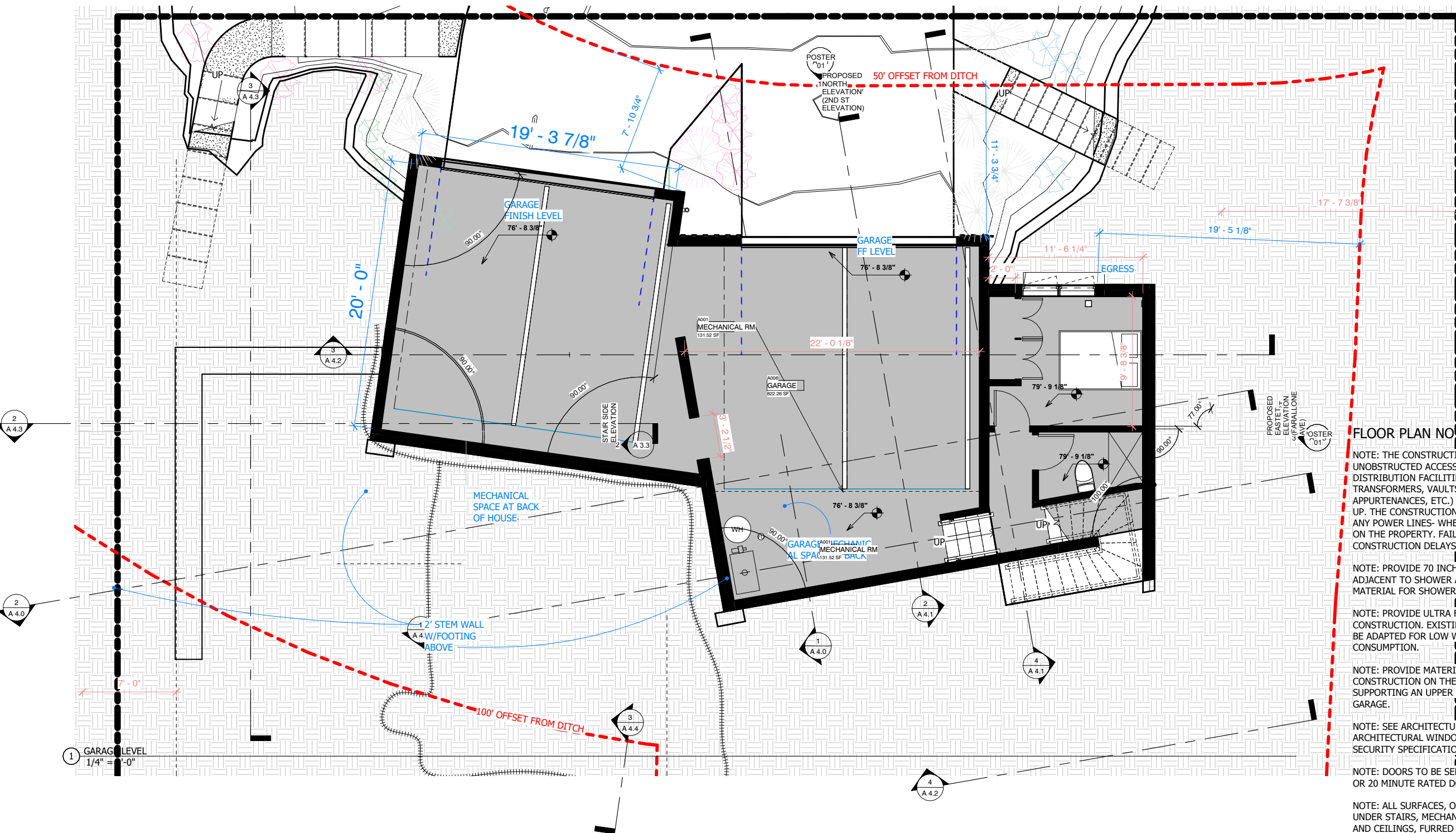
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TOTAL SF:
KEY PLAN:

**CURRENT
PHYSICAL MODEL
PHOTOS
A 1.8**



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NOTE: THE CONSTRUCTION SHALL KEEP FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, POWER-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES- WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

NOTE: PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIAL FOR SHOWER ENCLOSURE.

NOTE: PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

NOTE: PROVIDE MATERIALS OF ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE GARAGE SIDE FOR WALLS AND WHEN SUPPORTING AN UPPER FLOOR, CEILINGS, POSTS AND BEAM OF GARAGE.

NOTE: SEE ARCHITECTURAL DOOR SCHEDULE AND ARCHITECTURAL WINDOW SCHEDULE FOR ALL SAFETY AND SECURITY SPECIFICATIONS.

NOTE: DOORS TO BE SELF-CLOSING, 1-3/4" SOLID WOOD CORE OR 20 MINUTE RATED DOOR ASSEMBLY.

NOTE: ALL SURFACES, ON LOWER LEVEL, OF WALLS, CEILINGS, UNDER STAIRS, MECHANICAL ROOMS, UNFINISHED SPACE WALLS AND CEILINGS, FURRED WALLS AND ANY OTHER OTHERWISE EXPOSED ROUGH FRAMING IS TO BE SHEATHED IN 5/8" TYPE-X GWB AND AT MINIMUM FIRE-TAPED AND FIRE-CAULKED.

THE ONLY EXCEPTION IS EXPOSED FINISH BEAMS, COLUMNS, MULLIONS, AND OTHER SUCH VISIBLE DESIGN COMPONENTS AS NOTED. CBC 1009.5.3.

NOTE: EGRESS DOOR TO MEET REQUIREMENTS OF 2019 IRC;
SEE ARCHITECTURAL DOOR SCHEDULE FOR COMPLIANCE.

NOTE: ALL ROOM AREAS UNLESS OTHERWISE NOTED
ON PLAN ARE FINISHED AREAS.



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PREPARED BY: Author

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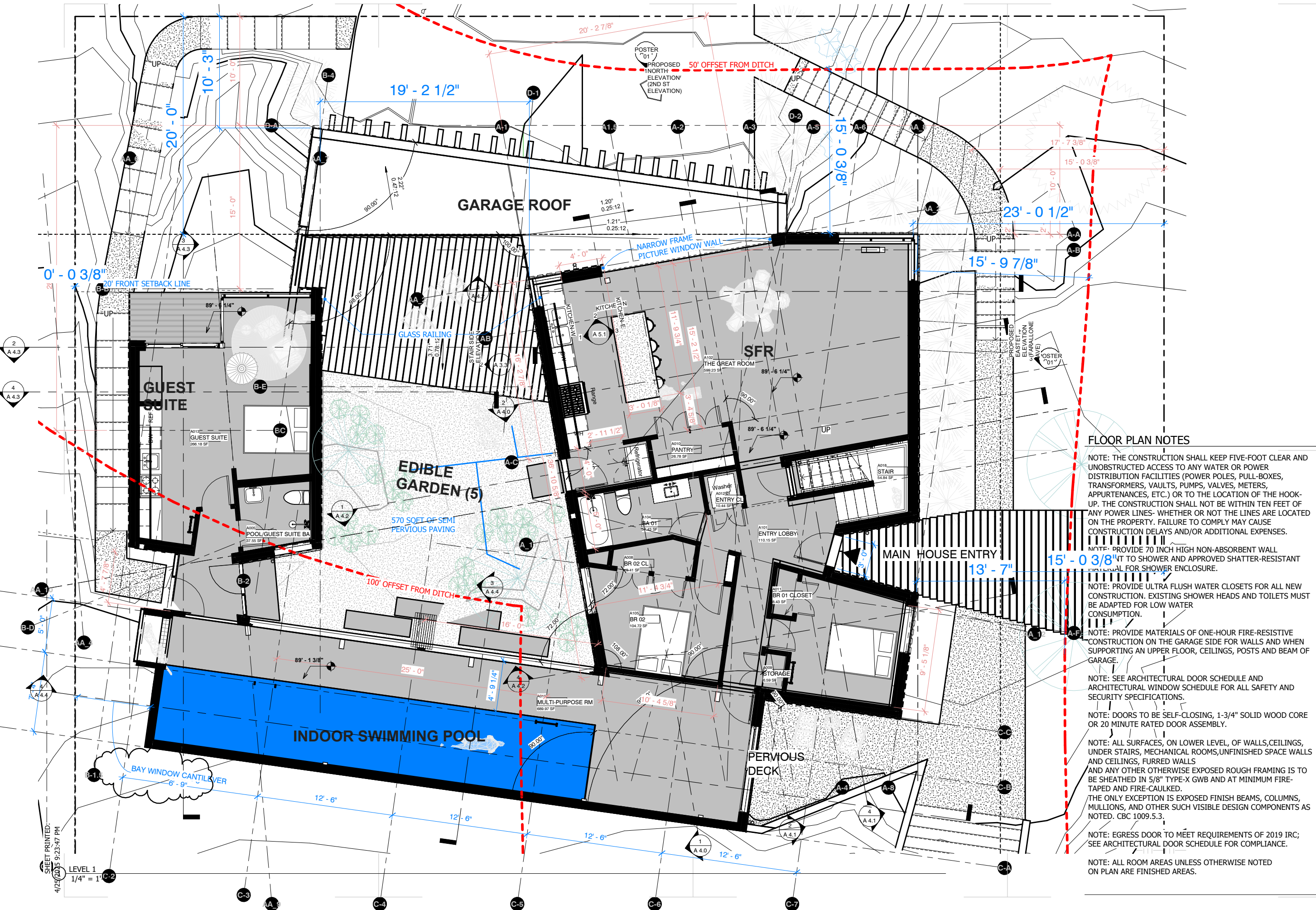


TOTAL SF:
KEY PLAN:

FLR PLAN LV 1

A 2.2

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FLOOR PLAN NOTES

NOTE: THE CONSTRUCTION SHALL KEEP FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES- WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

NOTE: PROVIDE 70 INCH HIGH NON-ABSORBENT WALL AT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIAL FOR SHOWER ENCLOSURE.

NOTE: PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

NOTE: PROVIDE MATERIALS OF ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE GARAGE SIDE FOR WALLS AND WHEN SUPPORTING AN UPPER FLOOR, CEILINGS, POSTS AND BEAM OF GARAGE.

NOTE: SEE ARCHITECTURAL DOOR SCHEDULE AND ARCHITECTURAL WINDOW SCHEDULE FOR ALL SAFETY AND SECURITY SPECIFICATIONS.
NOTE: DOORS TO BE SELF-CLOSING, 1-3/4" SOLID WOOD CORE OR 20 MINUTE RATED DOOR ASSEMBLY.

NOTE: ALL SURFACES, ON LOWER LEVEL, OF WALLS,CEILINGS, UNDER STAIRS, MECHANICAL ROOMS,UNFINISHED SPACE WALLS AND CEILINGS, FURRED WALLS AND ANY OTHER OTHERWISE EXPOSED ROUGH FRAMING IS TO BE SHEATHED IN 5/8" TYPE-X GWB AND AT MINIMUM FIRE-TAPED AND FIRE-CAULKED.
THE ONLY EXCEPTION IS EXPOSED FINISH BEAMS, COLUMNS, MULLIONS, AND OTHER SUCH VISIBLE DESIGN COMPONENTS AS NOTED. CBC 1009.5.3.

NOTE: EGRESS DOOR TO MEET REQUIREMENTS OF 2019 IRC; SEE ARCHITECTURAL DOOR SCHEDULE FOR COMPLIANCE.

NOTE: ALL ROOM AREAS UNLESS OTHERWISE NOTED ON PLAN ARE FINISHED AREAS.

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



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3	4TH submittal planning DR		11/13/20 23



TOTAL SF:
KEY PLAN:

FLR PLAN LV 2

A 2.3

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FLOOR PLAN NOTES

NOTE: THE CONSTRUCTION SHALL KEEP FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES- WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

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NOTE: PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

NOTE: PROVIDE MATERIALS OF ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE GARAGE SIDE FOR WALLS AND WHEN SUPPORTING AN UPPER FLOOR, CEILINGS, POSTS AND BEAM OF GARAGE.

NOTE: SEE ARCHITECTURAL DOOR SCHEDULE AND ARCHITECTURAL WINDOW SCHEDULE FOR ALL SAFETY AND SECURITY SPECIFICATIONS.

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NOTE: EGRESS DOOR TO MEET REQUIREMENTS OF 2019 IRC; SEE ARCHITECTURAL DOOR SCHEDULE FOR COMPLIANCE.

NOTE: ALL ROOM AREAS UNLESS OTHERWISE NOTED ON PLAN ARE FINISHED AREAS.

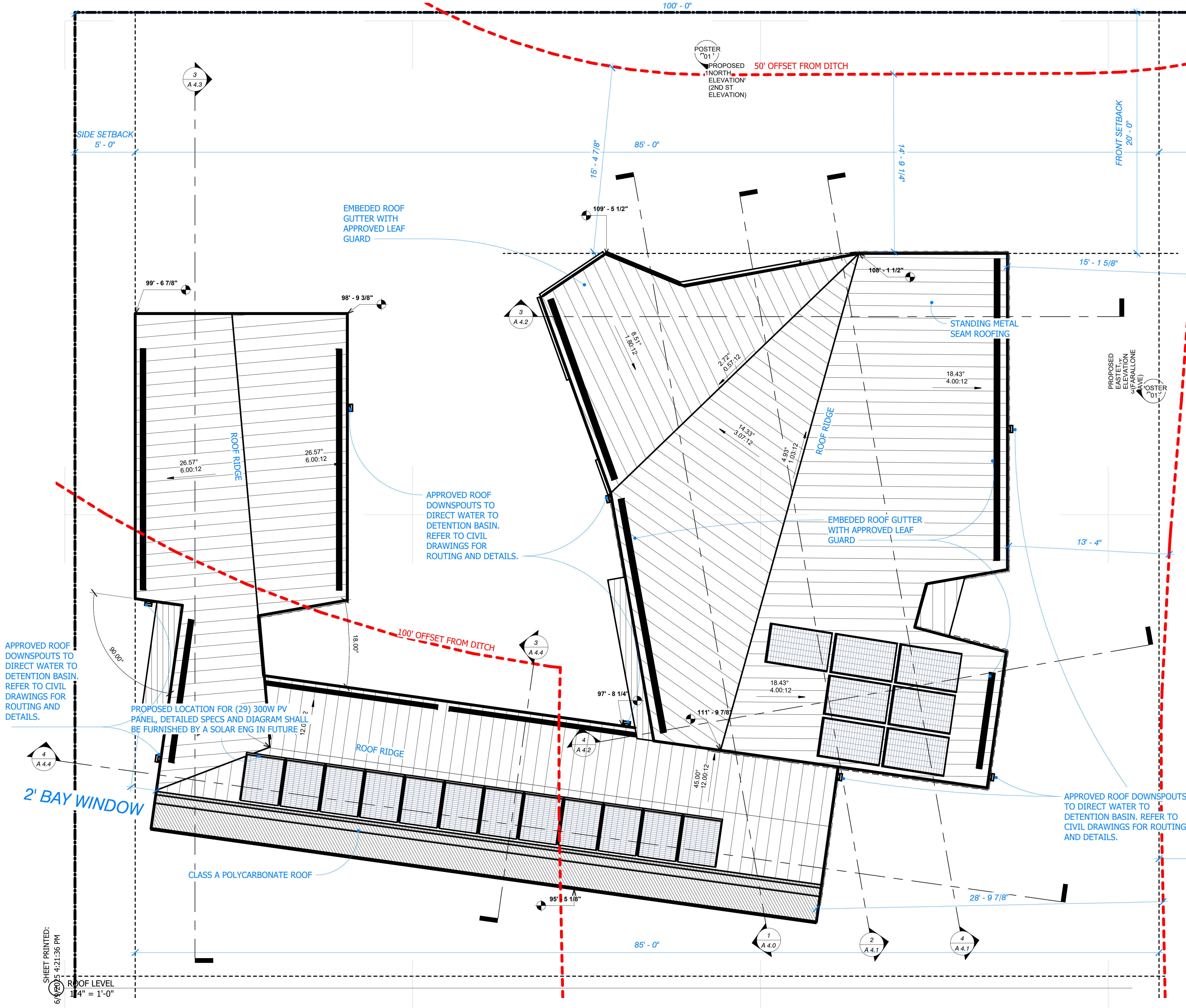
INT GENERAL FINISH NOTES

NOTE: ALL MATERIALS ARE TO BE SAMPLED AND APPROVED BY ARCHITECT BEFORE APPLICATION/INSTALLATION.

NOTE: SEE DETAILS OR ARCHITECT FOR APPROVAL ON ALL MATERIAL TRANSITIONS AND THRESHOLDS.

NOTE: ALL WALLS AND CEILINGS IN STORAGE, UTILITY AND MECHANICAL AREAS ARE TO BE COVERED WITH 5/8" TYPE-X GWB.

NOTE:INSTALL SOLID 2X12 OR SIMILAR BACKING CONTINUOUSLY AROUND ENTIRE BATHROOM WALL AT 36" TO CENTER ABOVE FINISH FLOOR TO PROVIDE BACKING FOR GRAB BARS, TOWEL BARS AND HARDWARE



ROOF PLAN NOTES

1. ALL PLANTED ROOFS TO HAVE SPECIFIED SLOPE NOT LESS THAN A MINIMUM 1" PER FOOT SLOPE TO DRAIN.
2. POLYGAL UMBRELLA ROOF TO HAVE A MINIMUM OF 1" PER FOOT SLOPE.
3. ALL ROOF MEMBRANES TO BE APPROVED GRAY COLOR, CLASS-A FIRE RESISTANT SINGLE PLY MEMBRANE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
4. ALL DRAINS AND ROOF ACCESSORIES SHALL BE SUPPLIED BY OR APPROVED BY OR MEET ROOFING MANUFACTURER'S SPECIFICATIONS.
5. ROOF DRAINS SHALL BE SUFFICIENT IN SIZE AND NUMBER AND IN OVERFLOW CONFIGURATION TO CONFORM TO ALL APPLICABLE CODES.
6. ROOF DRAINS SHALL BE FITTED WITH APPROVED LEAF AND DEBRIS GUARDS.
7. ALL ROOF PENETRATIONS, INCLUDING ROOF JACKS, PLUMBING BOOTS, CHIMNEY COLLARS, VENTS, AND SIMILAR EQUIPMENT SHALL BE SUPPLIED BY AND OR APPROVED BY AND MEET ROOFING MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.
8. ALL DOWNSPOUTS SHALL HAVE APPROVED OVERFLOW SYSTEM.
9. ALL ROOF DRAINS SHALL BE LED TO BELOW GRADE SOLID PVC, SCHEDULE 40 PIPING SYSTEMS, SEPARATE FROM FOOTING DRAINS, AND DISCHARGED TO APPROVED LOCATIONS.
10. COURTYARD AND CARPORT ROOF TO COMPLY WITH REVISED CHAPTER 7A OF BBC 704A.5, BMC SECTION 19.28.050. POLYCARBONATE ROOF SHEATHING TO CONFORM TO CHAPTER 7A REQUIREMENTS SUCH AS CLASS "A" ROOFING. FRAMING TO BE TREATED WITH IGNITION-RESISTANT AND NONCOMBUSTIBLE MATERIALS.
11. LAP ROOFING, FLASHING AND MEMBRANE SUB-FLASHING TO OUTSIDE OF SIDING. FLASH WITH 24GA. FLASHING CAP TO MATCH METAL ROOFING.
12. USE SELF-ADHERING, SELF-RESEALING SUBFLASHING OR APPROVED SUBSTITUTE AS A LAPPED, WATERPROOF LAYER BELOW METAL ROOF AND FLASHING COMPONENTS, AND AT ROOF AND WALL PENETRATIONS LAPS, AND SEAMS. EXCEPT AS SPECIFIED USE ROOFING AND FLASHING COMPONENTS BY ROOFING MANUFACTURER.
13. IN ALL ROOFING COMPONENTS USE ACCESSORIES AND PENETRATIONS SUPPLIED BY OR APPROVED BY MANUFACTURER. FOLLOW MANUFACTURER INSTALLTION GUIDELINES AND SEALANT SPECIFICATIONS.
14. ALL METAL FLASHING COMPONENTS TO HAVE LAPPED CONNECTIONS FOR POSITIVE WATER FLOW NOT DEPENDENT ON SEALANT.
15. USE APPROVED HIGH PERFORMANCE SEALANT IN APPLICATION APPROVED BY SEALANT MANUFACTURER AND ROOFING/ FLASHING SYSTEM MANUFACTURER. FOLLOW MANUFACTURER INSTALLATION GUIDELINES AND SEALANT SPECIFICATIONS.
16. ROOFING WILL HAVE ATTACHMENT AND PENETRATION OF OPTIONAL PV SYSTEM. USE INSTALLATION COMPONENTS COMPATIBLE WITH ROOFING SYSTEM MANUFACTURER AND INSTALLED PER SPECIFICATIONS OF PV MOUNT MANUFACTURER AND ROOFING MANUFACTURER.
17. PROVIDE ADD ALTERNATE PV SYSTEM PANEL RACK ATTACHMENTS AND PV SYSTEM PENETRATION WATERPROOFING TO BE INCLUDED IN ROOFING BID.
18. CLT CEILING EXPOSED BELOW: SIZE ROOF FASTENING SCREWS ACCORDINGLY TO NOT PENETRATE THROUGH
19. FOLLOW ROOFING AND SOLAR MANUFACTURING'S SPECIFICATION AND DETAILS FOR PV PANEL INSTALLATION

PROJECT:

Bobak Bakhtiari
residence (v4.1)
AAA PROJECT CODE: **2180B**

Vacant lots, 2nd Street, Montara,
County of San Mateo, California



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PREPARED BY: Author

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TOTAL SF:
KEY PLAN:

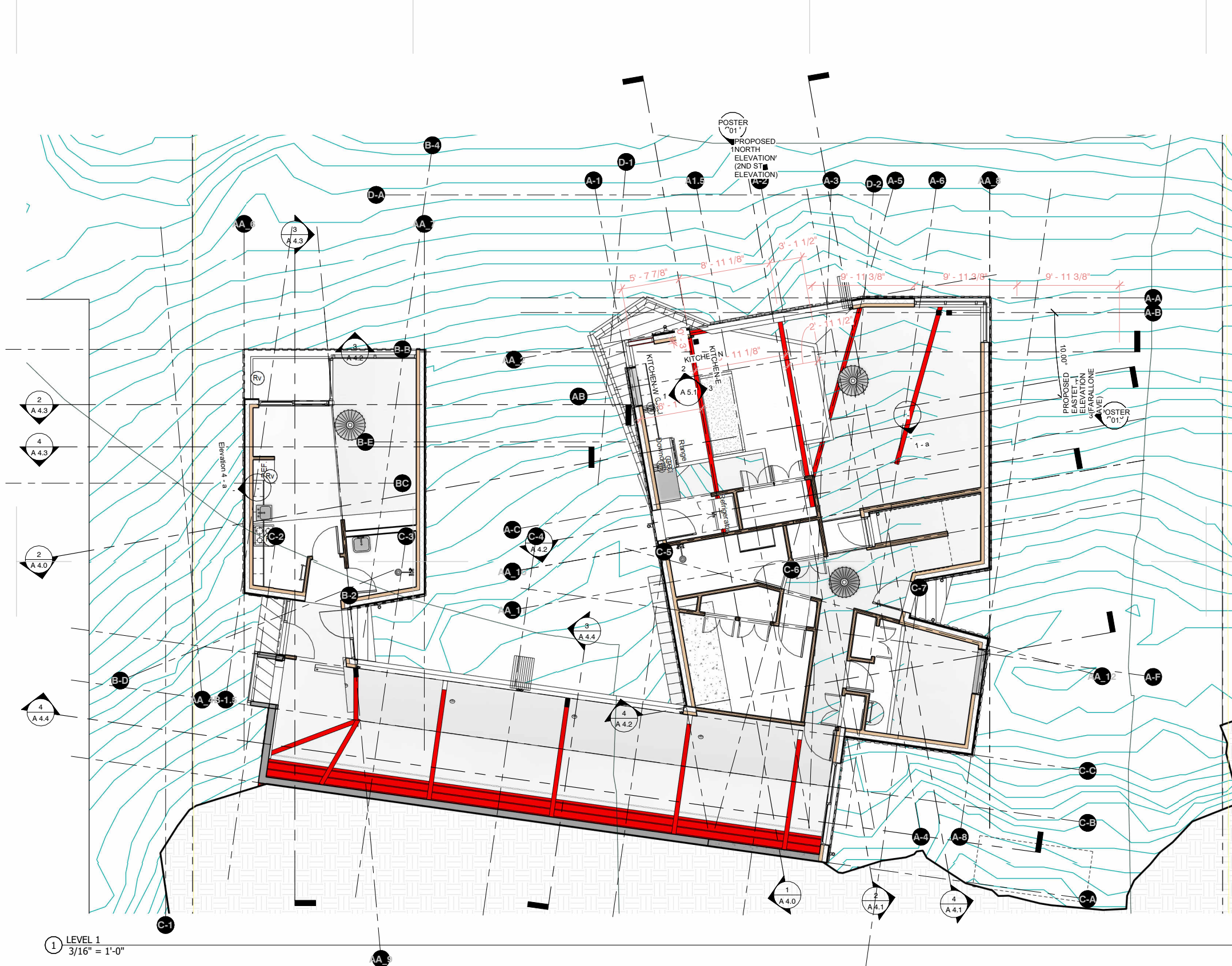
ROOF PLAN

A 2.4

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6/9/2025 4:21:36 PM

ROOF LEVEL
1/4" = 1'-0"



RCP GENERAL NOTES

- THE CONTRACTOR SHALL COMPARE THIS REFLECTED CEILING PLAN WITH ELECTRICAL LIGHTING PLANS, MECHANICAL SUPPLY, RETURN, AND EXHAUST PLANS. THE CONTRACTOR SHALL REPORT ANY OMISSIONS OR INCONSISTENCIES TO THE ARCHITECT
- SEE ELECTRICAL DRAWINGS FOR THE LOCATIONS OF CEILING MOUNTED SMOKE DETECTORS, SPEAKERS, EXIT SIGNAGE, AND FIRE ALARM DEVICES, ETC. ALSO SEE ELECTRICAL FOR LOCATIONS OF WALL MOUNTED EXIT LIGHTS
- FOR FURTHER DIMENSIONS SEE LARGE SCALE PLANS, SECTIONS, ELEVATIONS AND DETAILS.
- SPRINKLER HEADS ARE NOT SHOWN ON ARCHITECTURAL REFLECTED CEILING PLANS. CONTRACTOR TO INSTALL SUFFICIENT HEADS IN ALL SPACES TO PROVIDE 100% COVERAGE AS REQUIRED UNDER NFPA 13 AND OWNERS' INSURANCE COMPANIES' REQUIREMENTS. CENTER ALL SPRINKLER HEADS IN CEILING TILES AND GYPSUM BOARD CEILINGS.
- THE CONTRACTOR SHALL VERIFY THAT ACCESS PANELS OF TYPE SPECIFIED ARE INSTALLED IN NON-ACCESSIBLE TYPE CEILING WHERE SERVICE OR ADJUSTMENT TO MECHANICAL, PLUMBING OR ELECTRICAL ITEMS MAY BE REQUIRED. ACCESS PANELS SHALL BE EQUAL TO THE RATING OF THE WALL OR CEILING IN WHICH THEY OCCUR
- 18" MIN VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN THE BOTTOM OF THE EXTENDED SPRINKLER HEADS AND THE TOP OF ANY FILES, SHELVING, LOCKERS, ETC

PROJECT:
Bobak Bakhtiari residence (v4.1)
AAA PROJECT CODE: **21B08**

Vacant lots, 2nd Street, Montara,
County of San Mateo, California



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BY:

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TOTAL SF:
KEY PLAN:

RCP LV 1

A 2.5.2

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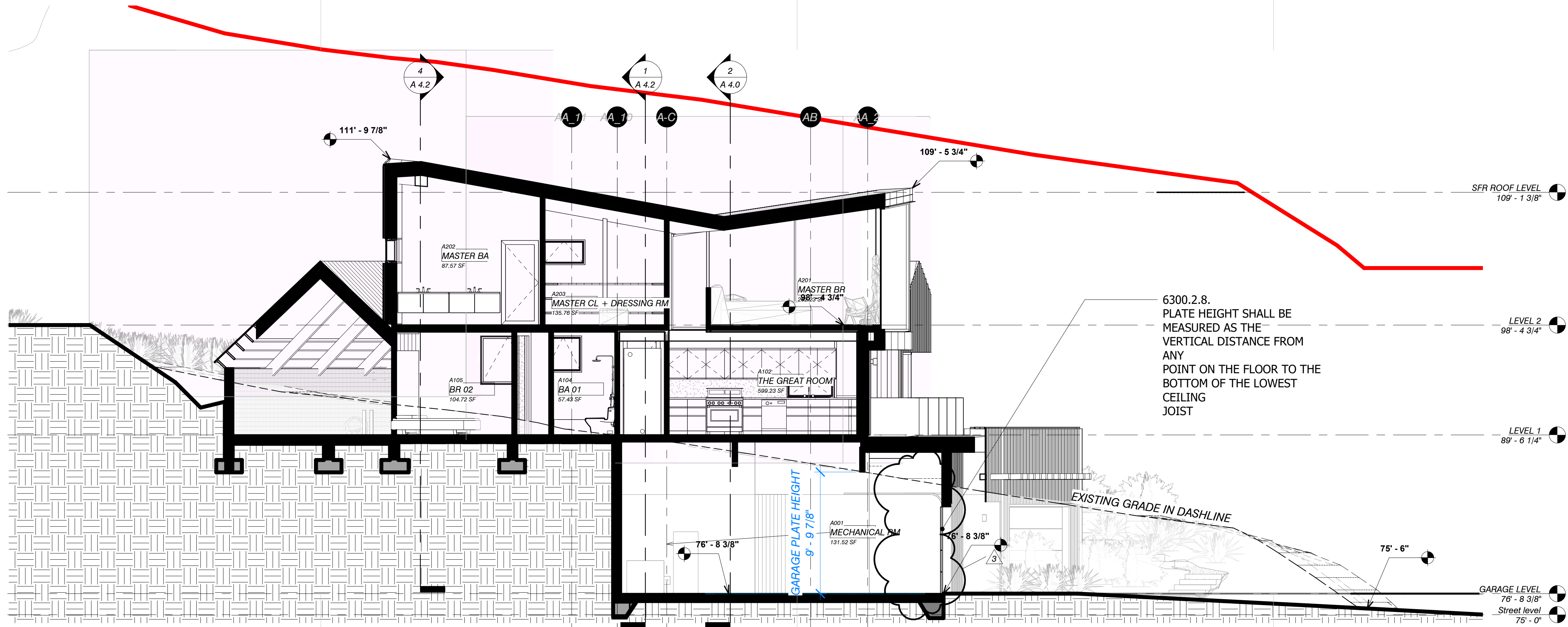
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3	4TH submittal planning DR	11/13/20 23

TOTAL SF:
KEY PLAN:

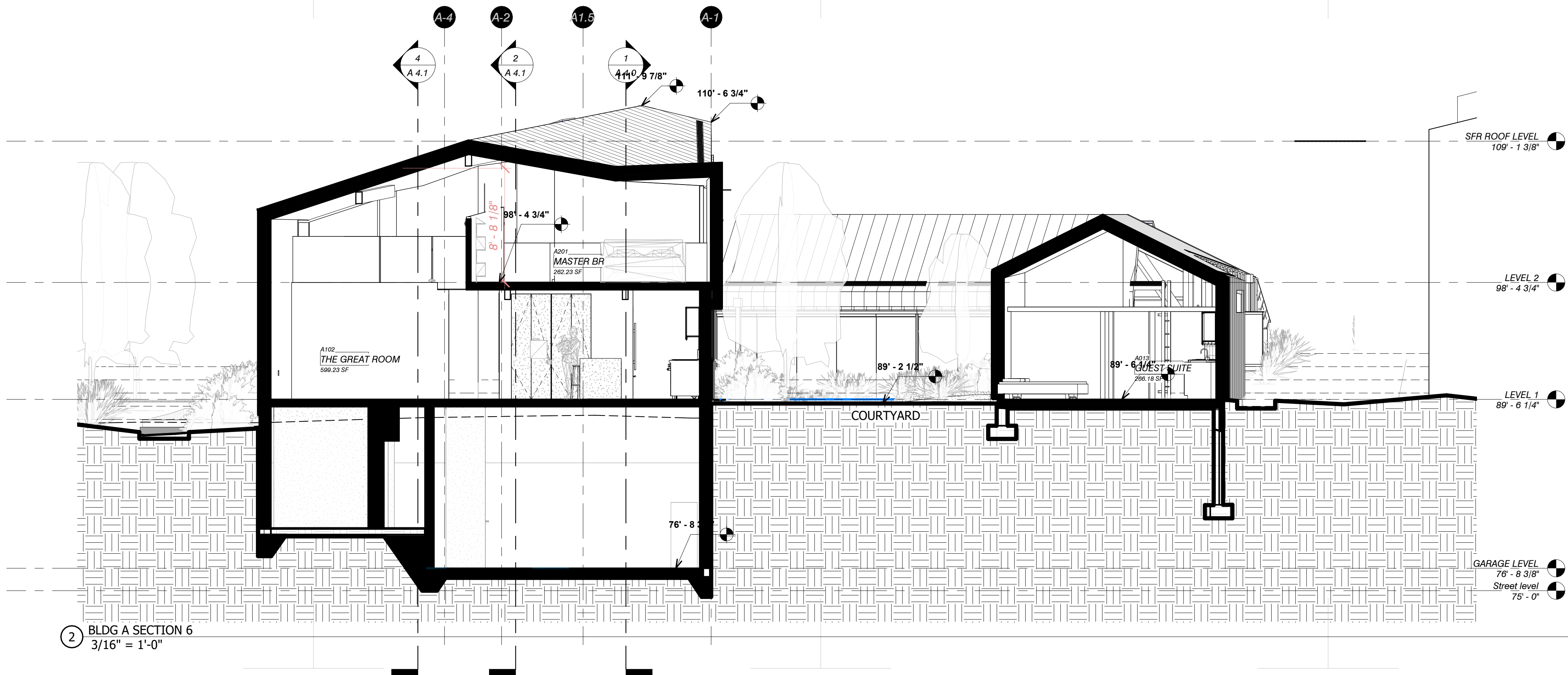
**BLDG SECTION
FOR PERMIT**

A 4.0

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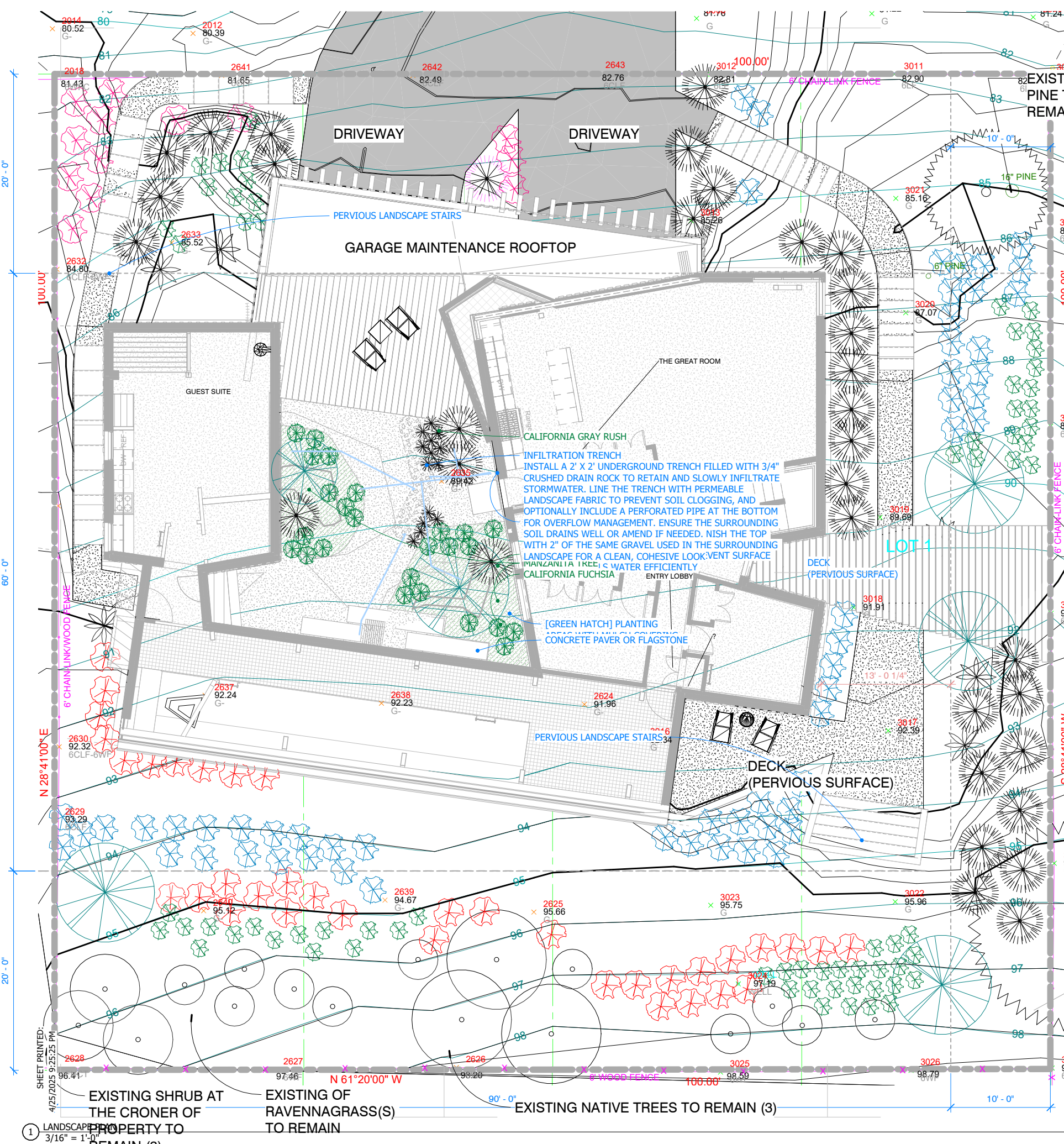


1 BLDG A SECTION 3
3/16\" = 1'-0\"



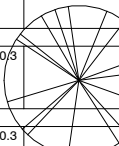
2 BLDG A SECTION 6
3/16\" = 1'-0\"

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REQUIREMENTS FOR WATER EFFICIENT LANDSCAPE ORDINANCE (WELO)

- RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES
- 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
- COMPOST: PROJECT MUST 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).
- 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.
- TURF (Title 23, Chapter 2.7, Appendix D (b) (4)): 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. TURF IS NOT ALLOWED IN NON-RESIDENTIAL PROJECTS.
- FOR RESIDENTIAL AREAS, 75% OF LANDSCAPE, EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER, SHALL CONSIST OF PLANTS THAT AVERAGE A WUCOLS PLANT FACTOR OF 0.3. WUCOLS PLANTS DATABASE CAN BE FOUND ONLINE AT: 1. [HTTP://UCANR.EDU/SITES/WUCOLS/](http://UCANR.EDU/SITES/WUCOLS/)

Planting Schedule								
Image	Type	LATIN NAME	Comments	Count	SPACING	WATER USAGE	URL	
BLUE GLOW AGAVE								
	BLUE GLOW AGAVE	<varies>	<varies>	8	5' - 0"	VERY LOW PLANT FACTOR <0.1		
Blue oat grass								
	Blue oat grass	Helictotrichon sempervirens and cvs	WELO	63	2' - 0"	LOW, PF 0.1-0.3		
Bougainvillea spectabilis								
	Bougainvillea spectabilis	Bougainvillea spectabilis	WELO	1	8' - 0"	LOW, PF 0.1-0.3		
CALIFORNIA FUCHSIA								
	CALIFORNIA FUCHSIA		WELO; COURTYARD	25	2' - 0"			
California gray rush								
	California gray rush		WELO; COURTYARD	14				
COASTAL ROSEMARY								
	COASTAL ROSEMARY	Westringia fruticosa (rosmariniformis) & hybrids and cvs	WELO	15	3' - 0"	LOW, PF 0.1-0.3		
Dwarf fountain grass								
	Dwarf fountain grass	Pennisetum alopecuroides 'Hameln'	WELO	51	3' - 0"	LOW, PF 0.1-0.3		
HUMMINGBIRD SAGE								
	HUMMINGBIRD SAGE	Salvia spathacea	WELO; COURTYARD	3	3' - 0"			
MANZANITA								
	MANZANITA	Arctostaphylos	WELO; COURTYARD	4	10' - 0"	LOW, PF 0.1-0.3		
RUSSIAN SAGE								
	RUSSIAN SAGE	Perovskia spp. & cvs.	WELO	36	4' - 0"	LOW, PF 0.1-0.3		
WALL GERMANDER								
	WALL GERMANDER	Teucrium fruticans	WELO	13	4' - 0"	LOW, PF 0.1-0.3		

PLANT LIST
3/16" = 1'-0"

PROJECT:
Bobak Bakhtiari residence (v4.1)
AAA PROJECT CODE: 21808

Vacant lots, 2nd Street, Montara, County of San Mateo, California



ANDERSON ANDERSON ARCHITECTURE

90 TEHAMA STREET
SAN FRANCISCO, CALIFORNIA 94105
T 415.243.9500
F 415.520.9522

PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 4/25/25
PHASE: PLANNING DR
PREPARED BY: Author

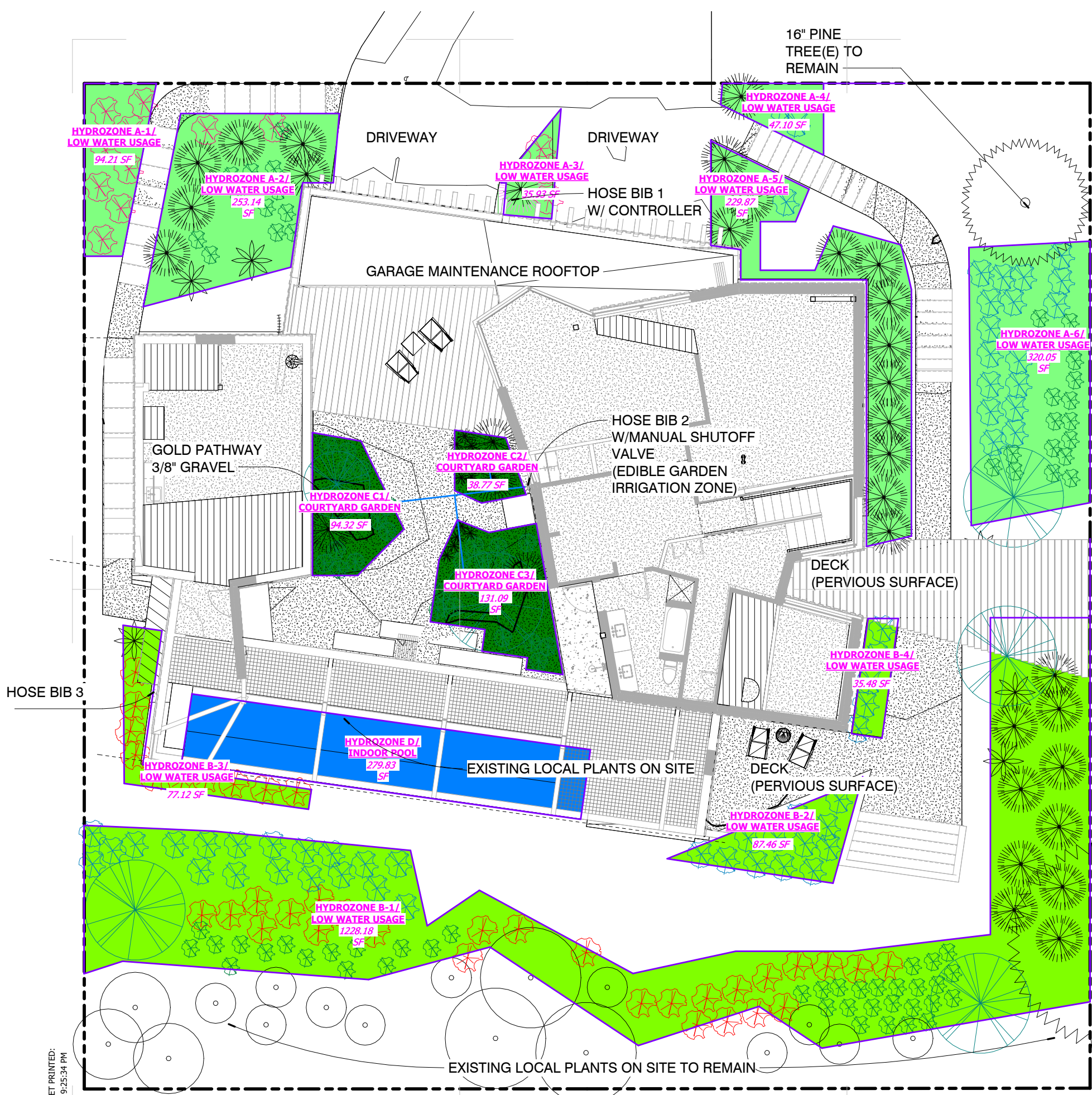
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TOTAL SF:
KEY PLAN:

ARCHITECTURAL
LANDSCAPE PLAN

L 3.0

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IRRIGATION NOTES

- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR
- AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM.
- PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE
- MANUAL-SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY
- AREAS LESS THAN 10-FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.
- 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.
- UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

HYDROZONE AREA		
Name	Area	Plants in zone
A.LOW WATER USAGE		
HYDROZONE A-2/ LOW WATER USAGE	253.14 SF	A.LOW WATER USAGE
HYDROZONE A-3/ LOW WATER USAGE	35.93 SF	A.LOW WATER USAGE
HYDROZONE A-4/ LOW WATER USAGE	47.10 SF	A.LOW WATER USAGE
HYDROZONE A-6/ LOW WATER USAGE	320.05 SF	A.LOW WATER USAGE
HYDROZONE A-1/ LOW WATER USAGE	94.21 SF	A.LOW WATER USAGE
HYDROZONE A-5/ LOW WATER USAGE	229.87 SF	A.LOW WATER USAGE
A.LOW WATER USAGE: 6	980.29 SF	
B.LOW WATER USAGE		
HYDROZONE B-3/ LOW WATER USAGE	77.12 SF	B.LOW WATER USAGE
HYDROZONE B-2/ LOW WATER USAGE	87.46 SF	B.LOW WATER USAGE
HYDROZONE B-1/ LOW WATER USAGE	1228.18 SF	B.LOW WATER USAGE
HYDROZONE B-4/ LOW WATER USAGE	35.48 SF	B.LOW WATER USAGE
B.LOW WATER USAGE: 4	1428.24 SF	
C.MODERATE WATER USAGE		
HYDROZONE C1/ COURTYARD GARDEN	94.32 SF	C.MODERATE WATER USAGE
HYDROZONE C2/ COURTYARD GARDEN	38.77 SF	C.MODERATE WATER USAGE
HYDROZONE C3/ COURTYARD GARDEN	131.09 SF	C.MODERATE WATER USAGE
C.MODERATE WATER USAGE: 3	264.18 SF	
D.POOL		
HYDROZONE D/ INDOOR POOL	279.83 SF	D.POOL
D.POOL: 1	279.83 SF	
Grand total: 14	2952.54 SF	

HYDROZONE LEGEND

- HYDROZONE A-1/ LOW WATER USAGE
- HYDROZONE A-2/ LOW WATER USAGE
- HYDROZONE A-3/ LOW WATER USAGE
- HYDROZONE A-4/ LOW WATER USAGE
- HYDROZONE A-5/ LOW WATER USAGE
- HYDROZONE A-6/ LOW WATER USAGE
- HYDROZONE B-1/ LOW WATER USAGE
- HYDROZONE B-2/ LOW WATER USAGE
- HYDROZONE B-3/ LOW WATER USAGE
- HYDROZONE B-4/ LOW WATER USAGE
- HYDROZONE C1/ COURTYARD GARDEN
- HYDROZONE C2/ COURTYARD GARDEN
- HYDROZONE C3/ COURTYARD GARDEN
- HYDROZONE D/ INDOOR POOL

SHEET PRINTED: 4/25/2025 9:25:34 PM



ANDERSON ANDERSON ARCHITECTURE

90 TEHAMA STREET
SAN FRANCISCO, CALIFORNIA 94105
T 415.243.9500
F 415.520.9522

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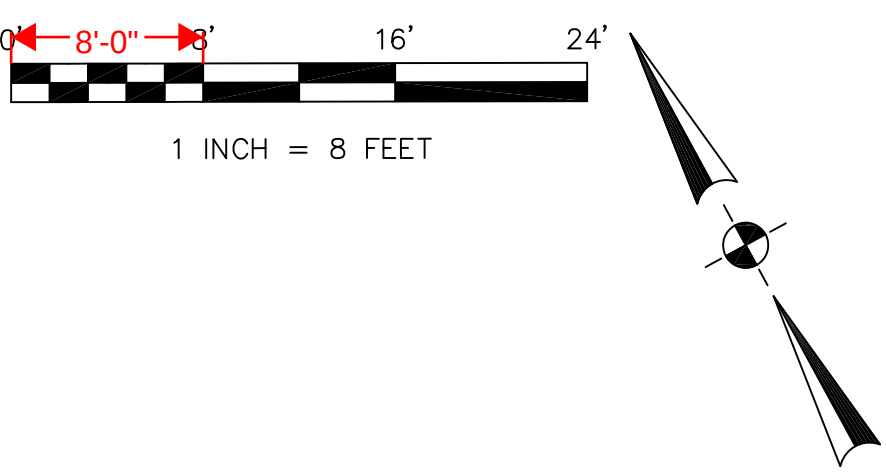
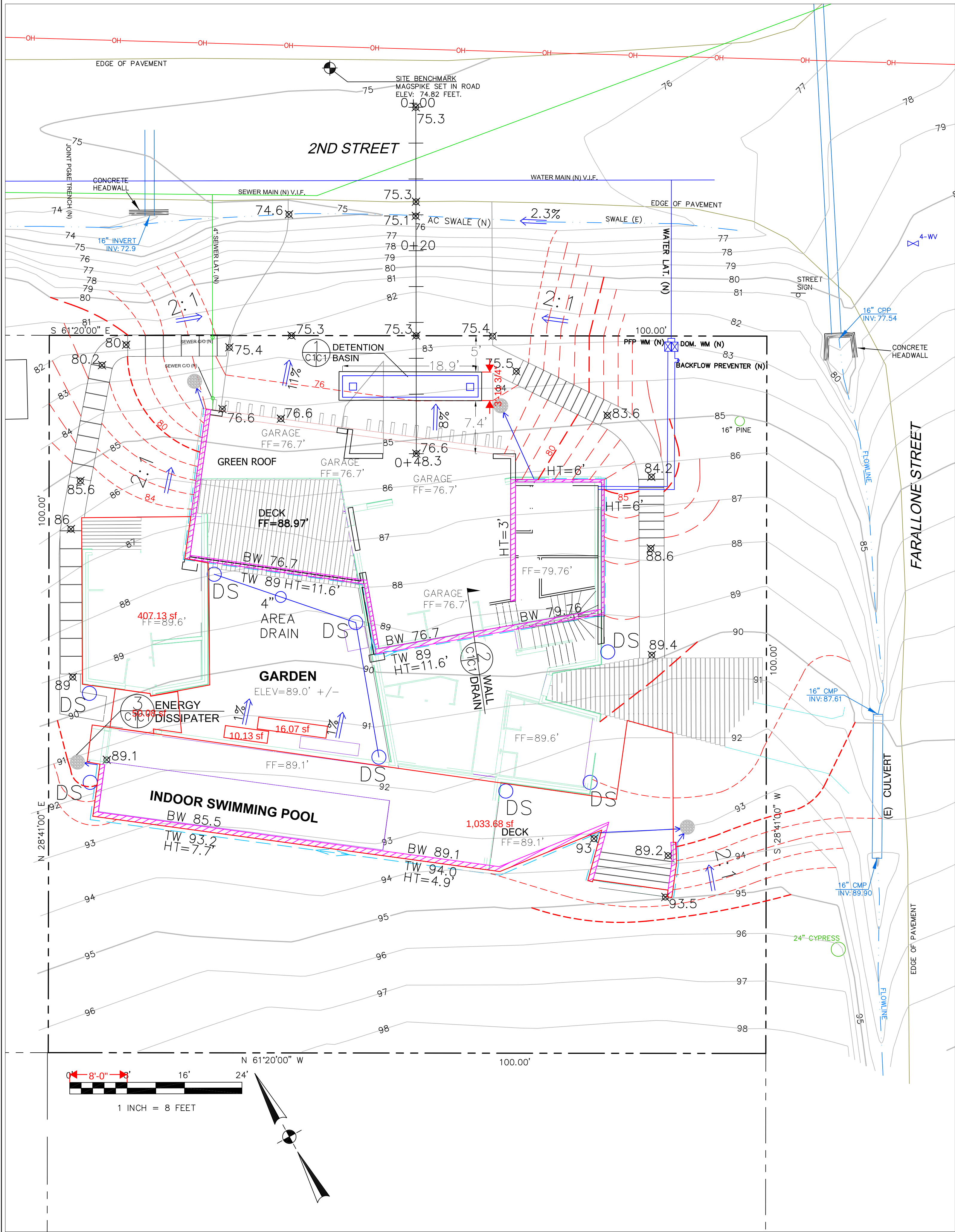
DATE: 4/25/25
PHASE: PLANNING DR
PREPARED: Author
BY:

#	REVISION	ISSUE	DATE
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TOTAL SF:
KEY PLAN:

IRRIGATION PLAN

L 3.1



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- SURFACE DRAINAGE FLOW
- DOWNSPOUT
- 4" MIN SOLID DRAIN PIPE
- 4" MIN PERFORATED DRAIN PIPE
- RETAINING WALL
- ENERGY DISSIPATER - DETAIL 3

GENERAL NOTES

- PLANS PREPARED AT THE REQUEST OF: BOBAK BAKHTIARI, OWNER
- TOPOGRAPHY BY BGT LAND SURVEYING, SURVEYED 3-2-20.
- THIS IS NOT A BOUNDARY SURVEY.
- ELEVATION DATUM ASSUMED.
- THE GEOTECHNICAL REPORT: **GEOTECHNICAL STUDY: BAKHTIARI PROPERTY, 2ND STREET MONTARA, APN 036-014-200, 210**; DATE: OCTOBER 26, 2022, BY SIGMA PRIME GEOSCIENCES, INC. PROJECT NO. 22-195 SHALL BE RETAINED ON THE CONSTRUCTION SITE. THE GEOTECHNICAL ENGINEER OF RECORD IS SIGMA PRIME GEOSCIENCES, INC. ASSOCIATES, WITH THE CONTACT NUMBER (650)-728-3590. THE CONTRACTOR MUST NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD AT LEAST 48 HOURS BEFORE CONSTRUCTION OF GEOTECHNICAL RELATED WORK. THE GEOTECHNICAL PART OF CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO, ALL THE EARTHWORK AND FOUNDATION CONSTRUCTIONS, MUST SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD.
- STORMWATER MANAGEMENT CONSTRUCTION INSPECTIONS SHALL BE SCHEDULED FOR APPLICABLE DRAINAGE INSPECTIONS, WHICH INCLUDE SITE CLEARANCE AND EROSION CONTROL MEASURES INSTALLATION AS WELL AS INSPECTION OF MAJOR DRAINAGE CONTAINMENT, TREATMENT, AND CONVEYANCE DEVICES BEFORE BEING BURIED (INCLUDING REQUIRED MATERIAL LABELS, E.G. PIPES, SUB-GRADE MATERIALS, ETC.). PLEASE FOLLOW THE INSPECTION CARD INSTRUCTIONS AND PHONE NUMBER (650-395-3650) TO SCHEDULE COUNTY DRAINAGE INSPECTIONS ACCORDINGLY. THERE SHALL BE THREE INSPECTIONS: ONE FOR EROSION CONTROL INSTALLATION, ONE BEFORE DRAINAGE FACILITIES ARE BURIED, AND ONE FOR FINAL WALK AROUND.

DRAINAGE NOTES

- DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
- ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASIN, AS SHOWN.
- ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
- IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

GRADING NOTES

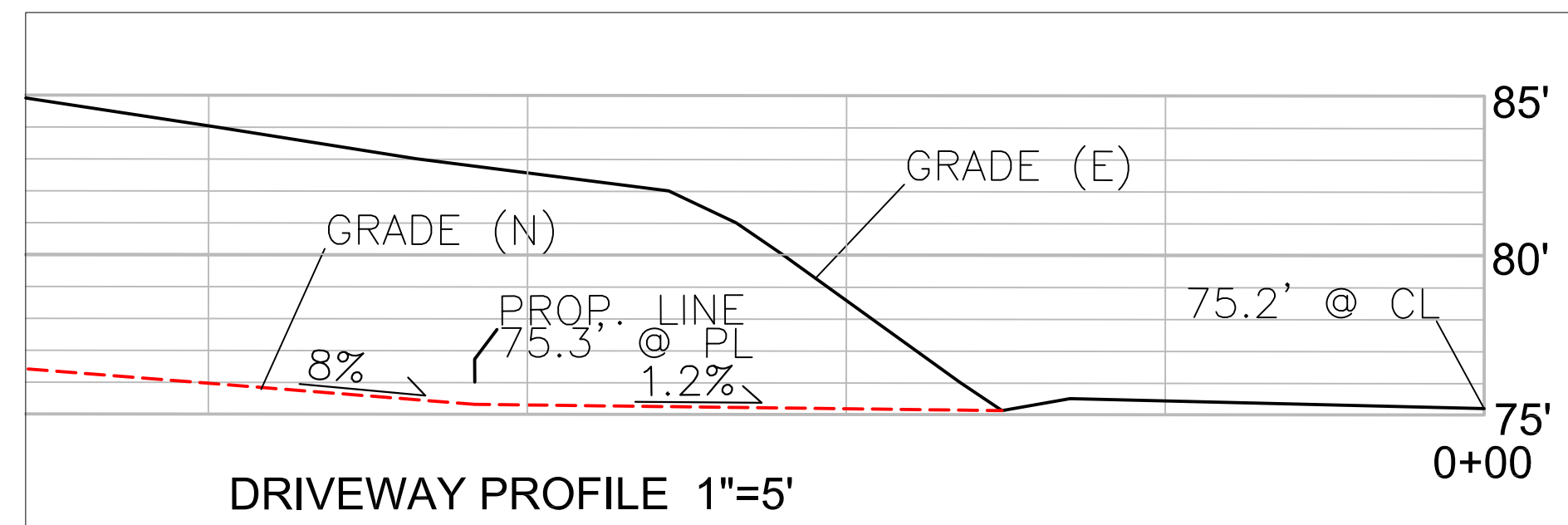
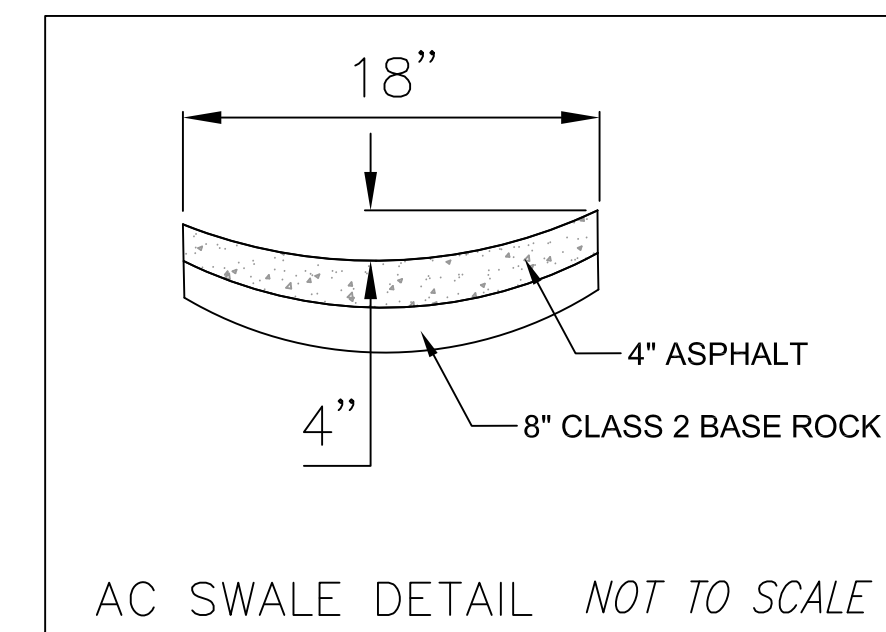
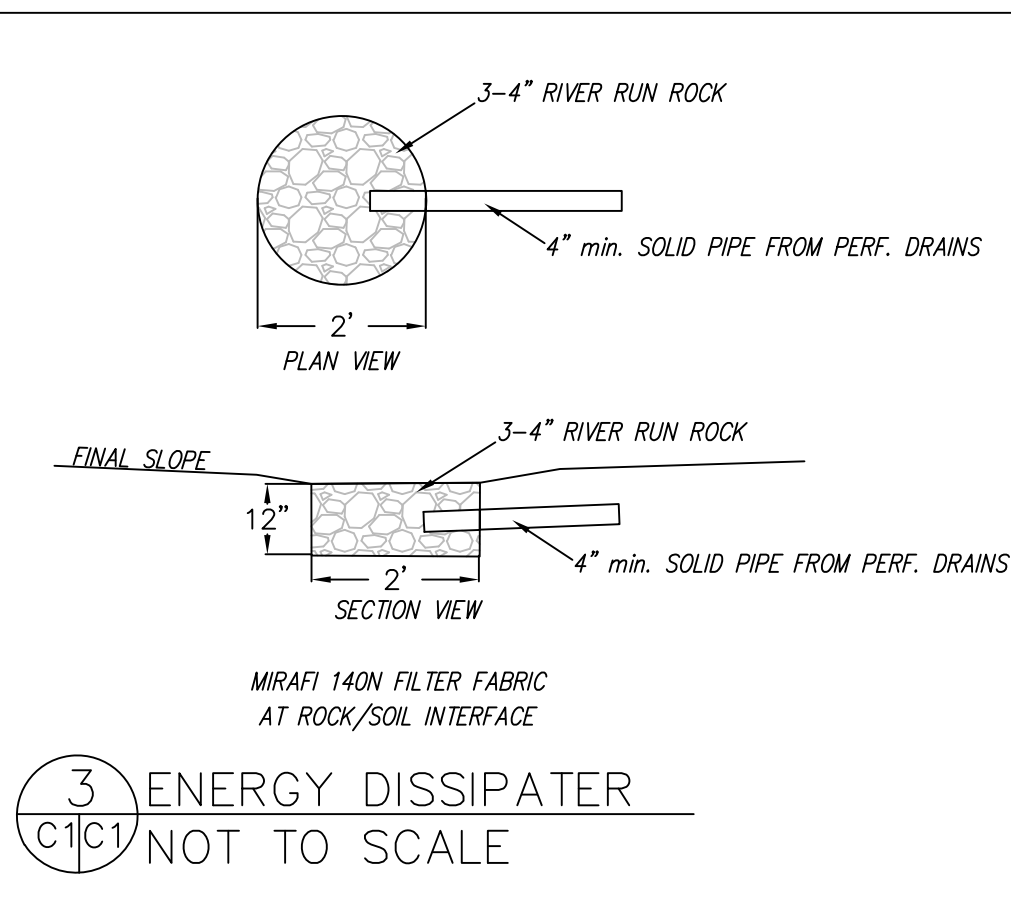
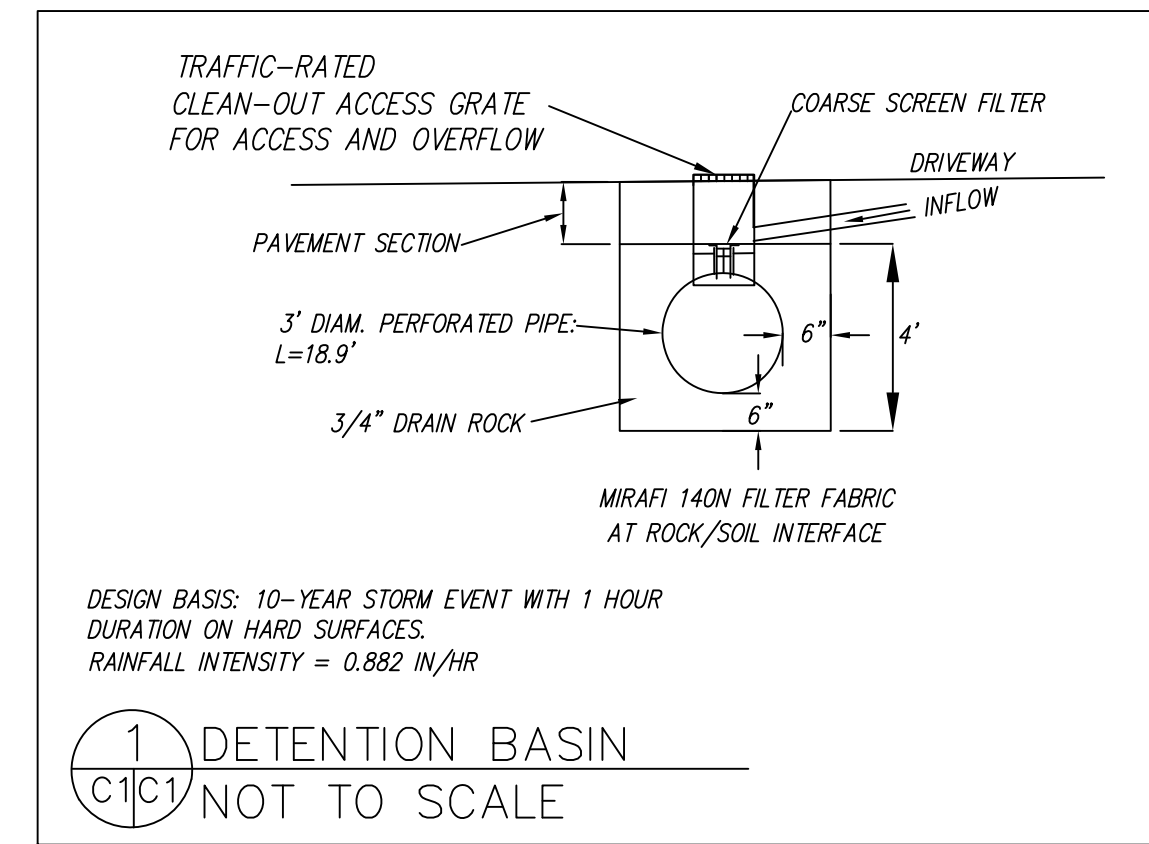
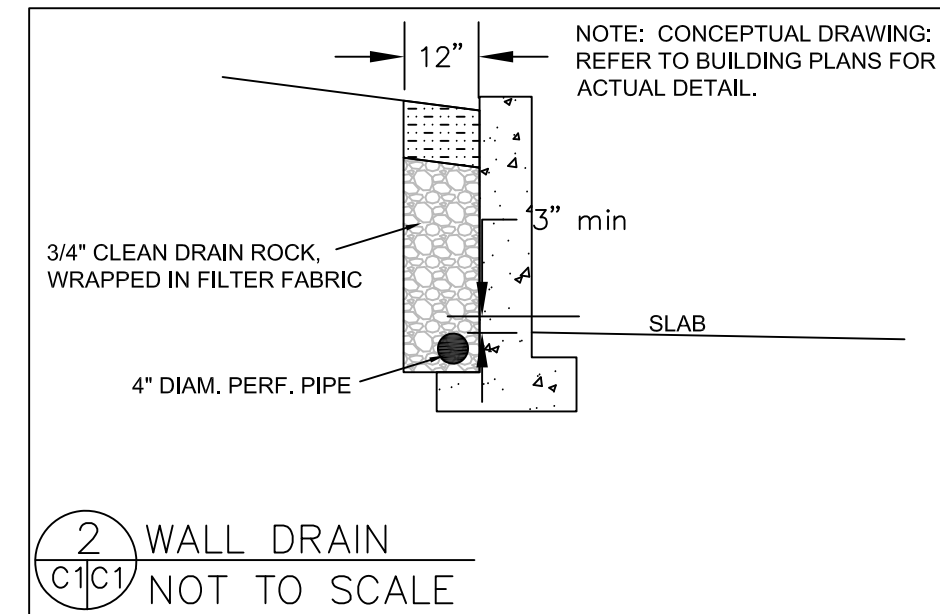
THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASE ROCK COMPACTED TO 95%.

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

GRADING QUANTITIES

DESCRIPTION	CUT VOLUME - CY
LANDSCAPE	305
LOWER T	45
GARAGE	450
DRIVEWAY	320
LOWER BR	95
POOL	95
COURTYARD	90
TOTAL CUT	1,400
TOTAL FILL	= 5 CY



SECTION AND DETAIL CONVENTION

- SECTION OR DETAIL IDENTIFICATION
- REFERENCE SHEET No. FROM WHICH SECTION OR DETAIL IS TAKEN
- REFERENCE SHEET No. ON WHICH SECTION OR DETAIL IS SHOWN



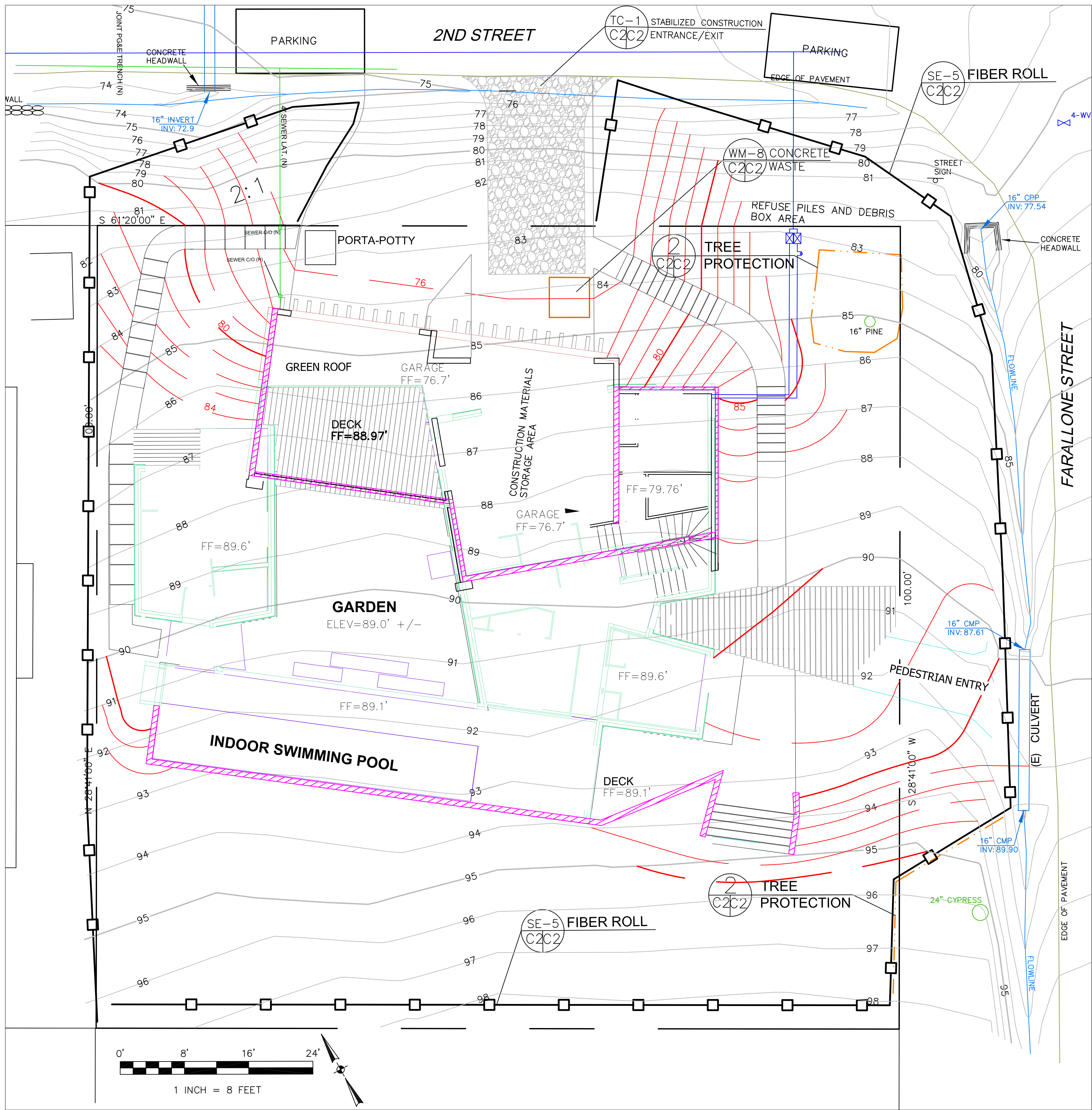
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REV. DATE: 8-6-23	REV. DATE: 11-9-23	REV. DATE: 2-27-24
REV. DATE: 6-9-25	REV. DATE: 6-9-25	REV. DATE: 6-9-25

GRADING AND DRAINAGE PLAN

2ND STREET
MONTARA, CALIFORNIA
APN: 036-014-200, 210

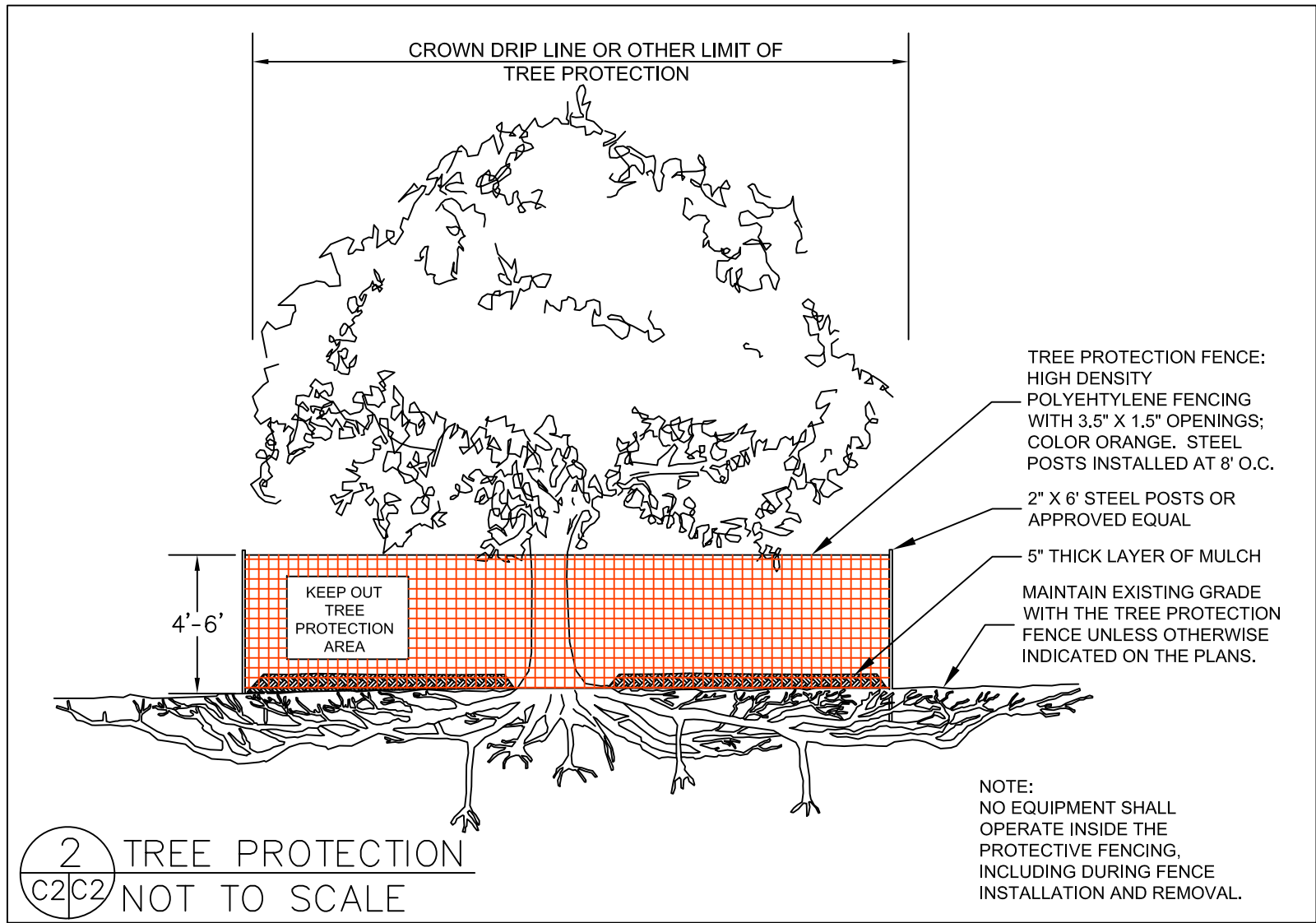
SHEET

C-1

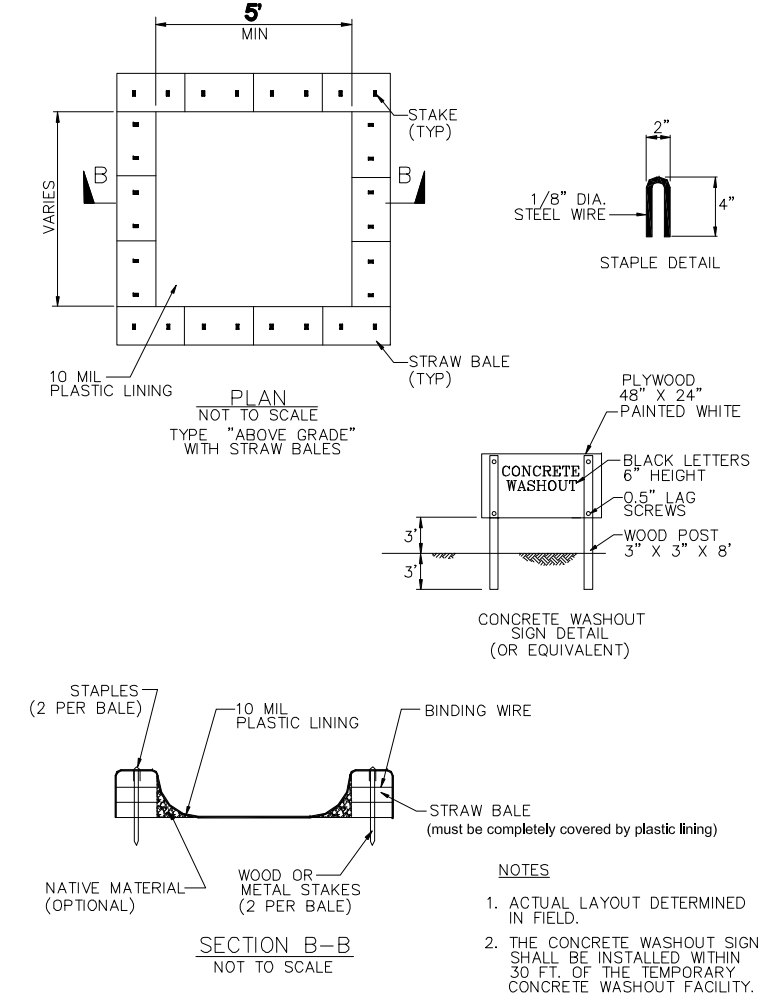


TREE PROTECTION NOTES

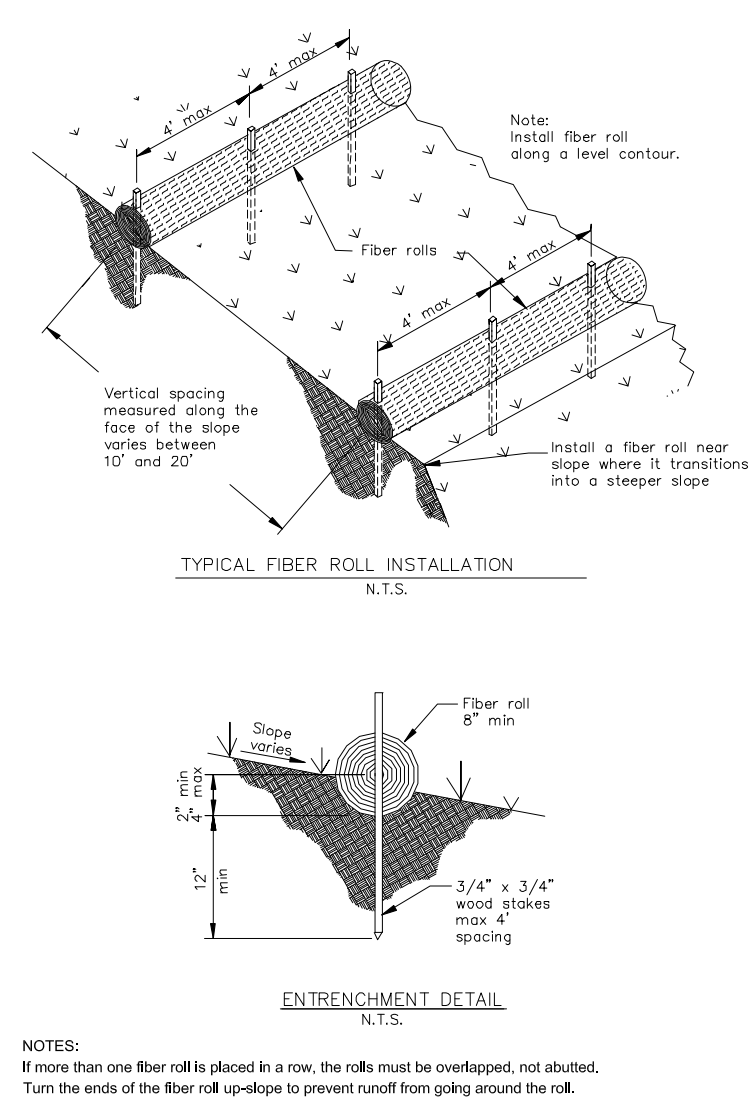
1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSTRUCTION PROCESS.
2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.
3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.
4. ANY LARGE ROOTS THAT NEED TO BE CUT SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED FORESTER PRIOR TO CUTTING, AND MONITORED AND DOCUMENTED.
5. ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.
6. PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.



CONCRETE WASTE MANAGEMENT WM-8



FIBER ROLLS SE-5



GENERAL EROSION AND SEDIMENT CONTROL NOTES

FIBER ROLL
INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL SE-5

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- 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.
- Erosion control materials to be on-site during off-season.
- 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.
- Control and prevent 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.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- 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 Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site.

EROSION CONTROL POINT OF CONTACT

THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: CHARLES KISSICK
TITLE/QUALIFICATION: PROJECT CIVIL
PHONE: 650-728-3590
PHONE:
E-MAIL: SIGMAPRM@GMAIL.COM



Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

DATE: 5-31-23
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE: 8-6-23
REV. DATE: 10-6-23
REV. DATE: 11-9-23
REV. DATE: 6-6-25

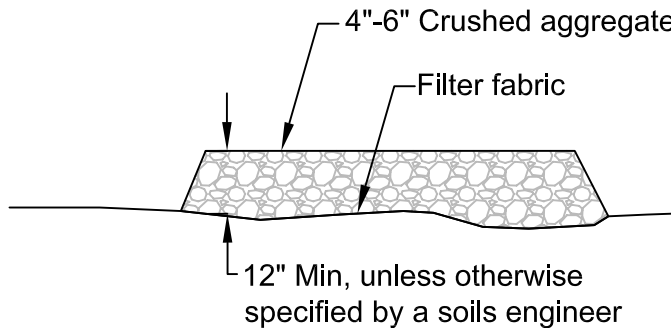
EROSION AND SEDIMENT
CONTROL PLAN

2ND STREET
MONTARA, CALIFORNIA
APN: 036-014-200, 210

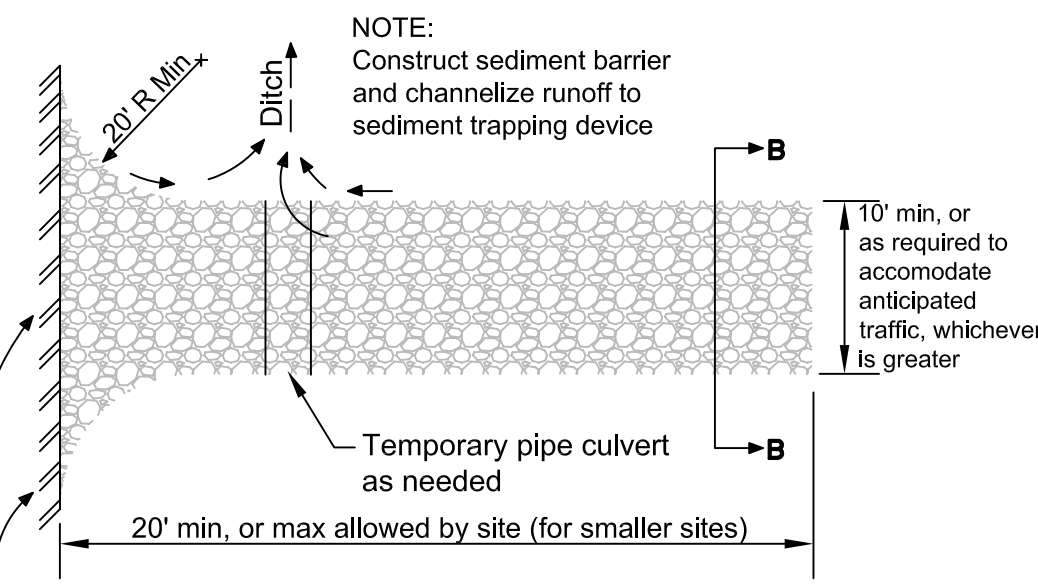
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C-2

STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



**SECTION B-B
NTS**

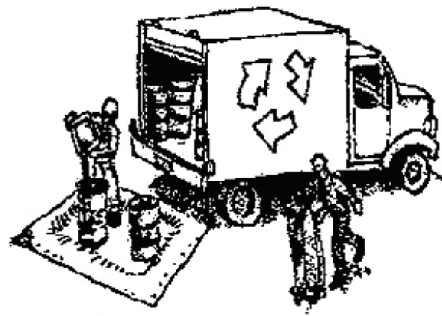


PLAN
NTS

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



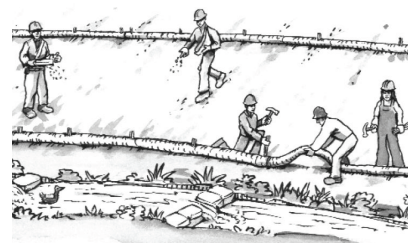
Maintenance and Parking

- ❑ 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

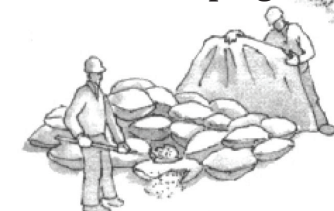
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

Concrete, Grout & Mortar Application



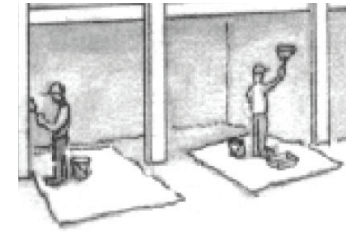
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that 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.

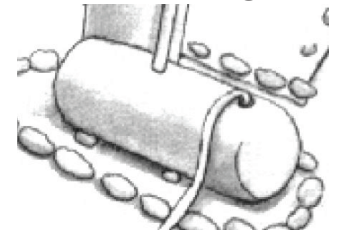
Painting & Paint Removal



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!



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

Owner / Applicant: Bobak Bakhtiari, Rustic Enterprises
File No: PLN2023-00016
Location: 2nd Street, Montara
APN: 036-014-200 & -210

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 PLN2023-00016, conditioned upon satisfaction of standards and sections as follows:

The design meets the following guidelines:

Section 6565.20 (C) Site Planning and Structure Placement

The structure is well integrated with the natural setting.

Section 6565.20 (D)1a Relationship to Existing Topography

The structure is nestled into the topography, and steps up the slope, with no extensions on high stilts.

Section 6565.20 (D)2e Wall Articulation

The structure is well articulated, with appropriate architectural detailing.

Conditions of Approval:

I. Section 6565.20 (D) ELEMENTS OF DESIGN: I, Building Mass , shape, scale. Daylight Plane/ Facade articulation

The garage designed for this home is too large. At the street level it will be the dominant feature looking north from second street. Revise the design of the garage to reduce the visual mass, with emphasis on reducing the East side of the garage, near the corner, where it presents safety concerns for neighbors. Make the garage appear to be part of the foundation of the main home rather than a separate structure pushing out onto the street. Use one or more of the following mechanisms:

- Pull the Eastern half of the proposed four car garage back from the street, tight to the main structure, minimizing the garage depth.
- Change the angle of the East wall of the garage, to make the volume smaller at the street side, eliminating the jutting eastern corner of the current four car garage design

- Eliminate the Eastern-most door / parking spot, to make a 3-car garage where the design previously included a 4 car garage
- Other mechanisms that reduce the dominance of the garage may be approved at the staff level, provided they address the concern outlined above, and are acceptable to public works

2. Section 6565.20 (D) ELEMENTS OF DESIGN: 2. Architectural Styles and features

3. Section 6565.20 (C) Entries

A pathway beginning at the driveway to the left of the garage area shall lead to the main entry door of the residence located on Farralone Ave. This will elevate the front entry to the level of prominence compatible with other front entries in the neighborhood.

4. Section 6565.20 (F) Landscaping, Paved areas, fences Lighting, Noise, Section 6565.20 (F) 2.c. Paved Areas

The drive providing access to the garage shall be made of natural materials that provide drainage, while further reducing the visual dominance of the auto-approach. If the garage is narrowed, reduce the width of the driveway to meet the access requirements for the smaller three car garage.

5. Section 6565.20 (C)2a Privacy

Add privacy screening for exterior shower at balcony.

SUGGESTION:

Section 6565.20 (D) ELEMENTS OF DESIGN: 4. Exterior material and colors. Standards and colors.

To further reduce the appearance of the garage.

The garage is tucked between two embankments. Consider using stone or another contrasting finish material for the garage face instead of cedar which will blend better with the embankments on either side. The embankments on either side of the garage may need to be stabilized as part of final construction and matching stone would be ideal for this concern if needed. This change of materials would also support the concept that the garage is part of the foundation of the home rather than a separate structure. Vines will grow well on stone and not damage this type of siding material.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

October 23, 2024

Bobak Bakhtiari / Hangry Planet LLC
3427 E Dobson pl
Ann Arbor, MI 48105

Re: Coastal Biological Resources Report for 2nd Street and Farallone Avenue (036-014-200/210) in Montara, San Mateo County, California

Dear Mr. Bakhtiari,

The purpose of this letter report is to provide assessment results of the natural communities, sensitive habitats, and special status species resources potentially present at APNs 036-014-200 and 036-014-210 located at the intersection of Second Street and Farallone Avenue in Montara, San Mateo County, California (Project Study Area; Attachment A - Figure 1). The purpose of this assessment is to complete an evaluation of potential impacts to sensitive coastal habitats (or ESHA) from the proposed project, under the guidelines of the San Mateo County Mid-Coast Local Coastal Plan (LCP) required for a new coastal development permit.

The proposed Project includes a new single-family home with related appurtenances. This report describes the results of the assessment and provides recommendations for avoidance and minimization measures for any ESHA protected by local, state, and/or federal laws and regulations present on or in the immediate vicinity of the Project Study Area.

PROJECT SETTING

The Project Study Area is in a dense residential neighborhood on a vacant ruderal lot at the southeast corner of Farallone Avenue and Second Street, in Montara, California. The site is located east of Highway 1, and 250 feet to the north of the Golden Gate Natural Recreation Area (GGNRA; part of the National Park Service lands). The site is surrounded by single-family homes and one or more vacant lots in an area zoned for residential use. The elevation within the Project Study Area is 26 to 30 meters (85 to 100 feet) above mean sea level. The Project Site encompasses 1 soil map unit, as identified by the USDA, NRCS (USDA 2019):

- **Typic Argiustolls, loamy-Urban land association, 5 to 15 percent slopes:** This soil association is made up of 50 percent typic argiustolls and 30 percent urban land. This soil association is moderately well drained and formed on loamy terraces with moderate amount of urban development. Minor components include Obispo (2%), Sirdrak (2%), Candlestick (2%),

Candlestick variant (2%), Orthents (2%), Miramar (2%), Scarper (2%), and other unnamed (2%); no components of this soil association are rated as hydric.

METHODS

Site Visit. On September 5, and October 16, 2024 the Project Study Area was traversed on foot to evaluate the site for the presence of environmentally sensitive habitats, areas (ESHAs) as defined in the LCP, including coastal wetland habitats, riparian corridors, wetlands, marine habitats, sand dunes, sea cliffs, or habitats that may be occupied by special status species (as defined by Policies 7.1, 7.7, 7.14, 7.22, 7.25, 7.30, 7.32, respectively; County of San Mateo 2021). Representative photographs of unique habitat types or other notable observations were taken and are provided in Attachment B. Both plant and animal species identified during the site visit(s) are provided in Attachment C.

Desktop Review. A desktop review was conducted to assess the potential presence of special status species or other sensitive biological resources (e.g., wetlands) in the Project Study Area and its surroundings. Sol Ecology biologists reviewed the following sources prior to the site visit:

- County of San Mateo County Local Coastal Program Policies (LCP, County of San Mateo 2021)
- California Native Plant Society's (CNPS's) A Manual of California Vegetation Online Edition (CNPS 2024a)
- U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory, Wetlands Mapper (USFWS 2024a)
- U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Web Soil Survey (USDA 2019)
- San Mateo Fine Scale Vegetation Map (Golden Gate National Parks Conservancy 2022)
- CNPS's Inventory of Rare and Endangered Plants of California search for U.S. Geological Survey (USGS) 7.5-minute Montara Mountain quadrangle and five adjacent quadrangles (CNPS 2024b; Attachment D)
- California Natural Diversity Database (CNDDB) search for USGS 7.5-minute Montara Mountain quadrangle and five adjacent quadrangles (CDFW 2024; Attachment D)
- USFWS Information for Planning and Conservation (IPaC) Species Lists (USFWS 2024b; Attachment D)
- California Department of Fish and Game (CDFG) publication "California's Wildlife, Volumes I-III" (Zeiner et al. 1990)
- CDFG publication *California Bird Species of Special Concern* (Shuford and Gardali 2008)
- California Department of Fish and Wildlife (CDFW) and University of California Press publication *California Amphibian and Reptile Species of Special Concern* (Thomson et al. 2016)

Wetlands. The Project Study Area was surveyed to determine if any coastal wetlands and/or federal or state jurisdictional waters may be present. Coastal wetlands are defined as an area where the water table is at, near, or above the land surface long enough to bring about the

formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground (also known as hydrophytic, USFWS 1993). The wetland assessment was performed in accordance with the U.S. Army Corps of Engineers (USACE) 3-parameter approach based on the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region: Version 2.0* (USACE 2010). All wetlands exhibiting one or more parameters, including hydrophytic vegetation, hydric soil, or wetland hydrology, were identified and mapped. In San Mateo County, a coastal wetland must contain at least a 50 percent cover of some combination of hydrophytic plants, unless it is a mudflat (LCP Policy 7.14, County of San Mateo 2021). For any wetlands identified during the study, a buffer zone was identified. For wetlands, the buffer zone must extend a minimum of 100 feet from the outermost line of wetland vegetation; this setback may be reduced to no less than 50 feet only where no alternative development is possible, and adequacy of the alternative setback is conclusively demonstrated by a professional biologist to the satisfaction of the San Mateo County and CDFW.

Waters. A preliminary waters assessment was also performed in accordance with USACE guidelines. Where present, the top of bank and ordinary high-water mark (OHWM) was mapped. The top of bank was mapped according to the bankfull width, and the OHWM is based on the presence of unvegetated, ponded areas or flowing water, or evidence indicating their presence such as a scour, sediment sorting, or a defined drainage course. The flow regime was evaluated to classify the waterway as perennial, intermittent, or ephemeral. For streams bordered by hydrophytic vegetation, the extent of riparian vegetation was also mapped. The LCP identifies riparian corridors as areas along streams that naturally support hydrophytic native vegetation (LCP Policy 7.7). These areas filter runoff, provide runoff protection, and facilitate groundwater recharge. Per the LCP, the buffer zone was established based on flow regime as follows: 50 feet from the outer limit of riparian vegetation for perennial streams and 30 feet for intermittent streams; where no riparian vegetation is present, buffer zones must extend 50 feet from the predictable high-water point of perennial streams and 30 feet from the midpoint of intermittent streams (LCP Policies 7.18 and 7.11 respectively).

Special Status Species. Lastly, an assessment for special status species was performed to identify whether suitable habitat elements for any special status species found in the desktop literature review are present within the Project Study Area and whether the project would potentially impact any sensitive plants or animals. Sol Ecology biologists evaluated both aquatic and terrestrial habitats for the presence of special status species, dispersal corridors or barriers, prey availability, refugia, nesting substrate, associated species, and/or other elements that would allow for or preclude presence.

RESULTS

Vegetation communities present in the Project Study Area were classified based on existing plant alliance and/or association descriptions described in the Online Manual of California Vegetation, and the LCP. However, in some cases it is necessary to identify variants of community types or to describe non-vegetated areas that are not described in the literature. County-wide vegetation mapping from 2022 was consulted and field verified.

The Project Study Area is mainly comprised of ruderal vegetation including a variety of non-native, invasive, and ornamental species typical of urban areas that have been graded or disturbed in recent past. Ornamental, non-native shrubs such as pride of madeira (*Echium candicans*), mayten (*Maytenus boaria*), Victorian box (*Pittosporum undulatum*), late cotoneaster (*Cotoneaster coriaceus*), ngaio (*Myoporum laetum*) and white poplar (*Populus alba*) are relatively abundant throughout the Project Study Area. Similarly, a number of non-native grasses and forbs are present and locally abundant, including Italian rye grass (*Festuca perennis*), upright veldt grass (*Ehrharta erecta*), common velvetgrass (*Holcus lanatus*), black nightshade (*Solanum nigrum*), wild carrot (*Daucus carota*), ice plant (*Carpobrotus edulis*) and calla lily (*Zantedeschia aethiopica*), among others. Native woody species present include coast live oak (*Quercus agrifolia*), Monterey cypress (*Hesperocyparis macrocarpa*), and a lone flowering currant (*Ribes sanguineum*), which was likely planted. Despite recent site disturbance including vegetation clearing as evidenced by aerial imagery, no wetland plants were observed on the parcel proposed for development.

There are two man-made swale-like features immediately adjacent to the property: one, on the west side of Farallon Avenue (Ditch 2), and the other on the south side of Second Avenue. Both features lack a distinguishable bed and bank and are terrestrial in character, lacking evidence of any significant hydrology other than roadside runoff. Vegetation within these areas and the adjacent slopes consist predominantly of non-native, herbaceous species more associated with upland, disturbed and ruderal conditions. Abundant species that were observed include English ivy (*Hedera helix*), ice plant (*Carpobrotus edulis*), bristly tail seed (*Urospermum picroides*), French broom (*Genista monspessulana*), flax (*Linum bienne*), ribwort (*Plantago lanceolata*) and creeping wood sorrel (*Oxalis corniculata*). Native species such as beach strawberry (*Fragaria chiloensis*), California blackberry (*Rubus ursinus*) and evening primrose (*Oenothera elata*) were present at low densities.

Several facultative species were observed on the slopes above the ditch, such as Italian rye grass, common velvet grass, Jersey cudweed, cut leaf plantain, narrow-leaf bird's foot trefoil (*Lotus tenuis*) and evening primrose. Although these species often occur along the margins of a wide range of wetland conditions, they are also widespread, early successional plants that can be highly successful in disturbed areas. Their presence within the Project Study Area likely reflects the combination of anthropic disturbance and maritime influence, whereby dense fog mitigates the stressful conditions of California's prolonged summer drought season, providing perennial moisture, protection from direct sun exposure, and buffered temperatures due to proximity to the ocean. Plant species such as these, which are often restricted to variably hydric settings in hotter, drier, interior portions of California are generally able to recruit in more upland and terrestrial settings along the coast due to the buffering effect of the marine layer. None of the facultative plants observed were found observed in sufficient density to meet hydrophytic vegetation criteria. No hydric soils are present, and there is no evidence that either feature conveys water to any jurisdictional feature on or off the site.

Sensitive Habitats (ESHA)

Based on data available on the site and conditions observed at the time of the site assessment, at least one or more ESHAs were observed within the Project Study Area. These habitats are described in greater detail below.

2-Parameter Coastal Wetlands

There are two man-made roadside ditches opposite the property; one of these is located on the east side Farallone Avenue (Ditch 1), while the other is located on the north side of Second Avenue (Ditch 3).

A narrow extent of Coastal Wetland habitat is present in Ditch 1, as evidenced by the presence of dense hydrophytic vegetation. Actively flowing water was observed on both survey dates, suggesting that water is perennially present within the ditch, though a source of the water could not be determined. Representative vegetation within the ditch similarly reflects the presence of available water throughout the year. Dominant vegetation consisted of native hydrophytic species such as common bog rush (*Juncus effusus*), seep monkeyflower (*Erythranthe guttata*), watercress (*Nasturtium officinale*), tall cyperus (*Cyperus eragrostis*), silver weed cinquefoil (*Potentilla anserina*) and water parsley (*Oenanthe sarmentosa*), among others at lower densities. Hydrophytic, non-native herbaceous species were also present, including creeping buttercup (*Ranunculus repens*) and hyssop loosestrife (*Lythrum hyssopifolia*).

The ditch on the north side of Second Avenue (Ditch 3) has a narrow section of Coastal Wetland habitat on the western end that exhibits hydrology sufficient to support a small patch of ephemeral wetland type conditions, including a single obligate plant, watercress (*Nasturtium officinale*) which was seen floating in a small area of standing water. Standing vegetation elsewhere in the ditch at the time of the surveys was minimal, represented primarily by early successional, non-native species such as bull thistle (*Cirsium vulgare*), cape ivy (*Delairea odorata*), scarlet pimpernel (*Lysimachia arvensis*), bristly ox-tongue (*Helminthotheca echioides*), and English ivy (*Hedera helix*). It is also heavily shaded by an ornamental late cotoneaster and an adjacent Monterey cypress, which may hinder the potential for more robust species recruitment within the ditch itself.

Special Status Species

Special-status species include those plants and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the Federal Endangered Species Act (ESA) or California Endangered Species Act (CESA). These acts afford protection to both listed species and those that are formal candidates for listing. Plant species on the California Native Plant Society (CNPS) Rare and Endangered Plant Inventory (Inventory) with California Rare Plant Ranks (Rank) of 1 and 2 are also considered special-status plant species and are protected under the Native Plant Protection Act. CDFW Species of Special Concern, CDFW California Fully Protected species, USFWS Birds of Conservation Concern, and CDFW Special-Status Invertebrates are all considered special-status species. Furthermore, the California Fish

and Game Code (CFGF) and the Migratory Bird Treaty Act (MBTA) prohibits the take of actively nesting birds as well as common bats and their roosts (CFGF only). Lastly, special status species in this report include all rare or unique species listed in the LCP. Any habitats occupied by special status species are also considered ESHA under the LCP.

A total of 25 special status plants have been documented within five miles of the Project Study Area (Attachment A, Figure 3). Only one of these species has potential to occur in the Project Study Area, but outside the proposed project footprint. Special status plants with potential to occur are described in greater detail in Table 1 below.

Table 1. Special Status Plants with the Potential to Occur in the Project Study Area

<i>Scientific Name/ Common Name</i>	Status ¹	Habitat	Blooming Period	Potential for Occurrence
<i>Carex comosa</i> Bristly sedge	2B.2	Wet places; < 400 m	Jul-Sep	Low Potential. Much of the Project Study Area is too disturbed, and hydrologically unsuitable, to support bristly sedge. Ditch 1 could be hydrologically suitable, but the fragmented and otherwise disturbed nature of the drainage is unlikely to support this species.

A total of eleven special status wildlife species have been documented within five miles of the Project Site (Attachment A, Figure 4). Of these, one has potential to occur: Allen's hummingbird. Special status wildlife species with potential to occur are described in greater detail in Table 2 below.

No federal or state listed species are likely to be present. One species, the California red-legged frog (CRLF), a federal threatened species, is found widely in coastal drainages and ponds surrounding Montara. The closest documented CNDDDB occurrence of CRLF is a breeding pool approximately 750 feet to the north of the Project Study Area, within the GGNRA lands. However, due to dense urban development between this breeding pool and the Project Study Area and the lack of suitable upland refugia habitat and/or contiguous aquatic dispersal habitat, CRLF have no potential to occur with the project footprint, and thus will not be impacted by the proposed project; while CRLF can occupy roadside ditches, they are unlikely to do so where more suitable habitats are present, such as perennial features found on the nearby GGNRA.

Other special status species identified in the database review or LCP are not likely to occur within the Project Site due to the absence of suitable habitat elements or vegetation communities including friable soils, coastal scrub, prairie, or dune habitat, suitable bat roost habitat, flowing aquatic habitat, marsh habitat, and suitable monarch overwintering habitat. The Project Site generally does not have the potential to support nesting birds protected under the MBTA and CDFG Code, though sufficient nesting substrate and nectar producing plants are present to support Allen's hummingbird nesting. Generally, the Project Site's overall disturbed nature likely precludes most native flora and fauna.

Table 1. Special Status Wildlife with the Potential to Occur in the Project Study Area

Scientific Name/ Common Name	Status¹	Habitat	Potential for Occurrence
<i>Selasphorus sasin</i> Allen's hummingbird	BCC	Resident to the coast of California and Oregon during the breeding season. Nests are constructed in trees or shrubs near shady streams in both understory and tree canopy.	Moderate Potential: Suitable nesting habitat is present in small trees within the Project Study Area and adjacent habitats. Nearby residential landscaping provides suitable foraging habitat.

¹ BCC – Bird of Conservation Concern

Allen's hummingbird (*Selasphorus sasin*). USFWS Bird of Conservation Concern. Allen's hummingbird, common in many portions of its range, is a summer resident along the majority of California's coast and a year-round resident in portions of coastal southern California and the Channel Islands. Breeding occurs in association with the coastal fog belt, and typical habitats used include coastal scrub, riparian, woodland and forest edges, and eucalyptus and cypress groves (Clark and Mitchell 2000). It feeds on nectar, as well as insects and spiders.

Several small trees and shrubs, as well as one moderately sized Monterey cypress tree, along with suitable ornamental flowering plants nearby, provide suitable nesting habitat for the Allen's hummingbird, which has very generalist and versatile nesting requirements. If project activities were to occur during the nesting bird season, then they have the potential to impact nesting Allen's hummingbird. Incorporation of the avoidance measures listed below will ensure that potential impacts to Allen's hummingbird, as well as other common nesting birds, are completely avoided.

DISCUSSION AND RECOMMENDATIONS

Based on the results of this assessment, much of the Project Study Area is dominated by invasive and ornamental plants typical of areas that have been disturbed.

Two ESHA features, both 1-parameter coastal wetlands located within roadside ditches are present in the Project Study Area; both ditches may also be considered Waters of the State given the presence of standing or flowing water. Neither feature is likely to be affected either directly or indirectly by project activities given the presence of roadways between the project and these two features, which prevent any alteration of drainage patterns that would affect hydrology as the source of water is not originating from the parcel to be developed. Furthermore, the presence of roadways between the proposed development and both features will prevent any new discharges from the project. Other roadside drainage features closer to the project footprint lack a defined bed and bank and would not be subject to state or federal jurisdiction, nor be considered ESHA.

The prescribed setback for Coastal Wetland habitat is 100 feet but may be reduced to no less than 50 feet only where no alternative development is possible, and adequacy of the alternative setback is conclusively demonstrated by a professional biologist to the satisfaction of the San Mateo County and CDFW. Given that both ESHAs are located within roadside drainage ditches,

are separated by existing paved roadways, and the proposed development will not directly or indirectly affect hydrology of these two features, a minimum 50-foot setback is more than adequate to protect these features from proposed activities. Best management practices prescribed below will further ensure no indirect effects to the setback area will occur from dust or spills during proposed construction.

Only one special status plant has potential to occur in Ditch 1 given mesic conditions; however, prescribed setbacks will ensure no impact to this species, if present, will occur. One special status wildlife species, Allen's hummingbird, may be present on or immediately adjacent to the Project Site. Allen's hummingbird and other migratory birds may nest in surrounding habitats, and if present, could be adversely affected by proposed activities if work occurs during the nesting season due to noise and visual disturbances.

Incorporation of the following avoidance measures will ensure that potential impacts to nearby coastal biological resources are completely avoided.

1. **Best Management Practices (BMPs).** Recommend maintaining silt fencing (and/or similar sediment barrier) at the toe of slope during earthwork activities to ensure no material leaves the site and/or enters nearby Coastal Wetland habitats. Cover all temporary stockpiles to prevent loose material from discharging into surrounding habitats.
2. **Nesting Bird Seasonal Work Window or Surveys:** Construction-related activities (including grubbing or ground disturbance) should be initiated during the non-nesting season from September 1 to January 31 to the extent feasible. If work cannot be initiated during this period, then nesting bird and raptor surveys should be performed in accessible nesting habitat within 200 feet (up to 500 feet for raptors) of the project footprint prior to the start of activities. If nests are found, a no-disturbance buffer should be placed around the nest until young have fledged or the nest is determined to be no longer active by the biologist. The size of the buffer may be determined by the biologist based on species and proximity to activities. Surveys are generally valid for 7 to 10 days and should be repeated if there is a lapse in construction-related activities for greater than 7 days during the nesting season.

Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dana Riggs', with a stylized flourish at the end.

Dana Riggs,
Principal Biologist

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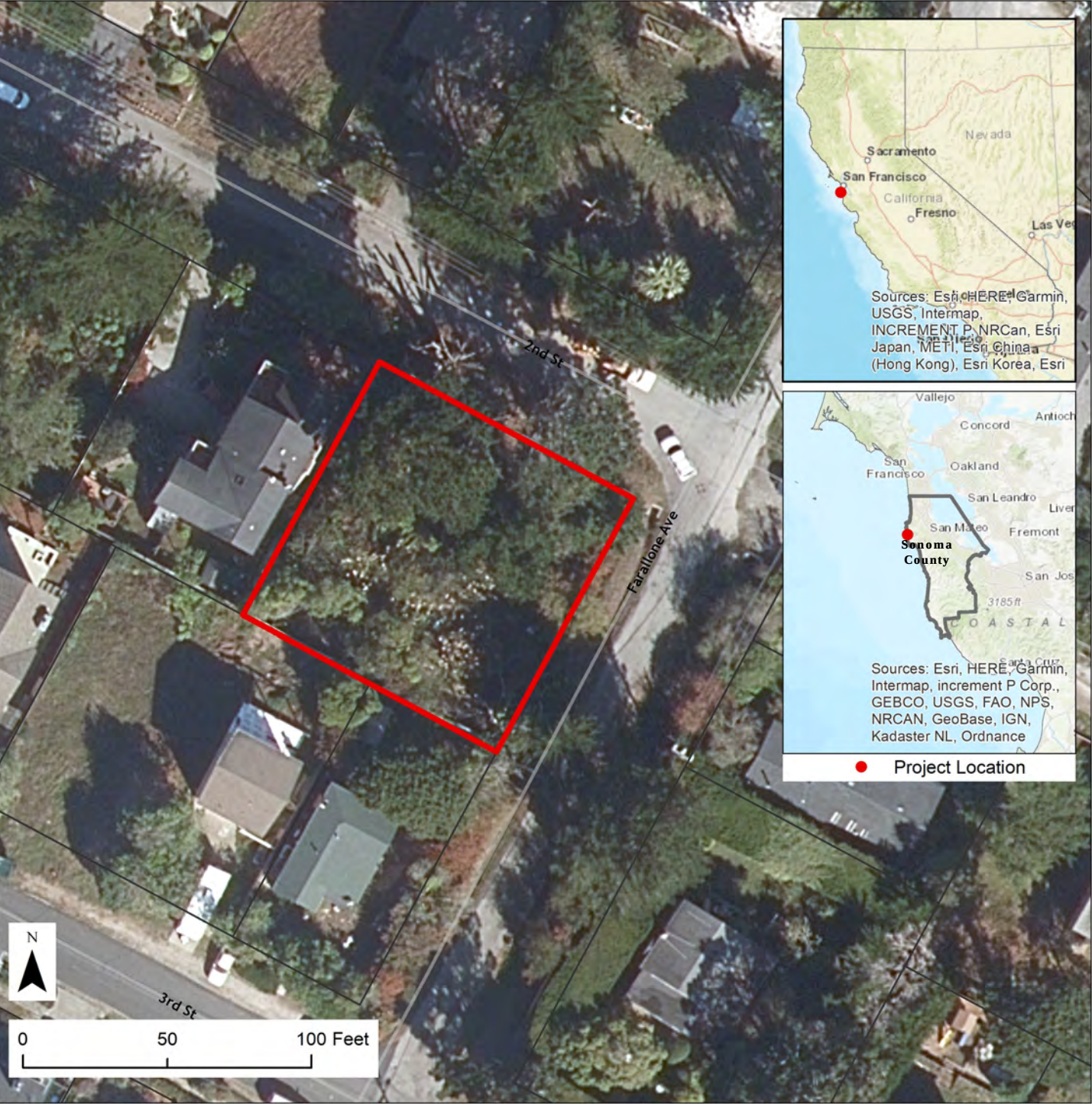
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Attachments: (A) Project Figures; (B) Site Photographs; (C) Observed Species Table; (D) Database Summary Tables

Figure 1: Location of Project Area

2nd Street and Farallone Avenue, Montara, San Mateo County, CA (APNs 036-014-200/210)



-  Project Study Area
-  Parcels
-  Streets

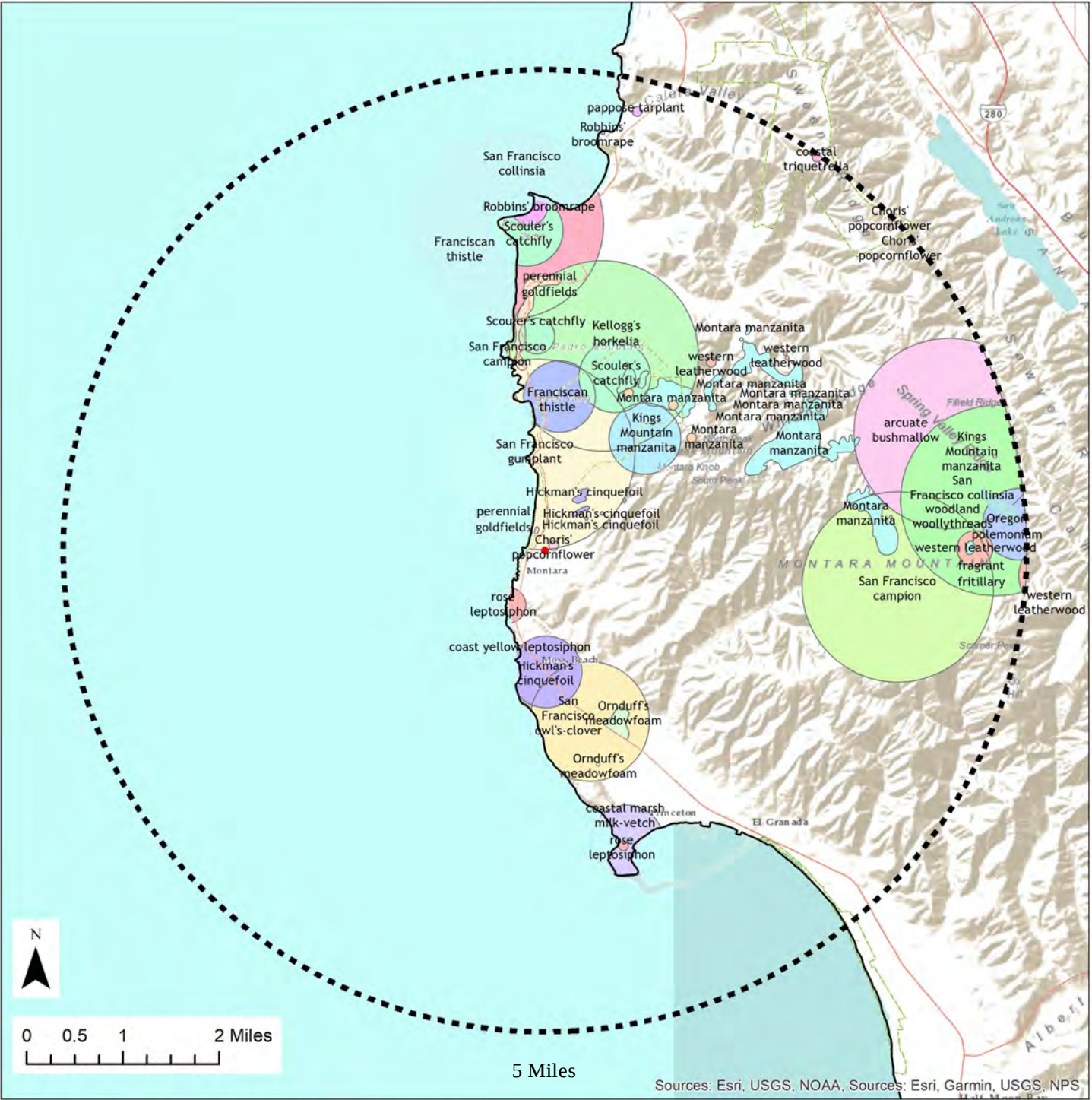
Figure 2: Sensitive Communities

2nd Street and Farallone Avenue, Montara, San Mateo County, CA (APNs 036-014-200/210)



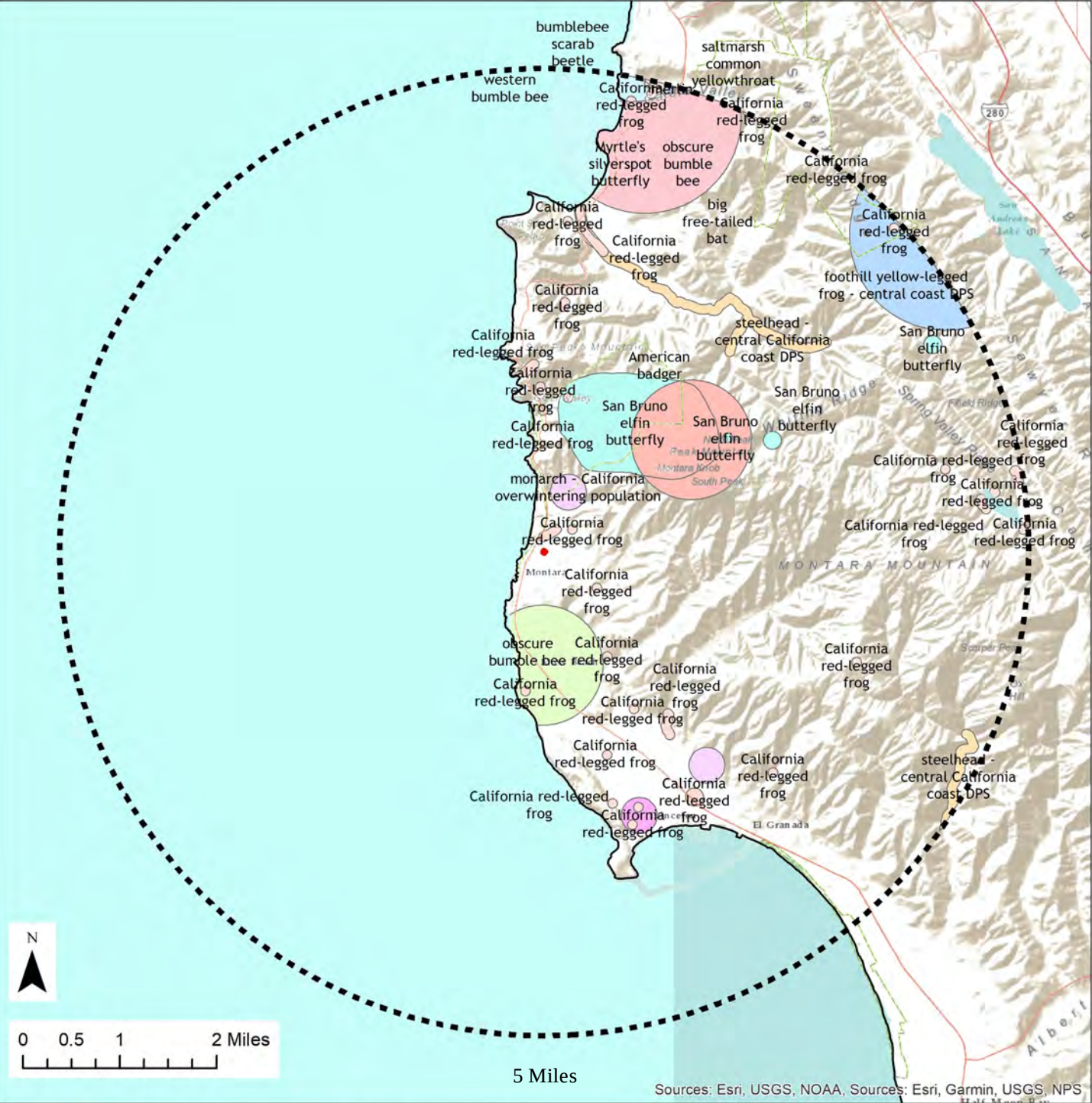
- | | |
|--|---|
|  Project Study Area |  Perennial Stream |
|  Parcel Boundaries |  50' Setback from Stream |

Figure 3: Special Status Plant Species within 5 Miles of the Project Site
 2nd Street and Farallone Avenue, Montara, San Mateo County, CA (APNs 036-014-200/210)



- | | | | |
|---------------------------|------------------------------|--------------------------------|----------------------------|
| Project Study Area | Kings Mountain manzanita (2) | San Francisco gumplant (1) | fragrant fritillary (1) |
| 5-Mile Buffer | Montara manzanita (3) | San Francisco owl's-clover (1) | island tube lichen (3) |
| Blasdale's bent grass (1) | Oregon polemonium (1) | Scouler's catchfly (3) | pappose tarplant (1) |
| Choris' popcornflower (2) | Ornduff's meadowfoam (2) | arcuate bushmallow (1) | perennial goldfields (2) |
| Franciscan thistle (2) | Robbins' broomrape (2) | coast yellow leptosiphon (1) | rose leptosiphon (2) |
| Hickman's cinquefoil (2) | San Francisco campion (2) | coastal marsh milk-vetch (1) | western leatherwood (5) |
| Kellogg's horkelia (1) | San Francisco collinsia (2) | coastal triquetrella (1) | woodland woollythreads (1) |

Figure 4: Special Status Animal Species within 5 Miles of the Project Site
 2nd Street and Farallone Avenue, Montara, San Mateo County, CA (APNs 036-014-200/210)



Attachment B. Site Photographs



Proposed project footprint, facing north.



Proposed project footprint, facing west.



Ditch 1, facing south



Ditch 2, facing north



Ditch 3, facing north



Roadside swale adjacent to site on Second St. facing west

Attachment C. Vascular Plant Observed Species List, September 5, and October 16, 2024

Lot / Proposed Housing Area

Scientific Name	Common Name	Native / Non-Native
Aizoaceae		
<i>Carpobrotus edulis</i>	Ice plant	Non-Native
Amaryllidaceae		
<i>Amaryllis belladonna</i>	Naked ladies	Non-Native
Apiaceae		
<i>Daucus carota</i>	Wild carrot	Non-Native
Araceae		
<i>Zantedeschia aethiopica</i>	Calla lily	Non-Native
Araliaceae		
<i>Hedera helix</i>	English ivy	Non-Native
Asteraceae		
<i>Cirsium vulgare</i>	Bull thistle	Non-Native
<i>Erigeron canadensis</i>	Canada horseweed	Native
<i>Helminthotheca echinoides</i>	Bristly ox-tongue	Non-Native
<i>Sonchus oleraceus</i>	Sow thistle	Non-Native
Boraginaceae		
<i>Borago officinalis</i>	Borage	Non-Native
<i>Echium candicans</i>	Pride of Madeira	Non-Native
Brassicaceae		
<i>Raphanus raphanistrum</i>	Jointed charlock	Non-Native
Celastraceae		
<i>Maytenus boaria</i>	Mayten	Non-Native
Cupressaceae		
<i>Hesperocyparis macrocarpa</i>	Monterey cypress	Native
Fabaceae		
<i>Genista monspessulana</i>	French broom	Non-Native
Fagaceae		
<i>Quercus agrifolia</i>	Coast live oak	Native
Grossulariaceae		
<i>Ribes sanguineum</i>	Flowering currant	Native
Myrtaceae		
<i>Gaudium laevigatum</i>	Australian tea tree	Non-Native
Pinaceae		
<i>Pinus radiata</i>	Monterey pine	Native
Pittosporaceae		
<i>Pittosporum crassifolium</i>	Thick leaf box	Non-Native
<i>Pittosporum undulatum</i>	Victorian box	Non-Native

Poaceae		
<i>Briza maxima</i>	Rattlesnake grass	Non-Native
<i>Cortaderia jubata</i>	Pampas grass	Non-Native
<i>Cynosurus echinatus</i>	Bristly dogtail grass	Non-Native
<i>Festuca perennis</i>	Italian rye grass	Non-Native
<i>Ehrharta erecta</i>	Upright veldt grass	Non-Native
<i>Holcus lanatus</i>	Common velvetgrass	Non-Native
Polygonaceae		
<i>Rumex acetosella</i>	Sheep sorrel	Non-Native
Rosaceae		
<i>Cotoneaster coriaceus</i>	Late cotoneaster	Non-Native
<i>Rubus ursinus</i>	California blackberry	Native
Salicaceae		
<i>Populus alba</i>	White poplar	Non-Native
Scrophulariaceae		
<i>Myoporum laetum</i>	Ngaio	Non-Native
Solanaceae		
<i>Solanum nigrum</i>	Black nightshade	Non-Native

Ditch 1

Scientific Name	Common Name	Native / Non-Native	Wetland Indicator Status ⁱ
Amaryllidaceae			
<i>Amaryllis belladonna</i>	Naked ladies	Non-Native	NL
Apiaceae			
<i>Oenanthe sarmentosa</i>	Water parsley	Native	OBL
Araceae			
<i>Arum italicum</i>	Italian lords and ladies	Non-Native	NL
Asteraceae			
<i>Achillea millefolium</i>	Yarrow	Native	FACU
<i>Pseudognaphalium luteoalbum</i>	Jersey cudweed	Non-Native	FACW
<i>Symphyotrichum chilense</i>	Pacific aster	Native	NL
Brassicaceae			FAC
<i>Nasturtium officinale</i>	Watercress	Native	OBL
Cyperaceae			
<i>Cyperus eragrostis</i>	Tall cyperus	Native	FACW
Euphorbiaceae			
<i>Euphorbia peplus</i>	Petty spurge	Non-Native	NL
Geraniaceae			

<i>Geranium dissectum</i>	Wild geranium	Non-Native	NL
<i>Geranium molle</i>	Crane's bill geranium	Non-Native	NL
Juncaceae			
<i>Juncus effusus</i>	Common bog rush	Native	FACW
Lythraceae			
<i>Lythrum hyssopifolia</i>	Hyssop loosestrife	Non-Native	OBL
Onagraceae			
<i>Epilobium ciliatum</i>	Slender willow herb	Native	FACW
<i>Oenothera elata</i>	Evening primrose	Native	FACW
Oxalidaceae			
<i>Oxalis corniculata</i>	Creeping wood sorrel	Non-Native	FACU
Phrymaceae			
<i>Erythranthe guttata</i>	Seep monkeyflower	Native	OBL
Poaceae			
<i>Briza maxima</i>	Rattlesnake grass	Non-Native	
<i>Festuca idahoensis</i>	Blue fescue	Native	FACU
<i>Festuca perennis</i>	Italian rye grass	Non-Native	FAC
<i>Poa annua</i>	Annual blue grass	Non-Native	FAC
Ranunculaceae			
<i>Ranunculus repens</i>	Creeping buttercup	Non-Native	FAC
Rosaceae			
<i>Fragaria chiloensis</i>	Coast strawberry	Native	FACU
<i>Potentilla anserina</i>	Silver weed cinquefoil	Native	OBL
Salicaceae			
<i>Salix lasiolepis</i>	Arroyo willow	Native	FACW
Scrophulariaceae			
<i>Scrophularia californica</i>	California bee plant	Native	FAC

Ditch 2

Scientific Name	Common Name	Native / Non-Native	Wetland Indicator Status
Aizoaceae			
<i>Carpobrotus edulis</i>	Ice plant	Non-Native	NL
Apiaceae			
<i>Daucus carota</i>	Wild carrot	Non-Native	FACU
Araliaceae			
<i>Hedera helix</i>	English ivy	Non-Native	FACU

Asteraceae			
<i>Erigeron canadensis</i>	Canada horseweed	Native	FACU
<i>Helminthotheca echioides</i>	Bristly ox-tongue	Non-Native	FAC
<i>Hypochaeris radicata</i>	Hairy cats ear	Non-Native	FACU
<i>Pseudognaphalium luteoalbum</i>	Jersey cudweed	Non-Native	FACW
<i>Taraxacum officinale</i>	Dandelion	Non-Native	FACU
<i>Urospermum picroides</i>	Bristly tail seed	Non-Native	NL
Fabaceae			
<i>Genista monspessulana</i>	French broom	Non-Native	NL
<i>Lotus tenuis</i>	Narrow-leaf bird's-foot trefoil	Non-Native	FAC
<i>Vicia sativa</i>	Spring vetch	Non-Native	NL
Linaceae			
<i>Linum bienne</i>	Flax	Non-Native	NL
Onagraceae			
<i>Oenothera elata</i>	Evening primrose	Native	FACW
Oxalidaceae			
<i>Oxalis corniculata</i>	Creeping wood sorrel	Non-Native	FACU
Plantaginaceae			
<i>Plantago coronopus</i>	Cut leaf plantain	Non-Native	FAC
<i>Plantago lanceolata</i>	Ribwort	Non-Native	FACU
Poaceae			
<i>Festuca perennis</i>	Italian rye grass	Non-Native	FAC
<i>Holcus lanatus</i>	Common velvet grass	Non-Native	FAC
Rosaceae			
<i>Fragaria chiloensis</i>	Beach strawberry	Native	FACU
<i>Rubus ursinus</i>	California blackberry	Native	FACU

Ditch 3

Scientific Name	Common Name	Native / Non-Native	Wetland Indicator Status
Amaryllidaceae			
<i>Amaryllis belladonna</i>	Naked ladies	Non-Native	NL
Araliaceae			
<i>Hedera helix</i>	English ivy	Non-Native	FACU
Asteraceae			
<i>Cirsium vulgare</i>	Bull thistle	Non-Native	FACU
<i>Delairea odorata</i>	Cape ivy	Non-Native	NL

<i>Helminthotheca echoides</i>	Bristly ox-tongue	Non-Native	FAC
Brassicaceae			
<i>Raphanus raphanistrum</i>	Jointed charlock	Non-Native	NL
Cupressaceae			
<i>Hesperocyparis macrocarpa</i>	Monterey cypress	Native	NL
Fabaceae			
<i>Vicia sativa</i>	Spring vetch	Non-Native	NL
Myrsinaceae			
<i>Lysimachia arvensis</i>	Scarlet pimpernel	Non-Native	FAC
Plantaginaceae			
<i>Plantago major</i>	Common plantain	Non-Native	FAC
Rosaceae			
<i>Cotoneaster coriaceus</i>	Late cotoneaster	Non-Native	NL

ⁱ Wetland indicator statuses listed in the National Wetland Plant List (NWPL) Western Mountains, Valleys, and Coast Region (2016) are based on the expected frequency of occurrence in wetlands as follows:

OBL	Obligate	Always found in wetlands	>99% frequency
FACW	Facultative Wetland	Usually found in wetlands	67-99%
FAC	Facultative	Equal in wetland or non-wetlands	34-66%
FACU	Facultative Upland	Usually found in non-wetlands	1-33%
NL	Upland/Not Listed	Upland/Not listed (upland)	<1%



Query Criteria: Quad > IS > (Montara Mountain (3712254)> OR > San Francisco South (3712264)> OR > Hunters Point (3712263)> OR > San Mateo (3712253)> OR > Woodside (3712243)> OR > Half Moon Bay (3712244))
> AND > Taxonomic Group > IS > (Ferns> OR > Gymnosperms> OR > Monocots> OR > Dicots> OR > Lichens> OR > Bryophytes> OR > Fungi)

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Acanthomintha duttonii</i> San Mateo thorn-mint	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_UCBG-UC Botanical Garden at Berkeley	170 600	5 S:5	0	1	0	1	2	1	4	1	3	1	1
<i>Agrostis blasdalei</i> Blasdale's bent grass	G2G3 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_UCSC-UC Santa Cruz	50 50	62 S:1	0	0	0	1	0	0	0	1	1	0	0
<i>Allium peninsulare</i> var. <i>franciscanum</i> Franciscan onion	G4G5T2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	20 1,025	25 S:15	2	6	1	0	0	6	4	11	15	0	0
<i>Amsinckia lunaris</i> bent-flowered fiddleneck	G3 S3	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_UCBG-UC Botanical Garden at Berkeley SB_UCSC-UC Santa Cruz	220 475	93 S:5	0	2	1	0	0	2	2	3	5	0	0
<i>Aphyllon robbinsii</i> Robbins' broomrape	G1 S1	None None	Rare Plant Rank - 1B.1	0 35	13 S:3	0	0	0	0	1	2	2	1	2	1	0
<i>Arctostaphylos andersonii</i> Anderson's manzanita	G2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCSC-UC Santa Cruz		64 S:1	0	0	0	1	0	0	1	0	1	0	0
<i>Arctostaphylos franciscana</i> Franciscan manzanita	GHC S1	Endangered None	Rare Plant Rank - 1B.1 SB_UCBG-UC Botanical Garden at Berkeley	700 700	4 S:1	0	0	0	0	1	0	1	0	0	0	1
<i>Arctostaphylos imbricata</i> San Bruno Mountain manzanita	G1 S1	None Endangered	Rare Plant Rank - 1B.1	900 1,000	2 S:2	1	0	0	0	0	1	1	1	2	0	0



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Arctostaphylos montana ssp. ravenii</i> Presidio manzanita	G3T1 S1	Endangered Endangered	Rare Plant Rank - 1B.1	700 700	7 S:1	0	0	0	0	1	0	1	0	0	0	1
<i>Arctostaphylos montaraensis</i> Montara manzanita	G1 S1	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_USDA-US Dept of Agriculture	900 1,500	4 S:4	2	0	1	1	0	0	2	2	4	0	0
<i>Arctostaphylos pacifica</i> Pacific manzanita	G1 S1	None Endangered	Rare Plant Rank - 1B.1 SB_UCSC-UC Santa Cruz	1,045 1,045	1 S:1	0	0	1	0	0	0	0	1	1	0	0
<i>Arctostaphylos regismontana</i> Kings Mountain manzanita	G2 S2	None None	Rare Plant Rank - 1B.2 SB_UCSC-UC Santa Cruz	586 2,100	17 S:15	1	3	3	3	0	5	7	8	15	0	0
<i>Astragalus pycnostachyus var. pycnostachyus</i> coastal marsh milk-vetch	G2T2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_SBBG-Santa Barbara Botanic Garden SB_UCBG-UC Botanical Garden at Berkeley		24 S:2	0	0	0	0	0	2	2	0	2	0	0
<i>Astragalus tener var. tener</i> alkali milk-vetch	G2T1 S1	None None	Rare Plant Rank - 1B.2 SB_UCSC-UC Santa Cruz	50 50	65 S:1	0	0	0	0	1	0	1	0	0	1	0
<i>Carex comosa</i> bristly sedge	G5 S2	None None	Rare Plant Rank - 2B.1 IUCN_LC-Least Concern	0 0	31 S:1	0	0	0	0	1	0	1	0	0	0	1
<i>Centromadia parryi ssp. parryi</i> pappose tarplant	G3T2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	10 23	39 S:2	0	0	0	1	0	1	1	1	2	0	0
<i>Chloropyron maritimum ssp. palustre</i> Point Reyes salty bird's-beak	G4?T2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	5 5	80 S:1	0	0	0	0	1	0	1	0	0	1	0



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Chorizanthe cuspidata</i> var. <i>cuspidata</i> San Francisco Bay spineflower	G2T1 S1	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	50 650	17 S:8	0	0	2	0	0	6	7	1	8	0	0
<i>Chorizanthe robusta</i> var. <i>robusta</i> robust spineflower	G2T1 S1	Endangered None	Rare Plant Rank - 1B.1	150 150	20 S:2	0	0	0	0	2	0	2	0	0	2	0
<i>Cirsium andrewsii</i> Franciscan thistle	G3 S3	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	100 450	31 S:3	0	0	0	0	1	2	3	0	2	1	0
<i>Cirsium fontinale</i> var. <i>fontinale</i> fountain thistle	G2T1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	400 600	5 S:3	0	1	1	0	1	0	2	1	2	1	0
<i>Cirsium occidentale</i> var. <i>compactum</i> compact cobwebby thistle	G3G4T2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	100 100	30 S:1	0	0	0	0	1	0	1	0	0	1	0
<i>Collinsia corymbosa</i> round-headed collinsia	G1 S1	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	25 25	13 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Collinsia multicolor</i> San Francisco collinsia	G2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCSC-UC Santa Cruz	100 700	36 S:18	0	6	0	0	0	12	9	9	18	0	0
<i>Dirca occidentalis</i> western leatherwood	G2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	255 1,265	90 S:24	6	5	2	0	0	11	4	20	24	0	0
<i>Eriophyllum latilobum</i> San Mateo woolly sunflower	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	100 900	8 S:6	1	2	1	0	0	2	0	6	6	0	0



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Fritillaria biflora</i> var. <i>ineziana</i> Hillsborough chocolate lily	G3G4T1 S1	None None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCBG-UC Botanical Garden at Berkeley SB_USDA-US Dept of Agriculture	550 550	2 S:2	0	1	0	0	0	1	1	1	2	0	0
<i>Fritillaria liliacea</i> fragrant fritillary	G2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden USFS_S-Sensitive	295 800	82 S:9	0	5	0	0	1	3	5	4	8	0	1
<i>Gilia capitata</i> ssp. <i>chamissonis</i> blue coast gilia	G5T2 S2	None None	Rare Plant Rank - 1B.1 SB_UCBG-UC Botanical Garden at Berkeley	10 650	37 S:4	0	1	0	0	0	3	3	1	4	0	0
<i>Gilia millefoliata</i> dark-eyed gilia	G2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden		54 S:3	0	0	0	0	2	1	3	0	1	0	2
<i>Grindelia hirsutula</i> var. <i>maritima</i> San Francisco gumplant	G5T1Q S1	None None	Rare Plant Rank - 3.2 SB_UCSC-UC Santa Cruz	50 1,000	15 S:9	0	0	1	1	1	6	9	0	8	0	1
<i>Helianthella castanea</i> Diablo helianthella	G2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	700 700	107 S:2	0	1	0	0	1	0	1	1	1	1	0
<i>Hemizonia congesta</i> ssp. <i>congesta</i> congested-headed hayfield tarplant	G5T2 S2	None None	Rare Plant Rank - 1B.2 SB_UCBG-UC Botanical Garden at Berkeley		52 S:2	0	0	0	0	1	1	2	0	1	1	0
<i>Hesperervax sparsiflora</i> var. <i>brevifolia</i> short-leaved evax	G4T3 S3	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	400 500	72 S:2	0	0	0	0	1	1	2	0	1	1	0



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Hesperolinon congestum</i> Marin western flax	G1 S1	Threatened Threatened	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCBG-UC Botanical Garden at Berkeley	200 700	27 S:9	0	5	2	0	2	0	5	4	7	2	0
<i>Heteranthera dubia</i> water star-grass	G5 S2	None None	Rare Plant Rank - 2B.2 IUCN_LC-Least Concern		9 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Horkelia cuneata var. sericea</i> Kellogg's horkelia	G4T1? S1?	None None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCSC-UC Santa Cruz USFS_S-Sensitive	150 600	58 S:5	0	0	0	0	1	4	5	0	4	1	0
<i>Horkelia marinensis</i> Point Reyes horkelia	G2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCSC-UC Santa Cruz	300 300	36 S:2	0	0	0	0	0	2	2	0	2	0	0
<i>Hypogymnia schizidiata</i> island tube lichen	G2G3 S2	None None	Rare Plant Rank - 1B.3	1,290 1,780	10 S:3	2	0	0	0	0	1	0	3	3	0	0
<i>Lasthenia californica ssp. macrantha</i> perennial goldfields	G3T2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	40 350	59 S:3	0	1	1	0	0	1	0	3	3	0	0
<i>Layia carnosa</i> beach layia	G2 S2	Threatened Endangered	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_SBBG-Santa Barbara Botanic Garden	40 40	25 S:1	0	0	0	0	1	0	1	0	0	0	1



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California Natural Diversity Database



Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Leptosiphon croceus</i> coast yellow leptosiphon	G1 S1	None Endangered	Rare Plant Rank - 1B.1 SB_UCBG-UC Botanical Garden at Berkeley	50 50	1 S:1	0	0	0	1	0	0	0	1	1	0	0
<i>Leptosiphon rosaceus</i> rose leptosiphon	G1 S1	None None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	70 70	31 S:4	0	1	0	0	2	1	2	2	2	2	0
<i>Lessingia arachnoidea</i> Crystal Springs lessingia	G2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	300 550	11 S:8	2	2	1	0	0	3	3	5	8	0	0
<i>Lessingia germanorum</i> San Francisco lessingia	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1	150 500	5 S:2	0	0	1	0	1	0	2	0	1	1	0
<i>Limnanthes douglasii ssp. ornduffii</i> Ornduff's meadowfoam	G4T1 S1	None None	Rare Plant Rank - 1B.1 SB_UCSC-UC Santa Cruz	30 50	2 S:2	0	0	0	0	1	1	0	2	1	1	0
<i>Malacothamnus arcuatus var. arcuatus</i> arcuate bushmallow	G2Q S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	10 851	34 S:12	0	1	1	1	1	8	6	6	11	0	1
<i>Monardella sinuata ssp. nigrescens</i> northern curly-leaved monardella	G3T2 S2	None None	Rare Plant Rank - 1B.2 SB_SBBG-Santa Barbara Botanic Garden		25 S:1	0	0	0	0	1	0	1	0	0	1	0
<i>Monolopia gracilens</i> woodland woollythreads	G3 S3	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	575 675	94 S:5	0	1	0	0	0	4	2	3	5	0	0
<i>Pentachaeta bellidiflora</i> white-rayed pentachaeta	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_UCBG-UC Botanical Garden at Berkeley	500 520	14 S:4	1	0	0	0	2	1	4	0	2	1	1
<i>Plagiobothrys chorisianus var. chorisianus</i> Choris' popcornflower	G3T1Q S1	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_UCSC-UC Santa Cruz	50 1,250	42 S:11	1	4	2	0	0	4	4	7	11	0	0



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Polemonium carneum</i> Oregon polemonium	G3G4 S2	None None	Rare Plant Rank - 2B.2		16 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Polygonum marinense</i> Marin knotweed	G2Q S2	None None	Rare Plant Rank - 3.1		32 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Potentilla hickmanii</i> Hickman's cinquefoil	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_UCBG-UC Botanical Garden at Berkeley	25 240	4 S:2	0	1	0	0	1	0	1	1	1	0	1
<i>Sanicula maritima</i> adobe sanicle	G2 S2	None Rare	Rare Plant Rank - 1B.1 SB_SBBG-Santa Barbara Botanic Garden USFS_S-Sensitive	250 250	17 S:1	0	0	0	0	1	0	1	0	0	0	1
<i>Senecio aphanactis</i> chaparral ragwort	G3 S2	None None	Rare Plant Rank - 2B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	640 640	98 S:2	0	0	0	0	0	2	2	0	2	0	0
<i>Silene scouleri ssp. scouleri</i> Scouler's catchfly	G5T4T5 S2S3	None None	Rare Plant Rank - 2B.2	780 1,025	23 S:11	0	0	0	0	0	11	8	3	11	0	0
<i>Silene verecunda ssp. verecunda</i> San Francisco campion	G5T1 S1	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCSC-UC Santa Cruz	25 1,500	20 S:8	0	1	0	0	3	4	5	3	5	3	0
<i>Suaeda californica</i> California seablite	G1 S1	Endangered None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	5 5	18 S:3	0	0	1	0	0	2	0	3	3	0	0



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Trifolium amoenum</i> two-fork clover	G1 S1	Endangered None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCBG-UC Botanical Garden at Berkeley SB_USDA-US Dept of Agriculture		26 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Trifolium hydrophilum</i> saline clover	G2 S2	None None	Rare Plant Rank - 1B.2		56 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Triphysaria floribunda</i> San Francisco owl's-clover	G2? S2?	None None	Rare Plant Rank - 1B.2	5 450	50 S:14	0	0	0	0	5	9	14	0	9	3	2
<i>Triquetrella californica</i> coastal triquetrella	G2 S2	None None	Rare Plant Rank - 1B.2 USFS_S-Sensitive	400 1,200	13 S:3	0	0	0	0	0	3	0	3	3	0	0
<i>Usnea longissima</i> Methuselah's beard lichen	G5 S4	None None	Rare Plant Rank - 4.2 BLM_S-Sensitive	590 590	206 S:1	0	0	0	0	1	0	1	0	0	1	0



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Query Criteria: Quad< IS (Montara Mountain (3712254) OR San Francisco South (3712264) OR Hunters Point (3712263) OR San Mateo (3712253) OR Woodside (3712243) OR Half Moon Bay (3712244))
 AND Taxonomic Group IS (Ferns OR Gymnosperms OR Monocots OR Dicots OR Lichens OR Bryophytes OR Fungi)

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Acanthomintha duttonii</i> San Mateo thorn-mint	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_UCBG-UC Botanical Garden at Berkeley	170 600	5 S:5	0	1	0	1	2	1	4	1	3	1	1
<i>Agrostis blasdalei</i> Blasdale's bent grass	G2G3 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_UCSC-UC Santa Cruz	50 50	62 S:1	0	0	0	1	0	0	0	1	1	0	0
<i>Allium peninsulare</i> var. <i>franciscanum</i> Franciscan onion	G4G5T2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	20 1,025	25 S:15	2	6	1	0	0	6	4	11	15	0	0
<i>Amsinckia lunaris</i> bent-flowered fiddleneck	G3 S3	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_UCBG-UC Botanical Garden at Berkeley SB_UCSC-UC Santa Cruz	220 475	93 S:5	0	2	1	0	0	2	2	3	5	0	0
<i>Aphyllon robbinsii</i> Robbins' broomrape	G1 S1	None None	Rare Plant Rank - 1B.1	0 35	13 S:3	0	0	0	0	1	2	2	1	2	1	0
<i>Arctostaphylos andersonii</i> Anderson's manzanita	G2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCSC-UC Santa Cruz		64 S:1	0	0	0	1	0	0	1	0	1	0	0
<i>Arctostaphylos franciscana</i> Franciscan manzanita	GHC S1	Endangered None	Rare Plant Rank - 1B.1 SB_UCBG-UC Botanical Garden at Berkeley	700 700	4 S:1	0	0	0	0	1	0	1	0	0	0	1
<i>Arctostaphylos imbricata</i> San Bruno Mountain manzanita	G1 S1	None Endangered	Rare Plant Rank - 1B.1	900 1,000	2 S:2	1	0	0	0	0	1	1	1	2	0	0



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Arctostaphylos montana ssp. ravenii</i> Presidio manzanita	G3T1 S1	Endangered Endangered	Rare Plant Rank - 1B.1	700 700	7 S:1	0	0	0	0	1	0	1	0	0	0	1
<i>Arctostaphylos montaraensis</i> Montara manzanita	G1 S1	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_USDA-US Dept of Agriculture	900 1,500	4 S:4	2	0	1	1	0	0	2	2	4	0	0
<i>Arctostaphylos pacifica</i> Pacific manzanita	G1 S1	None Endangered	Rare Plant Rank - 1B.1 SB_UCSC-UC Santa Cruz	1,045 1,045	1 S:1	0	0	1	0	0	0	0	1	1	0	0
<i>Arctostaphylos regismontana</i> Kings Mountain manzanita	G2 S2	None None	Rare Plant Rank - 1B.2 SB_UCSC-UC Santa Cruz	586 2,100	17 S:15	1	3	3	3	0	5	7	8	15	0	0
<i>Astragalus pycnostachyus var. pycnostachyus</i> coastal marsh milk-vetch	G2T2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_SBBG-Santa Barbara Botanic Garden SB_UCBG-UC Botanical Garden at Berkeley		24 S:2	0	0	0	0	0	2	2	0	2	0	0
<i>Astragalus tener var. tener</i> alkali milk-vetch	G2T1 S1	None None	Rare Plant Rank - 1B.2 SB_UCSC-UC Santa Cruz	50 50	65 S:1	0	0	0	0	1	0	1	0	0	1	0
<i>Carex comosa</i> bristly sedge	G5 S2	None None	Rare Plant Rank - 2B.1 IUCN_LC-Least Concern	0 0	31 S:1	0	0	0	0	1	0	1	0	0	0	1
<i>Centromadia parryi ssp. parryi</i> pappose tarplant	G3T2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	10 23	39 S:2	0	0	0	1	0	1	1	1	2	0	0
<i>Chloropyron maritimum ssp. palustre</i> Point Reyes salty bird's-beak	G4?T2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	5 5	80 S:1	0	0	0	0	1	0	1	0	0	1	0



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Chorizanthe cuspidata</i> var. <i>cuspidata</i> San Francisco Bay spineflower	G2T1 S1	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	50 650	17 S:8	0	0	2	0	0	6	7	1	8	0	0
<i>Chorizanthe robusta</i> var. <i>robusta</i> robust spineflower	G2T1 S1	Endangered None	Rare Plant Rank - 1B.1	150 150	20 S:2	0	0	0	0	2	0	2	0	0	2	0
<i>Cirsium andrewsii</i> Franciscan thistle	G3 S3	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	100 450	31 S:3	0	0	0	0	1	2	3	0	2	1	0
<i>Cirsium fontinale</i> var. <i>fontinale</i> fountain thistle	G2T1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	400 600	5 S:3	0	1	1	0	1	0	2	1	2	1	0
<i>Cirsium occidentale</i> var. <i>compactum</i> compact cobwebby thistle	G3G4T2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	100 100	30 S:1	0	0	0	0	1	0	1	0	0	1	0
<i>Collinsia corymbosa</i> round-headed collinsia	G1 S1	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	25 25	13 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Collinsia multicolor</i> San Francisco collinsia	G2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCSC-UC Santa Cruz	100 700	36 S:18	0	6	0	0	0	12	9	9	18	0	0
<i>Dirca occidentalis</i> western leatherwood	G2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	255 1,265	90 S:24	6	5	2	0	0	11	4	20	24	0	0
<i>Eriophyllum latilobum</i> San Mateo woolly sunflower	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	100 900	8 S:6	1	2	1	0	0	2	0	6	6	0	0



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Fritillaria biflora</i> var. <i>ineziana</i> Hillsborough chocolate lily	G3G4T1 S1	None None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCBG-UC Botanical Garden at Berkeley SB_USDA-US Dept of Agriculture	550 550	2 S:2	0	1	0	0	0	1	1	1	2	0	0
<i>Fritillaria liliacea</i> fragrant fritillary	G2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden USFS_S-Sensitive	295 800	82 S:9	0	5	0	0	1	3	5	4	8	0	1
<i>Gilia capitata</i> ssp. <i>chamissonis</i> blue coast gilia	G5T2 S2	None None	Rare Plant Rank - 1B.1 SB_UCBG-UC Botanical Garden at Berkeley	10 650	37 S:4	0	1	0	0	0	3	3	1	4	0	0
<i>Gilia millefoliata</i> dark-eyed gilia	G2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden		54 S:3	0	0	0	0	2	1	3	0	1	0	2
<i>Grindelia hirsutula</i> var. <i>maritima</i> San Francisco gumplant	G5T1Q S1	None None	Rare Plant Rank - 3.2 SB_UCSC-UC Santa Cruz	50 1,000	15 S:9	0	0	1	1	1	6	9	0	8	0	1
<i>Helianthella castanea</i> Diablo helianthella	G2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	700 700	107 S:2	0	1	0	0	1	0	1	1	1	1	0
<i>Hemizonia congesta</i> ssp. <i>congesta</i> congested-headed hayfield tarplant	G5T2 S2	None None	Rare Plant Rank - 1B.2 SB_UCBG-UC Botanical Garden at Berkeley		52 S:2	0	0	0	0	1	1	2	0	1	1	0
<i>Hesperervax sparsiflora</i> var. <i>brevifolia</i> short-leaved evax	G4T3 S3	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	400 500	72 S:2	0	0	0	0	1	1	2	0	1	1	0



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Hesperolinon congestum</i> Marin western flax	G1 S1	Threatened Threatened	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCBG-UC Botanical Garden at Berkeley	200 700	27 S:9	0	5	2	0	2	0	5	4	7	2	0
<i>Heteranthera dubia</i> water star-grass	G5 S2	None None	Rare Plant Rank - 2B.2 IUCN_LC-Least Concern		9 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Horkelia cuneata var. sericea</i> Kellogg's horkelia	G4T1? S1?	None None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCSC-UC Santa Cruz USFS_S-Sensitive	150 600	58 S:5	0	0	0	0	1	4	5	0	4	1	0
<i>Horkelia marinensis</i> Point Reyes horkelia	G2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCSC-UC Santa Cruz	300 300	36 S:2	0	0	0	0	0	2	2	0	2	0	0
<i>Hypogymnia schizidiata</i> island tube lichen	G2G3 S2	None None	Rare Plant Rank - 1B.3	1,290 1,780	10 S:3	2	0	0	0	0	1	0	3	3	0	0
<i>Lasthenia californica ssp. macrantha</i> perennial goldfields	G3T2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	40 350	59 S:3	0	1	1	0	0	1	0	3	3	0	0
<i>Layia carnosa</i> beach layia	G2 S2	Threatened Endangered	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_SBBG-Santa Barbara Botanic Garden	40 40	25 S:1	0	0	0	0	1	0	1	0	0	0	1



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Leptosiphon croceus</i> coast yellow leptosiphon	G1 S1	None Endangered	Rare Plant Rank - 1B.1 SB_UCBG-UC Botanical Garden at Berkeley	50 50	1 S:1	0	0	0	1	0	0	0	1	1	0	0
<i>Leptosiphon rosaceus</i> rose leptosiphon	G1 S1	None None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	70 70	31 S:4	0	1	0	0	2	1	2	2	2	2	0
<i>Lessingia arachnoidea</i> Crystal Springs lessingia	G2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	300 550	11 S:8	2	2	1	0	0	3	3	5	8	0	0
<i>Lessingia germanorum</i> San Francisco lessingia	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1	150 500	5 S:2	0	0	1	0	1	0	2	0	1	1	0
<i>Limnanthes douglasii ssp. ornduffii</i> Ornduff's meadowfoam	G4T1 S1	None None	Rare Plant Rank - 1B.1 SB_UCSC-UC Santa Cruz	30 50	2 S:2	0	0	0	0	1	1	0	2	1	1	0
<i>Malacothamnus arcuatus var. arcuatus</i> arcuate bushmallow	G2Q S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	10 851	34 S:12	0	1	1	1	1	8	6	6	11	0	1
<i>Monardella sinuata ssp. nigrescens</i> northern curly-leaved monardella	G3T2 S2	None None	Rare Plant Rank - 1B.2 SB_SBBG-Santa Barbara Botanic Garden		25 S:1	0	0	0	0	1	0	1	0	0	1	0
<i>Monolopia gracilens</i> woodland woollythreads	G3 S3	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	575 675	94 S:5	0	1	0	0	0	4	2	3	5	0	0
<i>Pentachaeta bellidiflora</i> white-rayed pentachaeta	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_UCBG-UC Botanical Garden at Berkeley	500 520	14 S:4	1	0	0	0	2	1	4	0	2	1	1
<i>Plagiobothrys chorisianus var. chorisianus</i> Choris' popcornflower	G3T1Q S1	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_UCSC-UC Santa Cruz	50 1,250	42 S:11	1	4	2	0	0	4	4	7	11	0	0



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Polemonium carneum</i> Oregon polemonium	G3G4 S2	None None	Rare Plant Rank - 2B.2		16 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Polygonum marinense</i> Marin knotweed	G2Q S2	None None	Rare Plant Rank - 3.1		32 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Potentilla hickmanii</i> Hickman's cinquefoil	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_UCBG-UC Botanical Garden at Berkeley	25 240	4 S:2	0	1	0	0	1	0	1	1	1	0	1
<i>Sanicula maritima</i> adobe sanicle	G2 S2	None Rare	Rare Plant Rank - 1B.1 SB_SBBG-Santa Barbara Botanic Garden USFS_S-Sensitive	250 250	17 S:1	0	0	0	0	1	0	1	0	0	0	1
<i>Senecio aphanactis</i> chaparral ragwort	G3 S2	None None	Rare Plant Rank - 2B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	640 640	98 S:2	0	0	0	0	0	2	2	0	2	0	0
<i>Silene scouleri ssp. scouleri</i> Scouler's catchfly	G5T4T5 S2S3	None None	Rare Plant Rank - 2B.2	780 1,025	23 S:11	0	0	0	0	0	11	8	3	11	0	0
<i>Silene verecunda ssp. verecunda</i> San Francisco campion	G5T1 S1	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCSC-UC Santa Cruz	25 1,500	20 S:8	0	1	0	0	3	4	5	3	5	3	0
<i>Suaeda californica</i> California seablite	G1 S1	Endangered None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	5 5	18 S:3	0	0	1	0	0	2	0	3	3	0	0



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Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Trifolium amoenum</i> two-fork clover	G1 S1	Endangered None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCBG-UC Botanical Garden at Berkeley SB_USDA-US Dept of Agriculture		26 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Trifolium hydrophilum</i> saline clover	G2 S2	None None	Rare Plant Rank - 1B.2		56 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Triphysaria floribunda</i> San Francisco owl's-clover	G2? S2?	None None	Rare Plant Rank - 1B.2	5 450	50 S:14	0	0	0	0	5	9	14	0	9	3	2
<i>Triquetrella californica</i> coastal triquetrella	G2 S2	None None	Rare Plant Rank - 1B.2 USFS_S-Sensitive	400 1,200	13 S:3	0	0	0	0	0	3	0	3	3	0	0
<i>Usnea longissima</i> Methuselah's beard lichen	G5 S4	None None	Rare Plant Rank - 4.2 BLM_S-Sensitive	590 590	206 S:1	0	0	0	0	1	0	1	0	0	1	0



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Query Criteria: Quad> IS >(Montara Mountain (3712254)> OR >San Francisco South (3712264)> OR >Hunters Point (3712263)> OR >San Mateo (3712253)> OR >Woodside (3712243)> OR >Half Moon Bay (3712244))
> AND >Taxonomic Group> IS >(Fish> OR >Amphibians> OR >Reptiles> OR >Birds> OR >Mammals> OR >Mollusks> OR >Arachnids> OR >Crustaceans> OR >Insects)

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Acipenser medirostris</i> pop. 1 green sturgeon - southern DPS	G2T1 S1	Threatened None	AFS_VU-Vulnerable CDFW_SSC-Species of Special Concern IUCN_EN-Endangered	0 0	14 S:1	0	1	0	0	0	0	0	1	1	0	0
<i>Actinemys marmorata</i> northwestern pond turtle	G2 SNR	Proposed Threatened None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable USFS_S-Sensitive	17 525	1102 S:13	1	9	3	0	0	0	2	11	13	0	0
<i>Adela oplerella</i> Opler's longhorn moth	G2 S2	None None		100 100	14 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Ambystoma californiense</i> pop. 1 California tiger salamander - central California DPS	G2G3T3 S3	Threatened Threatened	CDFW_WL-Watch List IUCN_VU-Vulnerable	400 400	1328 S:1	0	0	0	0	1	0	1	0	0	1	0
<i>Aneides niger</i> Santa Cruz black salamander	G3 S3	None None	CDFW_SSC-Species of Special Concern	1,300 1,300	78 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Antrozous pallidus</i> pallid bat	G4 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive	40 420	424 S:3	0	0	0	0	0	3	3	0	3	0	0
<i>Athene cunicularia</i> burrowing owl	G4 S2	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	5 842	2057 S:2	0	1	0	0	0	1	0	2	2	0	0
<i>Banksula incredula</i> incredible harvestman	G1 S1	None None		1,110 1,110	1 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Bombus caliginosus</i> obscure bumble bee	G2G3 S1S2	None None	IUCN_VU-Vulnerable	30 400	181 S:6	0	0	0	0	0	6	6	0	6	0	0



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Bombus occidentalis</i> western bumble bee	G3 S1	None Candidate Endangered	IUCN_VU-Vulnerable USFS_S-Sensitive	40 800	306 S:10	0	0	0	0	0	10	10	0	10	0	0
<i>Brachyramphus marmoratus</i> marbled murrelet	G3 S2	Threatened Endangered	CDFW_S-Sensitive IUCN_EN-Endangered	800 800	110 S:2	0	0	0	0	0	2	0	2	2	0	0
<i>Caecidotea tomalensis</i> Tomaes isopod	G2 S2S3	None None		50 2,100	6 S:2	0	0	1	1	0	0	2	0	2	0	0
<i>Calicina minor</i> Edgewood blind harvestman	G1 S1	None None		400 560	2 S:2	0	0	0	0	0	2	2	0	2	0	0
<i>Callophrys mossii bayensis</i> San Bruno elfin butterfly	G4T2 S2	Endangered None		600 1,882	6 S:6	2	1	0	0	0	3	1	5	6	0	0
<i>Charadrius nivosus nivosus</i> western snowy plover	G3T3 S3	Threatened None	CDFW_SSC-Species of Special Concern	5 17	140 S:3	1	0	0	0	0	2	2	1	3	0	0
<i>Cicindela hirticollis grvida</i> sandy beach tiger beetle	G5T2 S2	None None		10 10	34 S:1	0	0	0	0	1	0	1	0	0	0	1
<i>Corynorhinus townsendii</i> Townsend's big-eared bat	G4 S2	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive	320 2,170	635 S:4	0	0	0	1	0	3	1	3	4	0	0
<i>Danaus plexippus plexippus pop. 1</i> monarch - California overwintering population	G4T1T2Q S2	Candidate None	IUCN_EN-Endangered USFS_S-Sensitive	40 150	400 S:5	0	1	1	0	2	1	5	0	3	2	0
<i>Dicamptodon ensatus</i> California giant salamander	G2G3 S2S3	None None	CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened	300 1,400	233 S:9	1	2	0	0	0	6	6	3	9	0	0
<i>Dipodomys venustus venustus</i> Santa Cruz kangaroo rat	G4T1 S1	None None		42 42	29 S:1	0	0	0	0	1	0	1	0	0	1	0
<i>Dufourea stagei</i> Stage's dufourine bee	G1G2 S1	None None		700 700	1 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Erethizon dorsatum</i> North American porcupine	G5 S3	None None	IUCN_LC-Least Concern	509 509	523 S:1	0	0	0	0	0	1	1	0	1	0	0



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Eucyclogobius newberryi</i> tidewater goby	G3 S3	Endangered None	AFS_EN-Endangered CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened	20 20	127 S:1	0	0	0	0	1	0	1	0	0	0	1
<i>Eumetopias jubatus</i> Steller sea lion	G3 S2	Delisted None	IUCN_NT-Near Threatened MMC_SSC-Species of Special Concern	15 15	38 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Euphydryas editha bayensis</i> Bay checkerspot butterfly	G4G5T1 S3	Threatened None		100 1,000	30 S:7	0	1	0	0	6	0	6	1	1	2	4
<i>Falco columbarius</i> merlin	G5 S3S4	None None	CDFW_WL-Watch List IUCN_LC-Least Concern	65 65	38 S:1	0	1	0	0	0	0	0	1	1	0	0
<i>Falco peregrinus anatum</i> American peregrine falcon	G4T4 S3S4	Delisted Delisted	CDF_S-Sensitive	5 10	76 S:2	0	1	0	0	0	1	0	2	2	0	0
<i>Geothlypis trichas sinuosa</i> saltmarsh common yellowthroat	G5T3 S3	None None	CDFW_SSC-Species of Special Concern USFWS_BCC-Birds of Conservation Concern	10 480	114 S:10	0	2	2	0	0	6	10	0	10	0	0
<i>Hydrochara rickseckeri</i> Ricksecker's water scavenger beetle	G2? S2?	None None		35 280	13 S:2	0	0	0	0	0	2	2	0	2	0	0
<i>Hydroporus leechi</i> Leech's skyline diving beetle	G3 S2S3	None None		680 680	13 S:1	0	0	0	0	0	1	1	0	0	1	0
<i>Icaricia icarioides missionensis</i> Mission blue butterfly	G5T2 S2	Endangered None		200 750	14 S:13	0	2	2	0	0	9	12	1	13	0	0
<i>Icaricia icarioides pheres</i> Pheres blue butterfly	G5TX SX	None None		190 190	1 S:1	0	0	0	0	1	0	1	0	0	0	1
<i>Ischnura gemina</i> San Francisco forktail damselfly	G2 S2	None None	IUCN_EN-Endangered	25 540	7 S:4	0	0	0	0	1	3	4	0	3	1	0
<i>Lasiurus cinereus</i> hoary bat	G3G4 S4	None None	IUCN_LC-Least Concern	20 20	238 S:7	0	0	0	0	0	7	7	0	7	0	0
<i>Laterallus jamaicensis coturniculus</i> California black rail	G3T1 S2	None Threatened	BLM_S-Sensitive CDFW_FP-Fully Protected IUCN_EN-Endangered	5 25	304 S:2	0	0	0	1	0	1	2	0	2	0	0



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Lichnanthe ursina</i> bumblebee scarab beetle	G2 S2	None None		15 20	8 S:2	0	0	0	0	0	2	2	0	2	0	0
<i>Melospiza melodia pusillula</i> Alameda song sparrow	G5T2T3 S2	None None	CDFW_SSC-Species of Special Concern USFWS_BCC-Birds of Conservation Concern	10 42	38 S:5	0	0	0	0	0	5	5	0	5	0	0
<i>Microcina edgewoodensis</i> Edgewood Park micro-blind harvestman	G1 S1	None None		600 600	1 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Mylopharodon conocephalus</i> hardhead	G3 S3	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive	20 20	33 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Myotis thysanodes</i> fringed myotis	G4 S3	None None	BLM_S-Sensitive IUCN_LC-Least Concern USFS_S-Sensitive	500 500	86 S:1	0	1	0	0	0	0	0	1	1	0	0
<i>Nannopterum auritum</i> double-crested cormorant	G5 S4	None None	CDFW_WL-Watch List IUCN_LC-Least Concern	30 75	39 S:3	0	0	2	0	0	1	3	0	3	0	0
<i>Neotoma fuscipes annectens</i> San Francisco dusky-footed woodrat	G5T2T3 S2S3	None None	CDFW_SSC-Species of Special Concern	270 522	42 S:7	0	2	0	0	0	5	1	6	7	0	0
<i>Nyctinomops macrotis</i> big free-tailed bat	G5 S3	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	150 150	32 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Oncorhynchus mykiss irideus pop. 8</i> steelhead - central California coast DPS	G5T3Q S3	Threatened None	AFS_TH-Threatened CDFW_SSC-Species of Special Concern	100 550	44 S:4	0	2	0	0	0	2	4	0	4	0	0
<i>Pomatiopsis californica</i> Pacific walker	G1 S1	None None	IUCN_DD-Data Deficient	20 228	4 S:3	0	0	0	0	3	0	3	0	0	1	2
<i>Rallus obsoletus obsoletus</i> California Ridgway's rail	G3T1 S2	Endangered Endangered	CDFW_FP-Fully Protected	0 15	99 S:8	0	1	4	0	1	2	3	5	7	1	0
<i>Rana boylei pop. 4</i> foothill yellow-legged frog - central coast DPS	G3T2 S2	Threatened Endangered	BLM_S-Sensitive USFS_S-Sensitive	333 878	181 S:2	0	0	0	0	2	0	2	0	0	0	2
<i>Rana draytonii</i> California red-legged frog	G2G3 S2S3	Threatened None	CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable	6 4,005	1782 S:87	16	29	17	3	1	21	14	73	86	1	0



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Reithrodontomys raviventris</i> salt-marsh harvest mouse	G1G2 S3	Endangered Endangered	CDFW_FP-Fully Protected IUCN_EN-Endangered	2 2	151 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Riparia riparia</i> bank swallow	G5 S3	None Threatened	BLM_S-Sensitive IUCN_LC-Least Concern	10 40	299 S:3	0	1	0	0	0	2	2	1	3	0	0
<i>Speyeria callippe callippe</i> callippe silverspot butterfly	G5T1 S1	Endangered None		250 900	12 S:6	0	1	1	0	0	4	4	2	6	0	0
<i>Speyeria zerene myrtleae</i> Myrtle's silverspot butterfly	G5T1 S1	Endangered None		20 60	17 S:2	0	0	0	0	2	0	2	0	0	0	2
<i>Spirinchus thaleichthys pop. 2</i> longfin smelt - San Francisco Bay-Delta DPS	G5TNRQ S1	Endangered None		0 0	35 S:2	0	0	0	0	0	2	1	1	2	0	0
<i>Taxidea taxus</i> American badger	G5 S3	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	187 1,500	647 S:3	0	0	0	0	0	3	1	2	3	0	0
<i>Thamnophis sirtalis tetrataenia</i> San Francisco gartersnake	G5T2Q S2	Endangered Endangered	CDFW_FP-Fully Protected	10 1,000	66 S:26	3	8	3	0	4	8	11	15	22	0	4
<i>Trachusa gummifera</i> San Francisco Bay Area leaf-cutter bee	G1 S1	None None		93 93	3 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Tryonia imitator</i> mimic tryonia (=California brackishwater snail)	G2 S2	None None	IUCN_DD-Data Deficient	0 0	39 S:1	0	0	0	0	1	0	1	0	0	0	1



CNPS Rare Plant Inventory.

Search Results

87 matches found. Click on scientific name for details

Search Criteria: 9-Quad include [3712263:3712264:3712244:3712253:3712243:3712254]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK	CA ENDEMIC	DATE ADDED
Acanthomintha duttonii	San Mateo thorn-mint	Lamiaceae	annual herb	Apr-Jun	FE	CE	G1	S1	1B.1	Yes	1974-01-01
Agrostis blasdalei	Blasdale's bent grass	Poaceae	perennial rhizomatous herb	May-Jul	None	None	G2G3	S2	1B.2	Yes	1974-01-01
Allium peninsulare var. franciscanum	Franciscan onion	Alliaceae	perennial bulbiferous herb	(Apr)May-Jun	None	None	G4G5T2	S2	1B.2	Yes	2001-01-01
Amsinckia lunaris	bent-flowered fiddleneck	Boraginaceae	annual herb	Mar-Jun	None	None	G3	S3	1B.2	Yes	1974-01-01
Aphyllon robbinsii	Robbins' broomrape	Orobanchaceae	annual herb (achlorophyllous)	Apr-Jul	None	None	G1	S1	1B.1		2023-03-28
Arabis blepharophylla	coast rockcress	Brassicaceae	perennial herb	Feb-May	None	None	G4	S4	4.3	Yes	1974-01-01
Arctostaphylos andersonii	Anderson's manzanita	Ericaceae	perennial evergreen shrub	Nov-May	None	None	G2	S2	1B.2	Yes	1974-01-01
Arctostaphylos franciscana	Franciscan manzanita	Ericaceae	perennial evergreen shrub	Feb-Apr	FE	None	GHC	S1	1B.1	Yes	1974-01-01
Arctostaphylos imbricata	San Bruno Mountain manzanita	Ericaceae	perennial evergreen shrub	Feb-May	None	CE	G1	S1	1B.1	Yes	1974-01-01
Arctostaphylos montana ssp. ravenii	Presidio manzanita	Ericaceae	perennial evergreen shrub	Feb-Mar	FE	CE	G3T1	S1	1B.1	Yes	1980-01-01
Arctostaphylos montaraensis	Montara manzanita	Ericaceae	perennial evergreen shrub	Jan-Mar	None	None	G1	S1	1B.2	Yes	1974-01-01
Arctostaphylos pacifica	Pacific manzanita	Ericaceae	evergreen shrub	Feb-Apr	None	CE	G1	S1	1B.1	Yes	1974-01-01
Arctostaphylos regismontana	Kings Mountain manzanita	Ericaceae	perennial evergreen shrub	Dec-Apr	None	None	G2	S2	1B.2	Yes	1994-01-01
Astragalus nuttallii var. nuttallii	ocean bluff milk-vetch	Fabaceae	perennial herb	Jan-Nov	None	None	G4T4	S4	4.2	Yes	2001-01-01
Astragalus pycnostachyus var. pycnostachyus	coastal marsh milk-vetch	Fabaceae	perennial herb	(Apr-May)Jun-Oct	None	None	G2T2	S2	1B.2	Yes	2001-01-01

<u>Astragalus tener</u> <u>var. tener</u>	alkali milk-vetch	Fabaceae	annual herb	Mar-Jun	None	None	G2T1	S1	1B.2	Yes	1994-01-01
<u>Calandrinia breweri</u>	Brewer's calandrinia	Montiaceae	annual herb	(Jan)Mar-Jun	None	None	G4	S4	4.2		1994-01-01
<u>Calochortus umbellatus</u>	Oakland star-tulip	Liliaceae	perennial bulbiferous herb	Mar-May	None	None	G3?	S3?	4.2	Yes	1980-01-01
<u>Calochortus uniflorus</u>	pink star-tulip	Liliaceae	perennial bulbiferous herb	Apr-Jun	None	None	G4	S4	4.2		2010-03-04
<u>Carex comosa</u>	bristly sedge	Cyperaceae	perennial rhizomatous herb	May-Sep	None	None	G5	S2	2B.1		1994-01-01
<u>Castilleja ambigua</u> <u>var. ambigua</u>	johnny-nip	Orobanchaceae	annual herb (hemiparasitic)	Mar-Aug	None	None	G5T4	S3S4	4.2		2009-02-04
<u>Centromadia parryi</u> <u>ssp. parryi</u>	pappose tarplant	Asteraceae	annual herb	May-Nov	None	None	G3T2	S2	1B.2	Yes	2004-01-01
<u>Chloropyron maritimum</u> ssp. <u>palustre</u>	Point Reyes salty bird's-beak	Orobanchaceae	annual herb (hemiparasitic)	Jun-Oct	None	None	G4?T2	S2	1B.2		1974-01-01
<u>Chorizanthe cuspidata</u> var. <u>cuspidata</u>	San Francisco Bay spineflower	Polygonaceae	annual herb	Apr-Jul(Aug)	None	None	G2T1	S1	1B.2	Yes	1994-01-01
<u>Chorizanthe robusta</u> var. <u>robusta</u>	robust spineflower	Polygonaceae	annual herb	Apr-Sep	FE	None	G2T1	S1	1B.1	Yes	1980-01-01
<u>Cirsium andrewsii</u>	Franciscan thistle	Asteraceae	perennial herb	Mar-Jul	None	None	G3	S3	1B.2	Yes	1974-01-01
<u>Cirsium fontinale</u> <u>var. fontinale</u>	fountain thistle	Asteraceae	perennial herb	(Apr)May-Oct	FE	CE	G2T1	S1	1B.1	Yes	1974-01-01
<u>Cirsium occidentale</u> <u>var. compactum</u>	compact cobwebby thistle	Asteraceae	perennial herb	Apr-Jun	None	None	G3G4T2	S2	1B.2	Yes	1974-01-01
<u>Clarkia breweri</u>	Brewer's clarkia	Onagraceae	annual herb	Apr-Jun	None	None	G4	S4	4.2	Yes	1974-01-01
<u>Collinsia corymbosa</u>	round-headed collinsia	Plantaginaceae	annual herb	Apr-Jun	None	None	G1	S1	1B.2	Yes	1994-01-01
<u>Collinsia multicolor</u>	San Francisco collinsia	Plantaginaceae	annual herb	(Feb)Mar-May	None	None	G2	S2	1B.2	Yes	1974-01-01
<u>Cypripedium fasciculatum</u>	clustered lady's-slipper	Orchidaceae	perennial rhizomatous herb	Mar-Aug	None	None	G4	S4	4.2		1980-01-01
<u>Deinandra paniculata</u>	paniculate tarplant	Asteraceae	annual herb	(Mar)Apr-Nov	None	None	G4	S4	4.2		2001-01-01
<u>Dirca occidentalis</u>	western leatherwood	Thymelaeaceae	perennial deciduous shrub	Jan-Mar(Apr)	None	None	G2	S2	1B.2	Yes	1974-01-01
<u>Elymus californicus</u>	California bottle-brush grass	Poaceae	perennial herb	May-Aug(Nov)	None	None	G4	S4	4.3	Yes	1974-01-01
<u>Eriophyllum latilobum</u>	San Mateo woolly sunflower	Asteraceae	perennial herb	May-Jun	FE	CE	G1	S1	1B.1	Yes	1974-01-01

<u>Eryngium jepsonii</u>	Jepson's coyote-thistle	Apiaceae	perennial herb	Apr-Aug	None	None	G2	S2	1B.2	Yes	2016-09-13
<u>Erysimum franciscanum</u>	San Francisco wallflower	Brassicaceae	perennial herb	Mar-Jun	None	None	G3	S3	4.2	Yes	1974-01-01
<u>Fritillaria biflora</u> <u>var. ineziana</u>	Hillsborough chocolate lily	Liliaceae	perennial bulbiferous herb	Mar-Apr	None	None	G3G4T1	S1	1B.1	Yes	1994-01-01
<u>Fritillaria lanceolata</u> var. <u>tristulis</u>	Marin checker lily	Liliaceae	perennial bulbiferous herb	Feb-May	None	None	G5T2	S2	1B.1	Yes	1994-01-01
<u>Fritillaria liliacea</u>	fragrant fritillary	Liliaceae	perennial bulbiferous herb	Feb-Apr	None	None	G2	S2	1B.2	Yes	1974-01-01
<u>Gilia capitata</u> ssp. <u>chamissonis</u>	blue coast gilia	Polemoniaceae	annual herb	Apr-Jul	None	None	G5T2	S2	1B.1	Yes	2001-01-01
<u>Gilia millefoliata</u>	dark-eyed gilia	Polemoniaceae	annual herb	Apr-Jul	None	None	G2	S2	1B.2		2001-01-01
<u>Grindelia hirsutula</u> <u>var. maritima</u>	San Francisco gumplant	Asteraceae	perennial herb	Jun-Sep	None	None	G5T1Q	S1	3.2	Yes	1974-01-01
<u>Helianthella castanea</u>	Diablo helianthella	Asteraceae	perennial herb	Mar-Jun	None	None	G2	S2	1B.2	Yes	1974-01-01
<u>Hemizonia congesta</u> ssp. <u>congesta</u>	congested-headed hayfield tarplant	Asteraceae	annual herb	Apr-Nov	None	None	G5T2	S2	1B.2	Yes	1988-01-01
<u>Hesperevax sparsiflora</u> var. <u>brevifolia</u>	short-leaved evax	Asteraceae	annual herb	Mar-Jun	None	None	G4T3	S3	1B.2		1994-01-01
<u>Hesperolinon congestum</u>	Marin western flax	Linaceae	annual herb	Apr-Jul	FT	CT	G1	S1	1B.1	Yes	1974-01-01
<u>Heteranthera dubia</u>	water star-grass	Pontederiaceae	perennial herb (aquatic)	Jul-Oct	None	None	G5	S2	2B.2		2013-10-10
<u>Horkelia cuneata</u> <u>var. sericea</u>	Kellogg's horkelia	Rosaceae	perennial herb	Apr-Sep	None	None	G4T1?	S1?	1B.1	Yes	1988-01-01
<u>Horkelia marinensis</u>	Point Reyes horkelia	Rosaceae	perennial herb	May-Sep	None	None	G2	S2	1B.2	Yes	1974-01-01
<u>Hosackia gracilis</u>	harlequin lotus	Fabaceae	perennial rhizomatous herb	Mar-Jul	None	None	G3G4	S3	4.2		2004-01-01
<u>Hypogymnia schizidiata</u>	island tube lichen	Parmeliaceae	foliose lichen		None	None	G2G3	S2	1B.3		2014-03-01
<u>Iris longipetala</u>	coast iris	Iridaceae	perennial rhizomatous herb	Mar-May(Jun)	None	None	G3	S3	4.2	Yes	2006-10-12
<u>Lasthenia californica</u> ssp. <u>macrantha</u>	perennial goldfields	Asteraceae	perennial herb	Jan-Nov	None	None	G3T2	S2	1B.2	Yes	2001-01-01
<u>Layia carnosa</u>	beach layia	Asteraceae	annual herb	Mar-Jul	FT	CE	G2	S2	1B.1		1988-01-01
<u>Leptosiphon ambiguus</u>	serpentine leptosiphon	Polemoniaceae	annual herb	Mar-Jun	None	None	G4	S4	4.2	Yes	1994-01-01

<u><i>Leptosiphon aureus</i></u>	bristly leptosiphon	Polemoniaceae	annual herb	Apr-Jul	None	None	G4?	S4?	4.2	Yes	1994-01-01
<u><i>Leptosiphon croceus</i></u>	coast yellow leptosiphon	Polemoniaceae	annual herb	Apr-Jun	None	CE	G1	S1	1B.1	Yes	2001-01-01
<u><i>Leptosiphon grandiflorus</i></u>	large-flowered leptosiphon	Polemoniaceae	annual herb	Apr-Aug	None	None	G3G4	S3S4	4.2	Yes	1994-01-01
<u><i>Leptosiphon latisectus</i></u>	broad-lobed leptosiphon	Polemoniaceae	annual herb	Apr-Jun	None	None	G4	S4	4.3	Yes	2001-01-01
<u><i>Leptosiphon rosaceus</i></u>	rose leptosiphon	Polemoniaceae	annual herb	Apr-Jul	None	None	G1	S1	1B.1	Yes	2001-01-01
<u><i>Lessingia arachnoidea</i></u>	Crystal Springs lessingia	Asteraceae	annual herb	Jul-Oct	None	None	G2	S2	1B.2	Yes	1994-01-01
<u><i>Lessingia germanorum</i></u>	San Francisco lessingia	Asteraceae	annual herb	(Jun)Jul-Nov	FE	CE	G1	S1	1B.1	Yes	1980-01-01
<u><i>Lessingia hololeuca</i></u>	woolly-headed lessingia	Asteraceae	annual herb	Jun-Oct	None	None	G2G3	S2S3	3	Yes	1994-01-01
<u><i>Limnanthes douglasii</i> ssp. <i>ornduffii</i></u>	Ornduff's meadowfoam	Limnanthaceae	annual herb	Nov-May	None	None	G4T1	S1	1B.1	Yes	2014-03-18
<u><i>Lupinus arboreus</i> var. <i>eximius</i></u>	San Mateo tree lupine	Fabaceae	perennial evergreen shrub	Apr-Jul	None	None	G2Q	S2	3.2	Yes	1980-01-01
<u><i>Malacothamnus arcuatus</i> var. <i>arcuatus</i></u>	arcuate bushmallow	Malvaceae	perennial deciduous shrub	Apr-Sep	None	None	G2Q	S2	1B.2	Yes	1974-01-01
<u><i>Monardella sinuata</i> ssp. <i>nigrescens</i></u>	northern curly-leaved monardella	Lamiaceae	annual herb	(Apr)May-Jul(Aug-Sep)	None	None	G3T2	S2	1B.2	Yes	2013-12-31
<u><i>Monolopia gracilens</i></u>	woodland woollythreads	Asteraceae	annual herb	(Feb)Mar-Jul	None	None	G3	S3	1B.2	Yes	2010-04-06
<u><i>Pentachaeta bellidiflora</i></u>	white-rayed pentachaeta	Asteraceae	annual herb	Mar-May	FE	CE	G1	S1	1B.1	Yes	1974-01-01
<u><i>Plagiobothrys chorisianus</i> var. <i>chorisianus</i></u>	Choris' popcornflower	Boraginaceae	annual herb	Mar-Jun	None	None	G3T1Q	S1	1B.2	Yes	1984-01-01
<u><i>Plagiobothrys chorisianus</i> var. <i>hickmanii</i></u>	Hickman's popcornflower	Boraginaceae	annual herb	Apr-Jun	None	None	G3T3Q	S3	4.2	Yes	2001-01-01
<u><i>Polemonium carneum</i></u>	Oregon polemonium	Polemoniaceae	perennial herb	Apr-Sep	None	None	G3G4	S2	2B.2		2008-11-03
<u><i>Polygonum marinense</i></u>	Marin knotweed	Polygonaceae	annual herb	(Apr)May-Aug(Oct)	None	None	G2Q	S2	3.1	Yes	1974-01-01
<u><i>Potentilla hickmanii</i></u>	Hickman's cinquefoil	Rosaceae	perennial herb	Apr-Aug	FE	CE	G1	S1	1B.1	Yes	1974-01-01
<u><i>Ranunculus lobbii</i></u>	Lobb's aquatic buttercup	Ranunculaceae	annual herb (aquatic)	Feb-May	None	None	G4	S3	4.2		1974-01-01
<u><i>Sanicula maritima</i></u>	adobe sanicle	Apiaceae	perennial herb	Feb-May	None	CR	G2	S2	1B.1	Yes	1974-01-01

<u>Senecio aphanactis</u>	chaparral ragwort	Asteraceae	annual herb	Jan- Apr(May)	None	None	G3	S2	2B.2		1994- 01-01
<u>Silene scouleri</u> <u>ssp. scouleri</u>	Scouler's catchfly	Caryophyllaceae	perennial herb	(Mar- May)Jun- Aug(Sep)	None	None	G5T4T5	S2S3	2B.2		2017- 12-13
<u>Silene verecunda</u> <u>ssp. verecunda</u>	San Francisco campion	Caryophyllaceae	perennial herb	(Feb)Mar- Jul(Aug)	None	None	G5T1	S1	1B.2	Yes	1980- 01-01
<u>Suaeda californica</u>	California seablite	Chenopodiaceae	perennial evergreen shrub	Jul-Oct	FE	None	G1	S1	1B.1	Yes	1988- 01-01
<u>Trifolium amoenum</u>	two-fork clover	Fabaceae	annual herb	Apr-Jun	FE	None	G1	S1	1B.1	Yes	1974- 01-01
<u>Trifolium hydrophilum</u>	saline clover	Fabaceae	annual herb	Apr-Jun	None	None	G2	S2	1B.2	Yes	2001- 01-01
<u>Triphysaria floribunda</u>	San Francisco owl's-clover	Orobanchaceae	annual herb	Apr-Jun	None	None	G2?	S2?	1B.2	Yes	1974- 01-01
<u>Triquetrella californica</u>	coastal triquetrella	Pottiaceae	moss		None	None	G2	S2	1B.2		2001- 01-01
<u>Usnea longissima</u>	Methuselah's beard lichen	Parmeliaceae	fruticose lichen (epiphytic)		None	None	G5	S4	4.2		2014- 03-01

Showing 1 to 87 of 87 entries

Suggested Citation:

California Native Plant Society, Rare Plant Program. 2024. Rare Plant Inventory (online edition, v9.5). Website <https://www.rareplants.cnps.org> [accessed 18 October 2024].

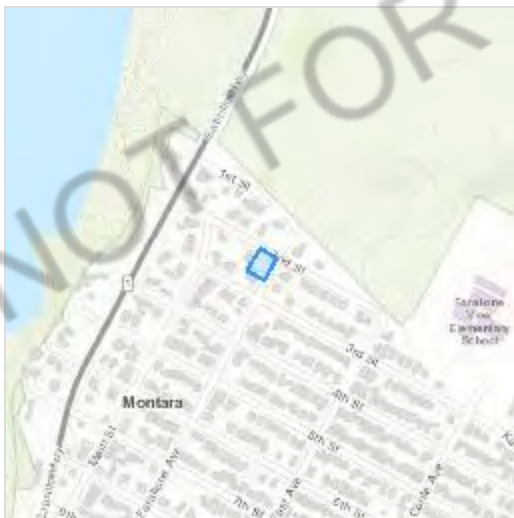
IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

San Mateo County, California



Local office

Sacramento Fish And Wildlife Office

☎ (916) 414-6600

📅 (916) 414-6713

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Salt Marsh Harvest Mouse <i>Reithrodontomys raviventris</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/613	Endangered

Birds

NAME	STATUS
California Least Tern <i>Sternula antillarum browni</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8104	Endangered
California Ridgway's Rail <i>Rallus obsoletus obsoletus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/4240	Endangered
Marbled Murrelet <i>Brachyramphus marmoratus</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/4467	Threatened
Western Snowy Plover <i>Charadrius nivosus nivosus</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8035	Threatened

Reptiles

NAME	STATUS
Green Sea Turtle <i>Chelonia mydas</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6199	Threatened

Northwestern Pond Turtle	<i>Actinemys marmorata</i>	Proposed Threatened
Wherever found		
No critical habitat has been designated for this species.		
https://ecos.fws.gov/ecp/species/1111		

San Francisco Garter Snake	<i>Thamnophis sirtalis tetrataenia</i>	Endangered
Wherever found		
No critical habitat has been designated for this species.		
https://ecos.fws.gov/ecp/species/5956		

Amphibians

NAME	STATUS
California Red-legged Frog <i>Rana draytonii</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/2891	Threatened
Foothill Yellow-legged Frog <i>Rana boylei</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/5133	Threatened

Fishes

NAME	STATUS
Tidewater Goby <i>Eucyclogobius newberryi</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/57	Endangered

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Flowering Plants

NAME

STATUS

Hickman's Potentilla *Potentilla hickmanii*

Endangered

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/6343>

San Mateo Woolly Sunflower *Eriophyllum latilobum*

Endangered

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/7791>

White-rayed Pentachaeta *Pentachaeta bellidiflora*

Endangered

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/7782>

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act¹ and the Migratory Bird Treaty Act².

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats³, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>

- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds
<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Jan 1 to Aug 31
Golden Eagle <i>Aquila chrysaetos</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Jan 1 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

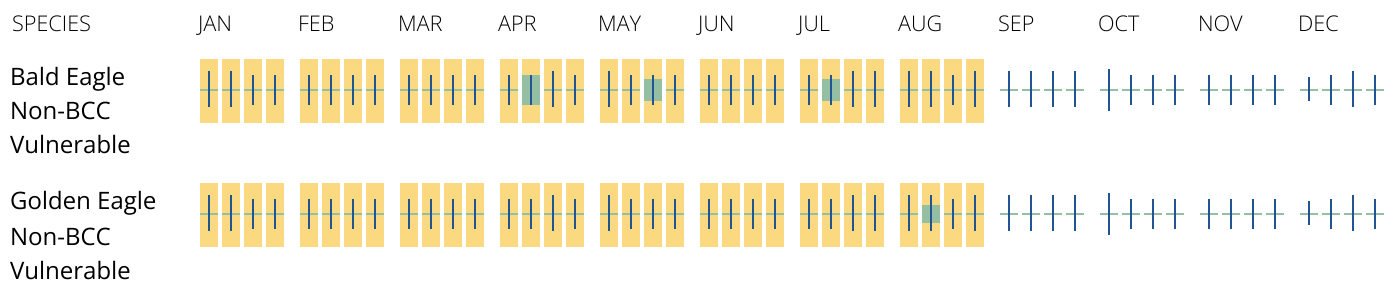
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply). To see a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the [Eagle Act](#) should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats³ should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Allen's Hummingbird <i>Selasphorus sasin</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9637	Breeds Feb 1 to Jul 15

Ashy Storm-petrel *Hydrobates homochroa*

Breeds May 1 to Jan 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/7237>

Bald Eagle *Haliaeetus leucocephalus*

Breeds Jan 1 to Aug 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1626>

Belding's Savannah Sparrow *Passerculus sandwichensis beldingi*

Breeds Apr 1 to Aug 15

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/8>

Black Oystercatcher *Haematopus bachmani*

Breeds Apr 15 to Oct 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9591>

Black Skimmer *Rynchops niger*

Breeds May 20 to Sep 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/5234>

Black Swift *Cypseloides niger*

Breeds Jun 15 to Sep 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8878>

Black Turnstone *Arenaria melanocephala*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Brandt's Cormorant *Urile penicillatus*

Breeds Apr 15 to Sep 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Bullock's Oriole <i>Icterus bullockii</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 21 to Jul 25
California Gull <i>Larus californicus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 1 to Jul 31
California Thrasher <i>Toxostoma redivivum</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jan 1 to Jul 31
Clark's Grebe <i>Aechmophorus clarkii</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jun 1 to Aug 31
Common Yellowthroat <i>Geothlypis trichas sinuosa</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/2084	Breeds May 20 to Jul 31
Elegant Tern <i>Thalasseus elegans</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8561	Breeds Apr 5 to Aug 5
Golden Eagle <i>Aquila chrysaetos</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Jan 1 to Aug 31
Heermann's Gull <i>Larus heermanni</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 31
Lawrence's Goldfinch <i>Spinus lawrencei</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9464	Breeds Mar 20 to Sep 20

Marbled Godwit <i>Limosa fedoa</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9481	Breeds elsewhere
Northern Harrier <i>Circus hudsonius</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8350	Breeds Apr 1 to Sep 15
Nuttall's Woodpecker <i>Dryobates nuttallii</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9410	Breeds Apr 1 to Jul 20
Oak Titmouse <i>Baeolophus inornatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9656	Breeds Mar 15 to Jul 15
Olive-sided Flycatcher <i>Contopus cooperi</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3914	Breeds May 20 to Aug 31
Red Knot <i>Calidris canutus roselaari</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8880	Breeds elsewhere
Santa Barbara Song Sparrow <i>Melospiza melodia graminea</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/5513	Breeds Mar 1 to Sep 5
Scripps's Murrelet <i>Synthliboramphus scrippsi</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Feb 20 to Jul 31

Short-billed Dowitcher *Limnodromus griseus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9480>

Breeds elsewhere

Tricolored Blackbird *Agelaius tricolor*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/3910>

Breeds Mar 15 to Aug 10

Western Grebe *Aechmophorus occidentalis*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/6743>

Breeds Jun 1 to Aug 31

Western Gull *Larus occidentalis*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds Apr 21 to Aug 25

Western Screech-owl *Megascops kennicottii carolinensis*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds Mar 1 to Jun 30

Willet *Tringa semipalmata*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds elsewhere

Wrentit *Chamaea fasciata*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds Mar 15 to Aug 10

Probability of Presence Summary

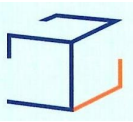
The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F



DAVID R ARNSDORF, PE
Structural Engineer
LDA Consultants LLC, CIVIL STRUCTURES
3450 Vintage Valley Road, Ann Arbor, MI 48105.
734-276-3045 drarnsdorf@gmail.com

April 21, 2025

The courtyard present in the design for Bobak Bakhtiari's house at 284 2nd st in Montara California has several ecological benefits pertaining to water management that would not be present in the project if the courtyard were eliminated.

First of all, a leveled courtyard enhances stormwater management compared with the existing sloped grade. A flat or slightly inward-graded courtyard slows down water flow, reduces erosion, and encourages infiltration into the soil. If the courtyard were not present in the project, water that had historically accumulated within the footprint of the project will instead flow downgrade, resulting in a greater accumulation of water near the roadway rather than evenly distributing runoff across the site. The addition of a simple courtyard, even the smaller design reflected in the current project drawings, would meaningfully reduce runoff downgrade and better preserve the water infiltration pattern currently on site.

As currently designed rainwater from impervious surfaces, such as the roof and surrounding hardscapes, will be directed into the central courtyard. From there, it will flow into an infiltration trench before eventually reaching a detention basin located on the north side of the lot, approximately 50 feet from the wetland. Before entering the trench, the water will first pass through vegetated areas within the courtyard — including around 20 square feet of strategically planted California gray rush. These plants help filter the runoff by trapping sediments and removing nutrients, thereby improving water quality. This courtyard design will further reduce rainwater runoff from the site — in addition to the detention basin already specified by the civil engineer of record — by retaining water on-site, where it can slowly evaporate or percolate into the groundwater.

In addition, the courtyard helps reduce the impacts of development on the site by providing a protected area that can allow a variety of small animals and birds to shelter. The wings of the house will protect the area from the street and other houses. The courtyard will reduce wind affecting the space allowing more delicate animals to live there easily. If the courtyard were eliminated from the home, there would be no obvious location for smaller animals and birds to shelter, likely causing them to relocate.

So the courtyard also creates an excellent habitat for many small animals, birds, and insects and helps clean any water runoff.

If you have any questions or any of the details are not clear, please contact me. Thank you.

Sincerely,

David R. Arnsdorf, PE





Sigma Prime Geosciences, Inc.

April 16, 2025

Bobak Bakhtiari

bobakcyrus@gmail.com

415-752-7488

Subject: Courtyard Discussion: proposed construction on 2nd street in
Montara, California. APNs: 03-014-200, -210.

Dear Mr. Bakhtiari:

The proposed courtyard has ecological benefits in terms of water management, since it will be vegetated, rather than paved in some way. The pervious nature of the courtyard soil will mimic the existing conditions by allowing infiltration of surface water into the subsurface, resulting in natural filtering of the water and recharge of the local groundwater table. The proposed vegetated courtyard would provide more benefit than any other possible use of the space.

Yours,

Sigma Prime Geosciences

Charles Kissick, P.E.



Sigma Prime Geosciences, Inc.

April 16, 2025

Bobak Bakhtiari

bobakcyrus@gmail.com

415-752-7488

Subject: Hydrology Discussion: proposed construction on 2nd street in Montara, California. APNs: 03-014-200, -210.

Dear Mr. Bakhtiari:

The biology report for this project states,

“Neither [ESHA] feature is likely to be affected either directly or indirectly by project activities given the presence of roadways between the project and these two features, which prevent any alteration of drainage patterns that would affect hydrology as the source of water is not originating from the parcel to be developed. Furthermore, the presence of roadways between the proposed development and both features will prevent any new discharges from the project.”

As the project geologist and civil engineer, and also a licensed hydrogeologist, we can confirm the biologist’s assertion that the proposed development will not affect the two ESHAs. The biology report states that the water that has created the ESHAs is “lacking evidence of any significant hydrology other than roadside runoff.” Therefore, subsurface runoff is not considered to feed the ESHAs. Likewise, the proposed project is not expected to alter subsurface conditions that may affect the ESHAs.

The proposed drainage system includes a detention basin consisting of two stacked perforated pipes in a trench with a bottom elevation of about 70 feet. The detention basin will be about 50 feet away from the drainage ditch ESHA on the other side of 2nd Street. The drainage ditch is at an elevation of about 75 feet. There is no way for the subsurface water to migrate upwards 5 feet across a distance of 50 feet.

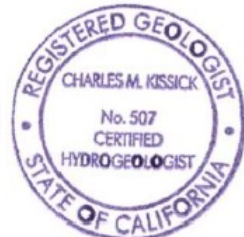
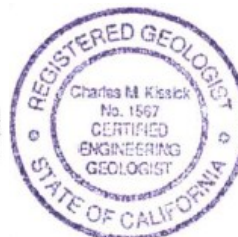
The rest of the property, including the vegetated courtyard, will still be pervious. Therefore, there will be no appreciable change in subsurface drainage patterns from these areas.

If you have any questions, please call us at (650) 728-3590.

Yours,

Sigma Prime Geosciences

Charles Kissick, P.E., CEG, ChG





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G



March 18, 2024

To: Sonal Aggarwal, Project Planner
From: Lennie Roberts, Green Foothills

Re: PLN2023-00016. Consideration of a Design Review (DR) permit recommendation for the construction of a new 4,921 sq.ft. 3-story, single family residence with attached 1,221 sq.ft. attached Junior Accessory Dwelling Unit (JADU), and indoor pool, on a 10,000 sq.ft. legal undeveloped parcel (Certificate of Compliance, PLN2021-00359), associated with a hearing-level Grading Permit (GP). The project involves 1,256 c.y. of grading (cut: 1,253 c.y.; fill: 3 c.y.) and no tree removal. The CDRC will make a recommendation regarding the project's compliance with design review standards. A Planning Commission public hearing on the DR Permit and GP will take place at a later date. The project is not appealable to the Coastal Commission.

Dear Sonal,

On behalf of Green Foothills, which has been deeply involved in the previous proposals by Mr. Thomas Mahon to develop the above-referenced subject property with two single family residences, I write to correct the statement in the above Project Description for the Coastsides Design Review Committee hearing (March 14, 2024) that the proposed project is not appealable to the Coastal Commission.

During the County's review of the two proposed Mahon single family residences, Botanist Toni Corelli identified several wetland species growing in the ditch along the east side of Farallone Street, as well as one wetland species in the ditch along the west side of Farallone Street; both areas are within 100 feet of the subject property. Accordingly, the CDP for development on this subject property is **appealable to the Coastal Commission**. <https://documents.coastal.ca.gov/assets/cdp/appeals-faq.pdf>

Attached is the January 17, 2010 list of wetland plant species identified by Toni Corelli, and accompanying Map showing their location within 100 feet of the subject property. This documentation was accepted by the Coastal Commission as evidence of appealability of Mahon's two CDPs for this property (PLN 1999-00215 and PLN 1999-00015).

On Sunday, March 17, 2024, I drove by the subject property and confirmed that several large clumps of Cyperus are growing in the ditch along the east side of Farallone Street. I did not have time to identify other wetland species that had been previously identified in 2010, but I expect that many, if not all, of the other obligate and facultative wetland species are also here: as the ditch carries water most of the year if not year-round.

I am calling this to your attention to be sure that County's review and approval fully analyzes the project's conformity with the standards of the LCP, and not because of any specific concerns regarding its current design, which seems to fit nicely into this sloping site.



I would also like to call to your attention previously identified concerns about drainage along 2nd Street being carried in an underground drainage pipe that was impacting the residence on the opposite side of the street; hopefully this will be addressed in your review of this proposed project. The property survey (8/10/23) shows a concrete headwall with 16" invert in the drainage swale along Second Street near the north-west corner of the property.

Thanks for consideration of our comments, and I'm happy to answer any questions.

Sincerely,

Lennie Roberts, Legislative Advocate

cc: Arthur Hofmayer
Kathryn Slater-Carter



Wetland plant species identified by botanist Toni Corelli and Lennie Roberts on January 17, 2010 in vicinity of 2 proposed single-family residences at 284 Second Street (PLN 1999-00215) and at 286 Second Street (corner of Second Street and Farallone) (PLN 1999-00015) Applicant: Thomas Mahon

#1: Ditch along east side of Farallone Street directly across from subject property:

<u>Scientific Name</u>	<u>Common Name</u>	<u>California Wetland?</u>
* <i>Ranunculus occidentalis</i>	buttercup	FACW
* <i>Nasturtium officinale</i>	watercress	OBL
* <i>Picris echioides</i>	bristly oxtongue	FAC*
* <i>Epilobium ciliatum</i>	fringed willowherb	FACW
* <i>Cyperus</i> sp.	sedge	OBL/FACW
* <i>Salix lasiolepis</i>	arroyo willow	FACW
* <i>Zantedeschia aethiopica</i>	calla lily	OBL
* <i>Lythrum</i> sp.	loosestrife	OBL/FACW

#2: Ditch along west side of Farallone Street adjacent to subject property:

* <i>Oenothera elata</i>	Hooker's evening primrose	FACW
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#3: Ditch along northern side of Second Street directly across from subject property:

* <i>Zantedeschia aethiopica</i>	calla lily	OBL
* <i>Nasturtium officinale</i>	watercress	OBL
* <i>Cyperus</i> sp.	sedge	OBL/FACW

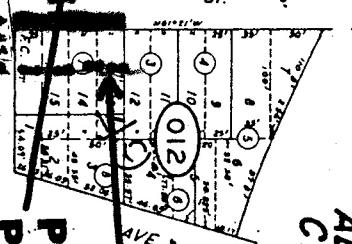
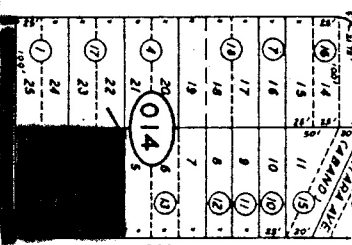
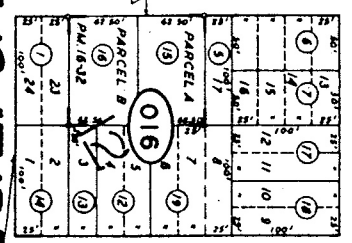
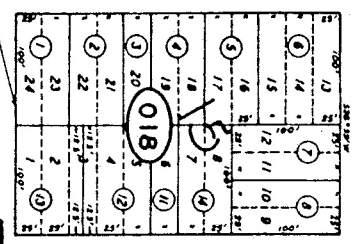
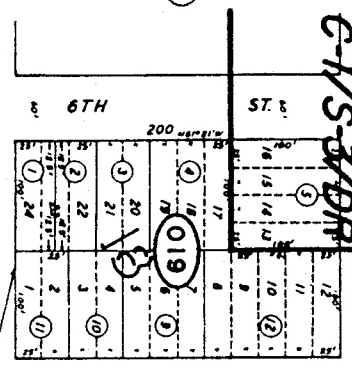
Note: At the northeast corner of Second and Farallone, kitty corner from the subject property, and extending along Second Street, there is a dense stand of *Salix lasiolepis* (arroyo willow), *Rubus ursinus* (California blackberry), *Senecio mikanioides* (cape ivy), and *Vinca major* (greater periwinkle). This area may be more appropriately described as riparian.

C-1/S-3/DR

Bk-36 pg 4

TAX CODE AREA

ALL CD 36-1



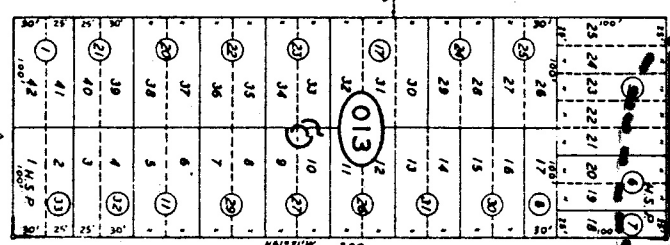
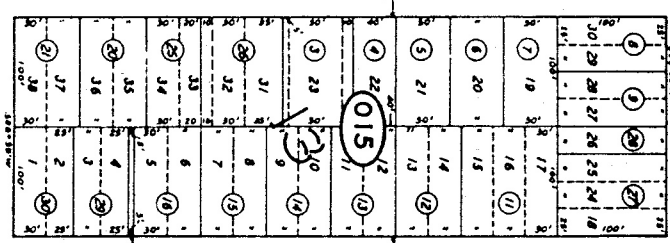
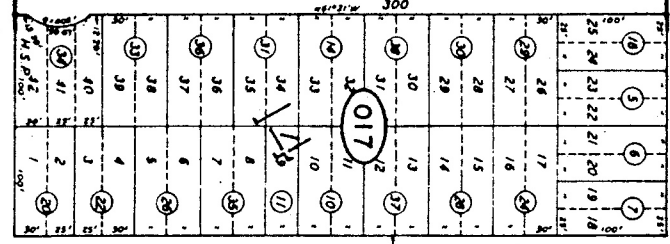
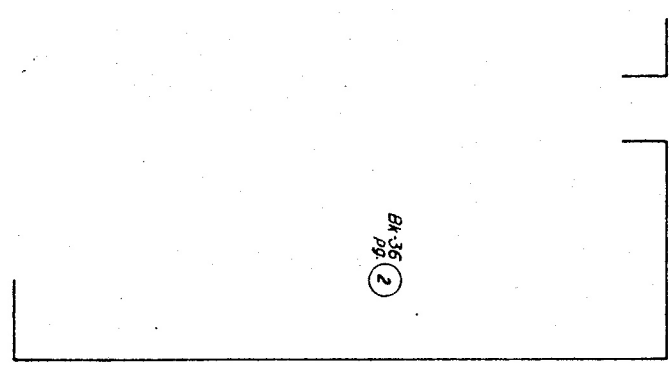
R-1/S-17/DR

PROJECT PARCEL

WETLANDS

PAD

KANOFF



ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF

- 1. HANEMAN'S SEASIDE PARK TRACT RSM 4/63
- 2. FARALLONE CITY LOTS 45 46 47 48 49 50 51 RSM 6/2
- 3. PARCEL MAP VOL 16/32

11-15-76

March 14, 2024

Public Comments PLN2023-00016

The project does not comply with the following standards for design:

Avoid making the garage the dominant feature as seen from the street, page 20.

Minimize the hardscape or impervious areas on site in order to maximize permeable surface that have a more natural appearance and improve the quality of run off into creeks and storm drains, page 26.

Driveways and parking area on site should be as small as possible, page 26.

Discourage the use of a single exterior material or color. Encourage the use of three or more colors on larger homes to reduce the appears of bulk and by emphasizing architectural features and trim, page 23

Concerns:

Visibility at the corner of Farallon Ave and Second Street:

I am also concerned about how the project (including any proposed building, structures or fencing, as well as, the requested encroachment into the ROW for the garage) will impact visibility at the corner of Farallon Ave and Second Street. The visibility is currently very poor at this intersection and this intersection is used often for vehicles exiting Montara to access highway one and also heavily used by pedestrians to access the mountain.

Garage encroachment

The garage encroachment into ROW and required setback should not be granted due to the poor visibility at the intersection of Second Street and Farallon Ave. and the request also conflicts with the design standard to avoid making the garage the most prominent feature as seen from the street.

Mass and scale

With respect to the massing and scale the house appears enormous on the project plans and does not appear as a single family residence but rather like an out of scale multi family structure with the proposed 4 car garage at the street level. I also want to point out that the maximum allowable floor area, height and lot coverage are just that, they are the maximums allowed they are not a guaranteed development rights instead design review is required to evaluate the overall mass and scale of the project in the context of the project vicinity of existing modest size and scaled single family residences.

Lastly, the aerial just shown today by the applicant with the blue and red areas (or footprints) is completely missing the covered area between those two areas and the 1,200 sq garage so it is a gross misrepresentation of the proposed footprint of the project.

Thank you.

From: [Camille Leung](#)
To: [Glen Jia](#)
Cc: [Sonal Aggarwal](#)
Subject: RE: Comment for Thurs., Mar. 14 Public Hearing Coastsides Design Review Cmte
Date: Thursday, March 14, 2024 5:49:14 PM

Forwarding to Sonal

From: Sally Lehrman <slehrman1@gmail.com>
Sent: Thursday, March 14, 2024 12:54 PM
To: Glen Jia <bjia@smcgov.org>; Camille Leung <cleung@smcgov.org>
Subject: Comment for Thurs., Mar. 14 Public Hearing Coastsides Design Review Cmte

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

To: Coastsides Design Review Committee
RE: PLN2023-0016
Mar. 14, 2024

Dear Coastsides Design Review Committee,

Thank you for devoting your time and expertise to the complex challenge of evaluating design proposals to ensure that they meet county requirements and fit in well with neighborhoods. Your work ensures that future generations can enjoy healthy, supportive and enjoyable living spaces.

Last week I returned from a business trip to find the sign for PLN2023-00016 posted on the property. The pictures are lovely and the draft looked nicely professional. They didn't cause much concern until I climbed up to the fence and looked more closely. Then I realized that the image of the proposed structure had been crafted deceptively to appear about the same size as the house next door – about half of its actual square footage – not even counting the four-car garage. I also wondered why our household had received no notification. We live within the notification area and have expressed concern about this property in the past.

Due to the lack of notification, I haven't had time to study the plans. So let me express just two immediate concerns that come to mind.

- 1) About that garage. I don't believe I've ever seen a four-car garage in Montara. This proposed house is huge. It is far, far larger than any others in the neighborhood. And this is in a sensitive location right at the entrance of our little town and close to the Rancho Corral de Tierra trailhead, where people expect to breathe a sigh of relaxation, not to confront a massive building so out-of-touch with the area.
- 2) The extensive amount of grading required will create unstable earth at a time when nearly everyone in the surrounding blocks has had to contend with flooding, shifting roadways and concerns about mudslides.

When two huge houses were proposed for this property more than 20 years ago,

neighbors like me were devastated by the scale and lack of sensitivity to the neighborhood. While this plan looks prettier, the impact will be as significant and damaging. The community's protests led to an urgency interim ordinance that limited maximum building floor areas on parcels this size to 3,750 square feet, including the garage. A task force was formed to amend mid-coast zoning to stop the proliferation of such gigantic homes throughout the north end of the coastside.

The planning rules and regulations emphasize that designs for new buildings should fit the character of the neighborhood. The new rules we worked on were intended to strengthen this requirement. This proposed building comes nowhere close to conforming.

I urge you, please return this application back to the builder for substantial revision.

Thank you very much,

Sally Lehrman

351 Third St., Montara

Slehrman1@gmail.com

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Interested in racial equity and how to work toward it? Check out my book about uncovering the roots of inequality, co-edited with Prof. Venise Wagner:

[*Reporting Inequality: Tools and Methods for Covering Race and Ethnicity, co-edited by Sally Lehrman and Venise Wagner.*](#)

From: [Tom Ballantyne](#)
To: [Sonal Aggarwal](#)
Cc: [Arthur](#); [Sally Lehrman](#)
Subject: Re: PLN2023-00016 - Design Review Project
Date: Tuesday, March 19, 2024 6:46:56 PM
Importance: High

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi Sonal,

Thanks for following up. I don't know what happened with your return call, but we do have problems with cell service here on the Coastsides. We usually advise people to call our land line (650.728.5593) for that reason.

I had a good conversation with Glen last week. I appreciate you and your staff making yourselves available and willingness to hear us out when we have questions or concerns.

One issue I'd like to clarify is in regard to zoning categories here. I thought our area is R-1, but your documents say it's S. It's vital to this case because the FAR is .4 in an R-1 zone, considerably lower than the 5.3 stated in your design review. There are other concerns with the project, as we've already stated, but chief among them are the amount of excavation proposed and the hazardous intersection of Farallone and 2nd. Farallone is the most often used by people entering and exiting Montara, but Farallone is quite narrow – barely wide enough for two cars to pass at the same time. Driveways either on 2nd or on Farallone will greatly complicate traffic flow.

Lastly, the concept of "character of the neighborhood" is well established here and played a large role in the failure of previous attempts to develop the property about two decades ago. That project involved a subdivision of the lot into two lots. The proposed houses were egregiously out of character with the neighborhood and the developer refused to accommodate the reasonable requests of the neighbors. Unfortunately, the current project suffers from the same defects.

Thanks for checking in, Sonal. I look forward to continuing the conversation in the near future.

Best regards,

Tom Ballantyne

From: Sonal Aggarwal <saggarwal@smcgov.org>
Date: Tuesday, March 19, 2024 at 3:09 PM
To: Tom Ballantyne <careerdoctor@coastside.net>
Subject: PLN2023-00016 - Design Review Project

Hello Tom,

It seems like you were trying to reach me on Friday. I tried calling at the your number but the call was not going through and abruptly ended. Please share your comments via email so I can include them in the packet for the Planning Commission.

Thanks!

Regards,

Sonal Aggarwal (she/her)*

Planner III

County of San Mateo

Planning and Building Department

455 County Center, 2nd Floor

Redwood City, CA 94063

Saggarwal@smcgov.org

www.smcgov.org/planning

***Here is why I include my pronouns:** It's important to get pronouns correct to support belonging and respect in the workplace for everyone, inclusive of our LGBTQ+ communities. Pronouns are words used to refer to people and are often gendered (such as, she/her and he/him versus they/them). We cannot assume we can tell the correct pronoun for a person. An easy way to normalize the use of self-identified pronouns is to include them in your email signature and share them when introducing yourself in meetings. When we normalize the inclusion of pronouns, it will be more affirming for transgender, nonbinary, and gender diverse people to share theirs. **Will you join me, in solidarity, to include your pronouns in your email signature?** For more details on pronouns and how you can be in solidarity with gender diverse and transgender individuals visit:

<https://www.mypronouns.org/>

[Please take a short survey to let us know how we're doing!](#)

From: [Arthur](#)
To: [Sonal Aggarwal](#)
Cc: [Sally Lehrman](#); [Tom Ballantyne](#)
Subject: Re: PLN2023-00016
Date: Friday, March 15, 2024 9:28:12 AM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Re: PLN2023-00016

Good morning Mr. Aggarwal. I attended the Design Review Committee meeting yesterday, and was left with a few questions that I am hoping you can answer for me. My first confusion is in regard to the 1221 square foot garage. Is that square footage in addition to the 4,921 square footage of the single-family residence, or is the 1221 square footage part of the 4,921 single-family residence footage?

Secondly, it has been my understanding that floor to area ratio is .4, which makes it seem this project's square footage exceeds county regulations on a ten thousand square foot lot. Have I got that wrong? If so you could you tell me how FAR is figured and why this particular project is in compliance.

Also, I was surprised that safety issues and flood concerns were dismissed by Design Review as not being under their purview.

It does seem to me that appropriate design must take into consideration these real and obvious community concerns.

Finally, as to "character of the neighborhood" criteria, there was no discussion of that in the meeting by the committee members, despite the neighbors expressing their belief that this project does not fit, due to scale in what is mostly a cottage community, in which the average size of a home is under 2000 square feet, no matter what the size of the lot. It was brought up in the meeting, for example, that the garage alone in this proposed project is almost twice as large as the entire cottage just south of the property. If you could explain in more precise language what determines what is and what is not within the character of the neighborhood universe, what the considerations are, how it is determined, I would appreciate it.

Thank you for your hard work. And ahead of time, thank you for helping me better understand the process in which a single family residence project is deemed appropriate or inappropriate by the county.

Sincerely,

Arthur Hofmayer



Speaker's Request Form

Please fill out and deposit in box near rostrum in chambers prior to item.

Date: _____

Project number or agenda item you wish to address: _____

Subject: File # PLN 2023-00016
2nd St, Montara

Your Name (PLEASE PRINT CLEARLY): EMILY ZOLA

Your Mailing Address: PO Box 370368
Montara, CA 94037

E-Mail: _____

Your Organization or Affiliation (if any): NA

Please provide a brief summary of your position:

☐ Support

☒ Oppose

Comments:

Mega structure design not
appropriate for neighborhood

☐ Please check this box if you wish to receive a copy of the summary letter on this item.



LAST PLEASE Speaker's Request Form

Please fill out and deposit in box near rostrum in chambers prior to item.

Date: _____

Project number or agenda item you wish to address: _____

Subject: #2

Your Name (PLEASE PRINT CLEARLY): MARK STEGMAIER

Your Mailing Address: P.O. Box 371473

E-Mail: Mark@Sierrawestbuilders.com

Your Organization or Affiliation (if any): BUILDER

Please provide a brief summary of your position:

☒ Support

☐ Oppose

Comments:

Comply's with all standards "CRDC"

☐ Please check this box if you wish to receive a copy of the summary letter on this item.



Speaker's Request Form

Please fill out and deposit in box near rostrum in chambers prior to item.

Date: 3/15/24

Project number or agenda item you wish to address: _____

Subject: home file No. PLN 2023-00016
2nd Street
Montara

Your Name (PLEASE PRINT CLEARLY):

Carol Martin

Your Mailing Address:

PO Box 370124

Montara, CA 94031

E-Mail:

crtmartin@gmail.com

Your Organization or Affiliation (if any): _____

Please provide a brief summary of your position:

☐ Support

☐ Oppose

Comments:

safety concerns
there is a blind left turn from
Farallone onto 2nd St
there is no stop sign.
There is a dangerous intersection.
There will be 2 driveways on 2nd St
which will create a hazardous situation
for cars turning left onto 2nd St.



Please check this box if you wish to receive a copy of the summary letter on this item.

DEMONSTRATION OF PROJECT SCALE, MAJOR/MINOR
MODIFICATIONS, & HEIGHT ADJUSTMENTS DURING CONSTRUCTION

within one week thereafter. For projects requiring a CDRC recommendation,
images posted may be removed after a recommendation has been made.

Standards for Story Poles:

- Applicants should complete the installation of story poles at least ten days prior to the scheduled hearing date.
- Story poles should be placed at all outside building corners and along roof ridgeline. The lowest finished floor should be marked on the pole. The poles should be placed on the building's exterior wall, not on the roof.

The story pole material and general appearance, however, may vary. Improvements in snow fence (24) inches

Story poles project made a project expiration thereafter moved a



Speaker's Request Form

Please fill out and deposit in box near rostrum in chambers prior to item.

Date: 3-14-2024

Project number or agenda item you wish to address: _____

Subject: _____

Your Name (PLEASE PRINT CLEARLY): Susan Lara

Your Mailing Address: P.O. Box 2256
El Granada, Ca. 94018-2256

E-Mail: susanclara@gmail.com

Your Organization or Affiliation (if any): _____

Please provide a brief summary of your position:

☐ Support ☒ Oppose

Comments: Out of character
in our neighborhood

☒ Please check this box if you wish to receive a copy of the summary letter on this item.



Speaker's Request Form

Please fill out and deposit in box near rostrum in chambers prior to item.

Date: 3-14-2024

Project number or agenda item you wish to address: _____

Subject: _____

Your Name (PLEASE PRINT CLEARLY): Art Hofmayer

Your Mailing Address: P.O. Box 370826

Montara Ca. 94037-0826

E-Mail: ahofmayer@comcast.net

Your Organization or Affiliation (if any): _____

Please provide a brief summary of your position:

☐ Support

☒ Oppose

Comments:

Scale out of character
with rural neighborhood

☒ Please check this box if you wish to receive a copy of the summary letter on this item.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT H

















Second St
Farallone Ave



NO
OUTLET

END
COUNTY
ROAD

Second St













Second St

Paradise Ave

Second ST

NO
OUTLET

END
COUNTY
ROAD





