

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

DATE: July 23, 2025

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of the adoption of an Initial Study/Mitigated Negative Declaration (IS/ND), pursuant to the California Environmental Quality Act (CEQA), and Coastal Development Permit, Design Review, and Variance, pursuant to Sections 6328.4, 6565.3, and 6531, of the County Zoning Regulations, to allow the construction of a new 1,670 sq. ft., three-story, single-family residence with an attached 371 sq. ft. garage and 791 sq. ft. Accessory Dwelling Unit (ADU) on a legal 7,070-sq. ft. parcel, in the unincorporated El Granada area of San Mateo County. A Variance is required to allow a front yard setback of 3 feet where 20 feet is required, due to the site location within the Montecito Riparian Corridor and associated 30-foot riparian setback. The ADU is a ministerial project that does not require review by the Planning Commission. The project is appealable to the California Coastal Commission.

County File Number: PLN2021-00478 (Lacasia)

PROPOSAL

The applicant proposes to construct a single-family residence with an attached garage and an Accessory Dwelling Unit (ADU) on a legal 7,070-sq. ft. parcel (Certificate of Compliance Type B (PLN2020-00448)). The project site is accessed from San Carlos Avenue at the end of the public road. The project includes minor grading and no tree removal. A portion of the Montecito Riparian Corridor (MRC) is located on the southwest portion of the site. The MRC is associated with an intermittent drainage channel sometimes referred to as San Augustin Creek located approximately 116 feet west of the project site.

RECOMMENDATION

That the Planning Commission adopt the Initial Study/Mitigated Negative Declaration and approve the Design Review Permit, Coastal Development Permit, and Variance, County File Number PLN2021-00478, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Camille Leung, Project Planner, 650/363-1826

Applicant/Owner: Elizabeth Lacasia

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

Location: San Carlos Avenue, El Granada

APN/Parcel Size: 047-105-020; 7,070 sq. ft.

Existing Zoning: R-1/S-17/DR/CD (Single-Family Residential District, S-17 Combining District with 5,000 sq. ft. minimum parcel size, Design Review, Coastal Development)

General Plan Designation: Medium Density Residential (6.1 to 8.7 dwelling units/acre)

Existing Land Use: Undeveloped parcel

Water Supply: Coastside County Water District states that there is one – 5/8" (20 gpm) uninstalled non-priority water service connection assigned to APN 047-105-020.

Sewage Disposal: Granada Community Services District will serve the parcel from a sewer main located within the San Carlos Avenue right-of-way.

Flood Zone: Zone X (Area of Minimal Flood Hazard), Community Panel No. 06081C0138F, effective August 2, 2017.

Half Moon Bay Airport Land Use Compatibility Plan (HMB ALUCP) Zone: Zone 7 – Airport Influence Area (AIA) where the airport accident risk level is considered low. Residential uses are considered conditionally compatible in areas exposed to noise levels between 60-64 dB Community Noise Equivalent Level (CNEL). The project would be exposed to noise levels of less than 60 dB CNEL based on ALUC adopted craft noise exposure contours.

Setting: The undeveloped parcel is located within an existing urban, residential neighborhood and is bordered to the north and east by single-family residential development. A portion of the Montecito Riparian Corridor, a riparian corridor associated with an intermittent drainage, is located on the southwest portion of the site. The site has an average slope of 18 percent.

Chronology (Full Chronology included in Attachment H):

Date

Action

- January 2000;
June 2004

 - Previous property owners perform illegal removal of vegetation, including riparian vegetation within the Montecito Riparian Corridor located at the rear of the parcel.

- June 6, 2005

 - Current owners applied for a Coastal Development Permit (CDP), Design Review, and a Variance (PLN2005-00248) for an earlier design of a residence, along with a CDP for illegal vegetation removal (PLN2004-00398). The Planning Commission denied the permits for the house, stating that property should be restored first.

- September 9, 2008

 - Board of Supervisors, on appeal, approve the CDP for after-the-fact clearing and restoration of the property.

- August 8, 2013

 - Biologist confirms that the restoration of the property and three-year monitoring per PLN2004-00398 is complete. Staff concurs.

- December 15, 2021

 - Applicant applies for subject permits for a new residence and attached Accessory Dwelling Unit (ADU) with a reduced front setback.

- February 9, 2023

 - CDRC recommends approval of the Design Review permit, including a 13-foot front setback, to the Planning Commission.
 - Subsequently, staff identifies an error in the application of the riparian setback in the plans and informs that applicant that the design would need to be modified to comply with the riparian setback.

- April 24, 2023 –
May 15, 2023

 - Initial Study/Mitigated Negative Declaration is released for public review. The IS/MND determined that there was potential for a wetland at the site, which requires a 100-foot setback.

- May 15, 2024

 - Applicant submits revised plans with proper application of the riparian setback.

- September 12, 2024

 - CDRC, after reviewing the revised design of the residence and receiving public comment, renders no recommendation on the Design Review permit due to a split 1:1 vote, but offers recommended changes for the applicant to consider.

- October 18, 2024 - Wetland regulatory scientist prepares an Aquatic Resource Delineation Letter Report, determining that the property does not support wetlands. The report does not address off-site areas within 100 feet of the proposed building site.
- February 13, 2025 - CDRC recommends approval of the Design Review permit to the Planning Commission.
- May 9, 2025 - Biological report concludes that it is unlikely that wetlands are present on surrounding properties within 100 feet of the proposed building envelope.
- July 23, 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 du/net ac dwelling units per acre. The project would result in a density of approximately 6.16 dwelling units per acre (excluding the proposed ADU which is not subject to density limits), which complies with the density limit.

2. Conformance with Design Review District Guidelines

On February 13, 2025, the Coastsides Design Review Committee recommended approval of the project, founding the project to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6328 of the County Ordinance Code. For better compliance with design review standards, the CDRC required replacement of board and batten siding on south elevation popout with stucco and removal of the deck support post in the 30-foot riparian buffer zone and cantilevering deck.

3. Compliance with Local Coastal Program (LCP)

A Coastal Development Permit (CDP) is required for new development located within the Coastal Commission Appeals Jurisdiction (APJ), or if the project is located within 100 feet of a wetland. Wetland analysis has determined that there are no wetlands on the property and also that it is unlikely that wetlands are present within 100 feet of the proposed building envelope. However, as the presence of wetlands with 100 feet of the proposed building envelope has not been fully ruled out, the CDP is

appealable to the Coastal Commission. Staff has determined that the project is in compliance with applicable LCP Policies, as discussed below.

a. Locating and Planning New Development Component

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. Per Condition 28, the issuance of building permits for the Cypress Point project and the subject project will be timed to comply with Policy 1.23, as the Department has received building permit applications to construct the 71-unit Cypress Point affordable housing project in Moss Beach.¹

b. Sensitive Habitats Component

Riparian Corridor and Buffer Zone

Policy 7.3 (*Protection of Sensitive Habitats*) prohibits any land use or development which would have significant adverse impact on sensitive habitat areas. Development in areas adjacent to sensitive habitats shall be sited and designed to prevent impacts that could significantly degrade the sensitive habitats. All uses shall be compatible with the maintenance of biologic productivity of the habitats. As discussed in Section 4 of the IS/MND, the subject property is located within a portion of the Montecito Riparian Corridor (MRC). A Riparian Boundary Assessment (Assessment), dated February 14, 2020, was prepared for the project site by Patrick Kobernus of Coast Ridge Ecology, LLC (Project Biologist) (Attachment E2). The Assessment states that the unnamed creek that runs through the MRC is located over 100 feet west of the property. The creek is shown as a perennial creek (solid blue line) on the 1997 USGS Montara Mountain 7.5-minute quadrangle map. Based on a recent site visit and previous visits to the property where the Project Biologist has not seen water in the creek, he determined that the creek is functioning more like an intermittent creek.

The Assessment delineates a riparian boundary, based on the presence of riparian species, including Arroyo willow, Sitka willow, and pink-flowering currant. Based on this delineation (shown in Sheet A4 of the project plan set), the project would comply with the required

¹ Policy 1.23.d 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."

buffer zone/setback of 30 feet from the riparian corridor for intermittent streams, as set forth in the LCP Section 7.12. The IS/MND describes that, “while a cantilevered deck encroaches into this buffer zone, the deck does not have ground-based supports and would not impact any sensitive habitat in this area.”

Since the publication of the IS/MND, the project has been revised to include a ground-based deck support and other encroachments into the 30-foot riparian setback, including:

- (1) Lower Level:
 - (a) A covered 60-sq. ft. deck for the ADU.
- (2) Second Level:
 - (a.) Approx. 20 sq. ft. of a pervious wood walkway at the front entry of the Main Residence.
 - (b.) A covered 60-sq. ft. deck for the Main Residence.
- (3) Third Level:
 - (a.) Approx. 22 sq. ft. of an uncovered deck.
 - (b.) Approx. 10 sq. ft. of Bedroom 1.
 - (c.) Approx. 19 sq. ft. of Master Bathroom.
 - (d.) Approx. 32 sq. ft. of Master Bedroom.
 - (e.) Corner of wall for Bedroom 2.

Condition 6.b has been added to require the removal of the deck support within the riparian setback. Per the IS/MND, biological mitigation measures, including pre-construction surveys) are required to minimize impacts to sensitive habitat and protected plant and wildlife species during project construction. After construction, the listed cantilevered encroachments would not be likely to significantly impact sensitive habitat in the covered areas of the buffer zone, as all encroaching decks and walkways are required to be pervious per Condition 6.c, ensuring that encroachments would not significantly impact water and sunlight to the covered buffer zone areas.

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. To qualify, a wetland must contain at least a 50 % cover of some combination of these plants, unless it is a mudflat.

Robert Perrera of Huffman-Broadway Group, Inc. (HBG), a wetland regulatory scientist, prepared an Aquatic Resource Delineation Letter Report for the property to assess the potential of the property to support wetland, determining that “based on the steep topography of the property, well drained nature of the soils, absence of hydric soil indicators, and lack of wetland hydrology, HBG determined the property does not support wetlands, as defined by the San Mateo County Local Coastal Program. Therefore, there are no wetlands on the subject property.

In a letter dated May 9, 2025, the Project Biologist describes his recent assessment of lands adjacent to the subject site for potential wetlands based on soils, hydrology, vegetation, and topographic information (LIDAR), using existing available information. The report concludes that “it is unlikely that wetlands (either US Army Corps or Coastal Commission) are present on surrounding properties within 100 feet of the proposed building envelope”. The analysis does not include site-specific analysis of lands within 100 feet of the proposed building envelope for wetland indicators and is therefore not considered conclusive in terms of determined the presence of wetlands.

Regarding potential non-compliance with the 100-foot wetlands buffer zone, per California Coastal Act Section 30010, if an applicant for a CDP can demonstrate that denial of the proposed project based on application of Coastal Act policies would constitute an unconstitutional taking of private property without just compensation, some development may be allowed even where a Coastal Act policy may otherwise prohibit it, unless the project would constitute a nuisance under State Law.

In this case, staff finds that the property owner has a sufficient real property interest in the property (the applicant is the property owner and has an expectation of development based on a documented land purchase price of \$310,000); that denial of the proposed project based on application of Coastal Act policies would deprive her property of all economically viable use (full compliance would be financially and legally onerous, involving 1) completion of a wetlands analysis of lands (under various ownership) within 100 feet of the building

envelope as well as 2) implementing a 100-foot building setback from any found wetlands); and that the project would not constitute a nuisance under State Law. The subject property is 50 feet wide, and if wetlands were to exist on any of the adjoining lands, the application of a 100-foot wetland buffer would significantly constrain development and prohibit development of a reasonable sized house on the property.

4. Conformance with Compliance with S-17 Zoning District Regulations

The project conforms to the R-1/S-17/DR/CD zoning district regulations, with the exception of the front setback, as shown in the table 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	20 ft.	3 ft.	No, a Variance is requested
Min. Rear Setback	20 ft.	67 ft.	Yes
Min. Side Yard Setback	5 ft.	Right: 22 ft. Left: 5 ft.	Yes
Min. Combined Side Yard Setback	15 ft.	27 ft.	Yes
Max. Building Height	36* ft.	35.5 ft.	Yes
Max. Floor Area Ratio	53%	40% (2,832 sq. ft.)	Yes
Max. Building Site Coverage	35%	18.5% (1,306 sq. ft.)	Yes
Min. Lot Size	5,000 sq. ft.	7,070 sq. ft.	Yes
* The maximum height to be increased to 36 feet (from 28 feet), where the average slope of a parcel (18%) is greater than a one (1) foot fall in seven (7) feet distance (14%) from the established street grade at the front lot line and where a sewer connection must be made uphill from the building location, which are the case for this project.			

5. Compliance with Variance Findings

Section 6531 states that in order to approve an application for a variance, the approving authority must make all of the following findings in writing (findings is followed by Staff's discussion of project compliance):

- a. *The parcel's location, size, shape, topography and/or other physical conditions vary substantially from those of other parcels in the same zoning district or vicinity:* The subject parcel varies substantially from other S-17-zoned parcels in El Granada in that it contains a portion of the Montecito Riparian Corridor (MRC). Surveys have shown that a portion of the parcel is outside of the riparian corridor and buffer zone, leaving an area (approximately 23%) that can accommodate a reasonable amount of development.
- b. *Without the variance, the landowner would be denied the rights and privileges that are enjoyed by other landowners in the same zoning*

district or vicinity: Without the variance for the front yard setback, only approximately 16.5% (1,165 sq. ft.) of the property would be developable, which is less than the 35% lot coverage allowed in the district.

- c. *The variance does not grant the landowner a special privilege which is inconsistent with the restrictions placed on other parcels in the same zoning district or vicinity:* The variance allows for a 3 feet front yard setback for the property. Nearby developed properties are not as substantially located within the MRC. The proposed development is visually consistent with nearby houses, as several other properties on both sides of the subject street have front setbacks of less than 20 feet because garages and carports are allowed within the front setback for properties with a slope greater than 14 percent.
- d. *The variance authorizes only uses or activities which are permitted by the zoning district:* The proposed single-family residential use is consistent with the subject R-1 zoning.
- e. *The variance is consistent with the objectives of the General Plan, the Local Coastal Program (LCP) and the Zoning Regulations:* As discussed in this report, the requested variance is consistent with the objectives of the General Plan, the Local Coastal Program (LCP) and the Zoning Regulations.

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. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL (MCC)

On May 31, 2024, the MCC stated that development should preserve the riparian corridor and that the house should comply with zoning and the riparian setbacks. Staff notes that the proposed 1,670 sq. ft. house is a reasonable size. The project includes a 791 sq. ft. ADU, where the County is precluded by State Law from limiting its size to less than 800 square feet.

The MCC suggests that staff consider requiring that the riparian/wetland portions of the lot be protected by prohibiting vegetation removal. Staff agrees that a deed restriction is appropriate to maintain compliance with project parameters and protection of coastal resources. Staff has added conditions of approval requiring recordation of a deed restriction prohibiting current and future owners from constructing further encroachments into the 30-foot riparian area, requiring

maintenance of approved encroaching decks and walkways in pervious condition, and requiring compliance with performance standards of riparian area and associated buffer zones.

D. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

On November 7, 2025, after review of the wetlands analysis for the subject site, California Coastal Commission staff stated in an email to Planning staff that “Based on the delineation's data sheets, I would agree that it seems that the area closest to the road does not qualify as wetland. However, the area towards the back of the lot is arroyo willow and is referred to as riparian in the report, which I agree with. Thus, it is likely that a large portion, if not all, of the lot is within riparian buffer, with some of the back of the lot riparian ESHA itself. A site visit would be needed to be sure.” Staff has reached out to CCC staff but there was no further comment.

E. ENVIRONMENTAL REVIEW

An Initial Study/Mitigated Negative Declaration was released for public review from April 24, 2023, to May 15, 2023. The main issue area for this project is biological resources, with public comments and staff response as summarized below.

Staff received public comments from Green Foothills (GF) on August 7, 2022 (Attachment F1). GF states that it disagrees that the CDP is not appealable to the Coastal Commission, due to the potential presence of wetlands on-site, referencing a 2004 biological report which describes the understory vegetation as “...including spreading rush, a facultative wetland species 4 and slough sedge, an obligate wetland indicator species.” Development within 100 feet of a wetland is appealable to the California Coastal Commission. As discussed in Section A.3.b of this report, per a more recent biological report, there is some potential for wetlands within 100 feet of the building footprint. Therefore, the project requires a CDP that is appealable to the California Coastal Commission.

Staff received comments from the property owner at 771 San Carlos Ave. (Attachment F2), stating that the proposed building appears to come within 15 feet of the riparian zone boundary as evidenced by the “drip line” of the healthy arroyo willow canopy, which is adjacent to, and in some cases extending into, the site, where a minimum 30-foot buffer is required. In a response letter dated February 9, 2025 (Attachment F2), the Project Biologist notes that the riparian corridor boundary is not established at the drip line of the trees, but rather where the 50% cover requirement of the LCP is met.

No significant change to mitigation measures of the IS/MND are needed to address comments. Mitigation Measures are included as conditions of approval in Attachment A.

F. REVIEWING AGENCIES

County Geotechnical Section
County Drainage Section
County Department of Public Works
Granada Community Services District
Coastside County Water District
Coastside Fire Protection District
Midcoast Community Council
CA Coastal Commission

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Proposed Site Plan, Floor Plans, and Elevations, dated October 18, 2024
- D. CDRC Letter of Recommendation, dated February 15, 2025
- E. Initial Study/Mitigated Negative Declaration (IS/MND), dated April 24, 2023,
available at: <https://www.smcgov.org/planning/mitigated-negative-declaration-lacasia-barrios-residence>
Attachments to IS/MND provided here:
 - 1. San Mateo County Montecito Riparian Corridor Map
 - 2. Riparian Boundary Assessment Dated February 14, 2020
- F. Public Comments received at CDRC meeting and during IS/MND comment period.
 - 1. Comments from Lennie Roberts of Green Foothills dated August 7, 2022
 - 2. Comment letter from Property Owner at 771 San Carlos Ave., Regarding Riparian Boundary on the Lacasia Property (APN 047-105-020) in El Granada, California; and response by Project Biologist.
- G. Aquatic Resource Delineation Letter Report, prepared by Robert Perrera of Huffman-Broadway Group, Inc. (HBG), dated October 18, 2024.
- H. Full Project Chronology

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2021-00478

Hearing Date: July 23, 2025

Prepared By: Camille Leung, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Initial Study/Mitigated Negative Declaration, Find:

1. That the Planning Commission does hereby find that the Initial Study/Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Initial Study/Mitigated Negative Declaration is complete, correct, and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.
3. That on the basis of the Initial Study/Mitigated Negative Declaration, comments received hereto, testimony presented and considered at the public hearing, and based on analysis contained in the staff reports prepared for the Planning Commission, there is no substantial evidence that the project will have a significant effect on the environment.
4. That the Mitigation Measures (numbered 1 through 9) in the Initial Study/Mitigated Negative Declaration and agreed to by the owner and placed as conditions on the project address the Mitigation Monitoring and Reporting Plan requirements of California Public Resources Code Section 21081.6.1. The Mitigation Measures have been included as conditions of approval in this attachment. This attachment shall serve as the Mitigation Monitoring and Reporting Plan.

Regarding the Coastal Development Permit (CDP), Find:

5. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.7, and as conditioned in accordance with Section 6328.14, substantially conforms with the applicable plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP). Specifically, the project is in compliance with policies regarding infill development and sensitive habitat. California Coastal Act Section 30010 states that some development may be allowed even where a Coastal Act

policy may otherwise prohibit it, unless the project would constitute a nuisance under State Law, if an applicant for a CDP can demonstrate that he or she has a sufficient real property interest in the property to allow the proposed project, and that denial of the proposed project based on application of Coastal Act policies would deprive his or her property of all economically viable use, which has been demonstrated.

6. That the project is not located between the nearest public road (Cabrillo Highway) and the sea, or the shoreline of Pescadero Marsh, and is not subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code).
7. That, with the approval of this project, the number of building permits for the construction of single-family residences issued in the calendar year would not exceed the limit established by LCP Policy 1.23. 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. The issuance of building permits for the Cypress Point project and the subject project will be timed to comply with Policy 1.23.
8. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. The project complies with the required findings for a CDP as listed above.

Regarding the Design Review, Find:

9. That the project, as proposed and conditioned, has been reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6328 of the County Ordinance Code, specifically elaborated as follows:
 - a. Section 200(D)1b ELEMENTS OF DESIGN Neighborhood Scale: New and enlarged homes should respect the scale of the neighborhood through building dimensions, shape and form, facade articulation, or architectural details that appear proportional and complementary to other homes in the neighborhood.
 - b. Section 200(D)1a ELEMENTS OF DESIGN Relationship to Existing Topography: Conform to the existing topography of the site by requiring the portion of the house above the existing grade to step up or down the hillside in the same direction as the existing grade. Revised design successfully incorporates CDRC recommendation of different exterior facade material between third level and levels one and two, as well as addressing massing and step-down issues.

- c. Section 200(D)2c Entries & 2d Garages: Entries Design front entries on a scale compatible with the other features of the house to maintain a residential rather than institutional or commercial appearance. (Garages) Avoid making the garage the dominant feature as seen from the street. Where it is unavoidable, for example on steeply sloping lots, pay special attention to garage appearance by choosing decorative doors (or two singles rather than one large double door) that are consistent with the style of the house, and by articulation of the front garage facade. The revised design successfully addresses the garage and front entry concerns and complies with the standard.

Regarding the Variance, Find:

10. The parcel's location, size, shape, topography and/or other physical conditions vary substantially from those of other parcels in the same zoning district or vicinity. The subject parcel varies substantially from other S-17-zoned parcels in El Granada in that it backs up to the Montecito Riparian Corridor (MRC). The granting of a variance to the 20-foot front setback, would allow a reasonable-sized residence to be located on the parcel, along with an ADU, while complying with the LCP's sensitive habitat policies.
11. Without the variance, the landowner would be denied the rights and privileges that are enjoyed by other landowners in the same zoning district or vicinity: Without the variance for the front yard setback, only approximately 16.5% (1,165 sq. ft.) of the property would be developable, which is far less than the 35% lot coverage allowed in the district.
12. The variance does not grant the landowner a special privilege which is inconsistent with the restrictions placed on other parcels in the same zoning district or vicinity. The variance allows for a 3 feet front yard setback for the property, which is located at the end of San Carlos Avenue. Several other properties on both sides of this street have front setbacks of less than 20 feet, as a garage or carport is allowed within the front setback for properties with a slope greater than 14 percent. Unlike the subject property, these properties are conforming and are not similarly confined by the MRC. Therefore, granting of the variance would not grant the owner a special privilege which is inconsistent with the restrictions placed on other parcels in the same zoning district or vicinity.
13. The variance authorizes only uses or activities which are permitted by the zoning district. The proposed single-family residential use is consistent with the subject R-1 zoning.
14. The variance is consistent with the objectives of the General Plan, the Local Coastal Program (LCP) and the Zoning Regulations. As discussed in this report, the requested variance is consistent with the objectives of the General Plan, the Local Coastal Program (LCP) and the Zoning Regulations.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on July 23, 2025, as reviewed by the Coastsides Design Review Committee on February 13, 2025, 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 the 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 the 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 Variance shall be valid for five 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 a one-year increment with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.
3. The applicant shall 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. 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.
5. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
- a. Replace board and batten siding on south elevation popout with stucco.
6. The applicant shall demonstrate compliance with the following requirements for portions of the project that encroaching into the 30-foot riparian buffer zone:
- a. Relocate any downspouts in 30-foot riparian corridor buffer zone to be outside the 30-foot buffer zone.
 - b. Remove deck support post in the 30-foot riparian buffer zone by cantilevering deck.
 - c. Decks and walkways in the 30-foot riparian buffer zone shall have a pervious surface.

7. The applicant shall submit the following to the Current Planning Section: Within **four working days of the final approval date for this project**, the applicant shall pay an environmental filing fee of \$2,968.75, as required under Fish and Game Code Section 711.4, plus a \$50.00 recording fee. Thus, the applicant shall submit a check in the total amount of \$3,018.75, made payable to San Mateo County, to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee will increase on January 1, 2026.
8. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving, activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.

- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - n. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - o. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
9. 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.
 10. 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.
 11. 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.
 12. No site disturbance shall occur, including any vegetation removal or grading, until a building permit has been issued.
 13. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

- b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on San Carlos 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 San Carlos Avenue. There shall be no storage of construction vehicles in the public right-of-way.
14. Color and materials verification shall occur by Planning staff in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
15. 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).
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. WELo 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% 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 ft. 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 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
 - g. 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.

Mitigation Measures of the Initial Study/Mitigated Negative Declaration

Minor edits made by staff to strength mitigation measures are shown in tracked changes format (additions underlined, deletions shown in strikethrough).

19. Mitigation Measure 1: Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented:
- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
 - i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously).

20. Mitigation Measure 2: The applicant shall implement the following mitigation measures to avoid direct impacts to California Red-legged Frog (CRLF), San Francisco dusky-footed woodrat (SFDFW), and San Francisco Garter Snake (SFGS) if present during the course of activities on the site:
- a. Pre-construction surveys for SFDFW houses shall be performed no less than 30 days prior construction (including ground disturbance work and/or demolition of existing structures). If stick houses are found and avoidance is not feasible, the houses shall be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material shall be placed back on the house and a buffer of 25 to 50 feet shall be established by the biologist for a minimum of three weeks to allow young time to mature and leave the nest. Nest material shall be moved to a suitable adjacent area for reuse. Pre-construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.
 - b. A pre-construction survey for CRLF and SFGS shall be performed within 48 hours of ground disturbing activities. Non-listed species if found, may be relocated to suitable habitat outside the Project Site. If CRLF and/or SFGS is found, work should be halted, and the USFWS will be contacted. If possible, CRLF and SFGS should be allowed to leave the area on its own. If the animal does not leave on its own, all work shall remain halted until the USFWS provide authorization for work to resume. Pre-construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.
 - c. A biological monitor shall be present during initial vegetation removal and ground disturbing activities to ensure no CRLF and SFGS are present.
 - d. No ground-disturbing work (including demolition or vegetation removal) shall be performed during or within 48 hours of any rain event (greater than 0.5 inches) between November 1 and April 31 when CRLF are most likely to disperse into upland habitats. Furthermore, no work shall occur within 30 minutes of sunrise or sunset during this period.
 - e. Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting) rolled erosion control products, or similar material shall not be used. Acceptable substitutes include coconut coir matting or tackifier hydroseeding compounds. Compliance shall be demonstrated in an erosion and sediment control plan provided with the building permit application.

- f. An environmental training shall be provided to all workers prior to the start of any activities regarding any sensitive biological resources. The training shall include steps to identify and respond to a sighting, the laws and regulations protecting those resources, and consequences of non-compliance. Date and time of each training shall be reported to the County within one week of completion.
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- 21. Mitigation Measure 3: Although no archaeological resources were found on the Project Area, it is possible that subsurface deposits may yet exist or that evidence of such resources has been obscured by more recent natural or cultural factors such as downslope aggradation and alluviation and the presence of non-native trees and vegetation. Archaeological and historical resources and human remains are protected from unauthorized disturbance by State law, and supervisory and construction personnel therefore must notify the County and proper authorities if any possible archaeological or historic resources or human remains are encountered during construction activities and halt construction to allow qualified Archaeologists to identify, record, and evaluate such resources and recommend an appropriate course of action.
 - 22. Mitigation Measure 4: In the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Director of Planning and Building of the discovery. The applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archeologist and any recording, protecting, or curating shall be borne solely by the project sponsor. The archeologist shall be required to submit to the Director of Planning and Building for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).
 - 23. Mitigation Measure 5: The applicants and contractors shall be prepared to carry out the requirements of California State law with regard to the discovery of human remains, whether historic or prehistoric, during grading and construction. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately, and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

24. Mitigation Measure 6: Prior to the issuance of the building permit for the residence, the applicant shall revise the Erosion Control Plan to include the driveway area and proposed measures and additional measures as follows, subject to the review and approval of the Director of Planning and Building:
- a. Protect Surface Water Locations: The Montecito Riparian Corridor is location within close proximity of proposed disturbed areas on the subject property. Please provide primary control measures (e.g., 2 rows of staked fiber rolls) along the edge of the riparian corridor.
 - b. Show location of utility trenches, indicate utility types, and identify timing of installation.
 - c. Construction Access Routes: Over access points at the end of the paved portion of San Carlos Avenue, construct a stabilized designated entrance(s), using 3–4-inch fractured aggregate over geo-textile fabric.
25. Mitigation Measure 7: The applicant shall adhere to the San Mateo County-wide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:
- a. Delineation with field markers 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. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

- g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. 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 site shall be clear and running slowly at all times.
26. Mitigation Measure 8: Once approved, erosion and sediment control measures of the revised Erosion Control Plan shall be installed prior to beginning any site work and maintained throughout the term of grading and construction, until all disturbed areas are stabilized. Failure to install or maintain these measures will result in stoppage of construction until corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Building Inspection Section.
27. Mitigation Measure 9: At the time of building permit application, the applicant shall demonstrate compliance with the following measures as indicated on the applicant-completed Development Checklist (Attachment H) or equivalent measures, to the extent feasible. Such measures shall be shown on building plans.
- a. BAAQMD BMP: Comply with the Green Building Ordinance and achieve CALGreen Tier 1 energy efficiency standards;
 - b. BAAQMD BMP: Install a solar photovoltaic system;
 - c. BAAQMD BMP: Incorporate a minimum of 15% recycled materials into construction.

Building Inspection Section

28. A building permit is required for this project. The issuance of building permits for the Cypress Point project and the subject project will be timed to comply with Policy 1.23 (*Timing of New Housing Development in the Midcoast*), which limits the construction of new residential units in the Midcoast to no more than 40 per year.
29. Addressing Form: The applicant shall complete an Addressing Form and meet with a Building Technician prior to building permit application submittal.

Geotechnical Section

30. A geotechnical report is required at the time of building permit application. The specifications shall be in compliance with the applicable year of the California Building Code. Significant grading profiles, grading proposals, foundation design recommendations, retaining wall design recommendations, and basement design recommendations, if any, shall be provided in the geotechnical report to be submitted with the building permit application. For a vacant site, the Geotechnical Report shall provide sufficient soil investigation data to evaluate the potential hazards, for example, expansive soils, soil corrosivity, weak soil strength, and liquefaction. If any hazards are found, mitigation shall be provided in foundation design and grading proposal.

Drainage Section

31. The following will be required at the time of building permit submittal:
 - a. An updated Drainage Report prepared and stamped by a Registered Civil Engineer.
 - b. A final Grading and Drainage Plan prepared and stamped by a Registered Civil Engineer.
 - c. An updated C3 C6 Checklist (if changes to the amount of impervious area were made during the design phase).

Coastside County Water District (District)

32. Before issuance of a building permit, the District will still need to evaluate a complete set of building plans (fire sprinkler, architectural, plumbing, mechanical, green building, structural, civil, utility, and landscape/irrigation) to determine if the water service capacity available is adequate for this development and complies with all District regulations. Existing and new utilities must be clearly marked on the drawings.

33. The project is required to comply with Coastside County Water District regulations on water service and metering. The District performs inspections to verify compliance with all District regulations during construction and a final inspection when construction is complete. Fire sprinklers are served from an independent and dedicated water service connection with a separate fire meter. Please note that Coastside County Water District does not allow passive purge systems to be installed on fire protection services. Fire protection services are authorized for the sole purpose of fire protection, there shall be no cross connections.
34. If hydronic radiant climate control is used in the structure, approved backflow protection shall be required for the domestic service.
35. The District's mapping system shows the water main extends to the APN mentioned above. But if our mapping is not accurate, a pipeline extension would be required to serve this property with domestic and fire service.

Granada Community Services District (GCSD)

36. All new construction projects require a Sewer Connection Permit from GCSD. If the subject parcel conforms in size with the County's zoning requirements, the applicant may submit a sewer permit application after receiving County Planning approval. Please have the applicant contact our office at (650) 726-7093 to obtain instructions and an application form.
37. There is a sewer mainline facility available to serve the proposed project. The applicant will be required to submit the construction plans with their sewer permit application form and other items. The construction plans must show all sewer lines necessary for the development, including sewer pipes (lateral and sewer mainline), appurtenances, manholes, cleanouts and sewer backflow devices, and must conform to GCSD standards.
38. After submission of a complete application, a sewer connection permit will be issued for this project over the counter, upon receipt of the Building Department Pick-up Notice and payment of the permit fees.

Coastside Fire Protection District

39. Add Note to plans: 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. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Residential address numbers shall be at least six ft. above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This

remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent. Temporary address numbers shall be posted prior to combustibles being placed on site.

40. 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. Where 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.
41. 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.
42. CFC 2022 Section 503.2.5 - Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn-around areas for fire apparatus within Coastside Fire Protection District jurisdiction must comply with CFC 2022 Appendix D.
43. CFC 2022 Section 503.3.1 [added] - The designation shall be indicated (1) by a sign posted immediately adjacent to, and visible from, the designated place clearly stating in letters not less than one inch in height that the place is a fire lane, (2) by outlining or painting the place in red and, in contrasting color, marking the place with the words "FIRE LANE", which are clearly visible from a vehicle, or (3) by a red curb or red paint on the edge of the roadway upon which is clearly marked the words "FIRE LANE".

44. CFC 2022 Section 503.2.6 [Amended] - Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HS-20 (25 ton). Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits, certified by an engineer, shall be posted at both entrances to bridges. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained. The Fire Marshal may allow the width to be reduced for a bridge providing access to R-3 and/or U occupancies and lands used primarily for agricultural purposes or recreation.
45. 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.
46. 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.
47. 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.
48. 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.
49. 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 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.
50. CFC 2022 Section 907.2.11.6 - In new construction, and in newly classified Group R-3.1 occupancies, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery back-up shall be connected to an emergency electrical system in accordance with Section 1203. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection. Exception: Smoke alarms are not required to be equipped with battery backup where they are connected to an emergency electrical system that complies with Section 603.
51. 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).
52. 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.
53. 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.

54. CFC 2022 Section 1031.4 - Where a door is provided as the required emergency escape and rescue opening, it shall be a swinging door or a sliding door.
55. CRC 2022 Section R311.2 - Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.
56. 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.
57. 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.
58. CFC 2022 Section 4907.1 - Hazardous vegetation and fuels shall be managed to reduce the severity of potential exterior wildfire exposure to buildings and to reduce the risk of fire spreading to buildings as required by applicable laws and regulations. Defensible space will be managed around all buildings and structures in State Responsibility Areas (SRA) as required in Public Resources Code 4291.
59. CFC 2022 Section 4907.2 - Buildings and structures located in the following areas shall maintain the required hazardous vegetation and fuel management:
 - a. All unincorporated lands designated by the State Board of Forestry and Fire Protection as a State Responsibility Area (SRA).
 - b. Land designated as a Very High Fire Hazard Severity Zone by the Director.
 - c. Land designated in ordinance by local agencies as a Very High Fire Hazard Severity Zone pursuant to Government Code Section 51179.
60. 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.
- 61. CFC 2022 Section 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
 - 62. CFC 2022 Section 507.2.1 - Private fire service mains and appurtenances shall be installed in accordance with NFPA 24 as amended in Chapter 80.
 - 63. CFC 2022 Section 507.2.2 - Water tanks for private fire protection shall be installed in accordance with NFPA 22.
 - 64. 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: 500 GPM for 1 hour
 - 65. 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.
 - 66. CFC 2022 Section C102.1 - The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1.
 - 67. CFPD Standard FPE-005 – Water Storage for One- and Two-Family Dwellings up to 3,600 sq. ft. shall be 7,500 gallons reserved for Fire, in addition to any domestic use. If larger than 3600 sq. ft. single family dwelling, use NFPA 1142.

68. CFPD Standard FPE-005 - Fire flow requirements for multiple structures shall be calculated based on the structure requiring the largest Fire Flow per NFPA 1142.
69. CFPD Standard FPE-005 - Water tanks shall be interconnected by using a minimum 4-inch pipe diameter. Interconnection piping and valves must be protected, or of a material not damaged by UV exposure. The cross connection shall also have an appropriately sized control valve located at each tank.
70. 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.
71. NFPA 22 Section 4.2.1.4 - The water supply shall be capable of filling the minimum required fire protection volume within the tank in a maximum of 8 hours.
72. NFPA 22 Section 4.15.2 - A vent pipe shall have a cross-sectional area equal to a minimum of one-half the area of the discharge pipe(s) or fill pipe, whichever is the larger.
73. NFPA 24 Section 4.2.1 - Installation work shall be done by fully experienced and responsible contractors. Contractors shall be appropriately licensed in the State of California to install private fire service mains and their appurtenances.
74. NFPA 24 Section 10.9.1 - Backfill shall be well tamped in layers or puddle under and around pipes to prevent settlement or lateral movement. Backfill shall consist of clean fill sand or pea gravel to a minimum 6 inches below and to a minimum of 12 inches above the pipe and shall contain no ashes, cinders, refuse, organic matter or other corrosive materials. Other backfill materials and methods are permitted where designed by a registered professional engineer and approved by the enforcing agency.
75. CFPD Standard FPE-005 - Water tanks located closer than 30 feet of structures or flammable vegetation shall be constructed of non-combustible materials.
76. 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).

77. CFPD Standard FPE-005 - Hydrants shall be located no closer than 50 feet to any building, no further away than 150 feet of the protected structure and be located on the fire department access side of the building.
78. CFPD Standard FPE-005 - Hydrants shall be placed in a concrete pad 4 inches deep, and 2 ft. by 2 ft. minimum at base.
79. CFPD Standard FPE-005 - Hydrants shall be positioned so the center of the discharge is 30 inches to 36 inches above grade and be within 5 feet of the fire department access roadway.
80. CFC 2022 Section 507.5.5 - A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or approved.
81. CFC 2022 Section 507.5.6 - Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312.
82. CFPD Standard FPE-005 - Hydrant supply pipe shall be listed and approved for fire protection service for underground pipe, such as AWWA C900. Pipe shall be buried a minimum of 30 inch below grade (36 inch if the pipe passes under a road or is subject to heavy loads).
83. CFPD Standard FPE-005 - Concrete thrust blocks shall be sized in accordance with national standards and shall be provided at all changes in pipe direction.
84. CFPD Standard FPE-005 - The hydrant riser and elbow shall be steel. All above ground piping used for fire hydrant water supply shall be metallic.
85. CFPD Standard FPE-005 - Rural hydrants used for drafting shall have at least one 4½-inch outlet with National Hose thread and shall have a removable metallic cap. Wharf hydrants that are gravity or pump fed may use a single discharge that has a 2½-inch outlet with National Hose thread.
86. CFPD Standard FPE-005 - Hydrants shall have a permanent sign affixed, red in color with white 1-inch letters stating, "Wet Draft Hydrant, No. gallons", with the gallons of water available for the hydrant provided.

Department of Public Works

87. 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 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 for review and approval.

88. 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.
89. 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.
90. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

Deed Restriction

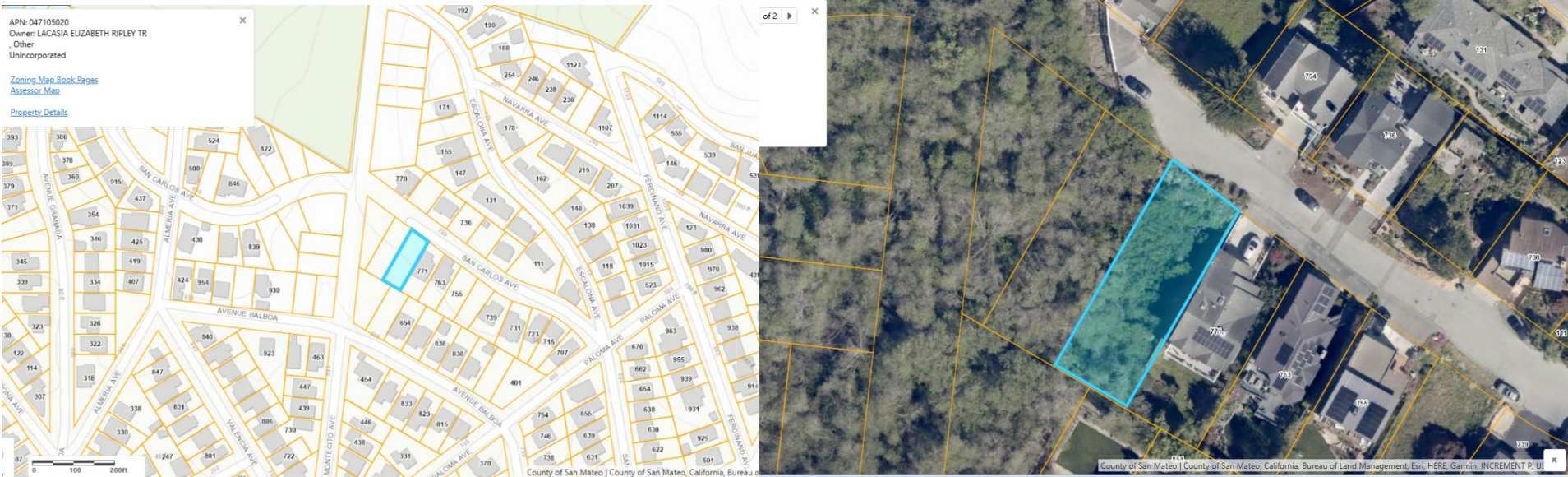
91. Prior to issuance of a building permit for the project, the applicant shall record a deed restriction prohibiting current and future owners from constructing further encroachments into the 30-foot riparian buffer area, requiring maintenance of approved encroaching decks and walkways in pervious condition, and requiring compliance with performance standards of riparian area and associated buffer zones per the LCP. The deed restriction shall be subject to the approval of the Director of Planning and Building prior to recordation.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

ATTACHMENT B: Location Map





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

EXISTING _____

ELEMENT ABOVE — — — — —

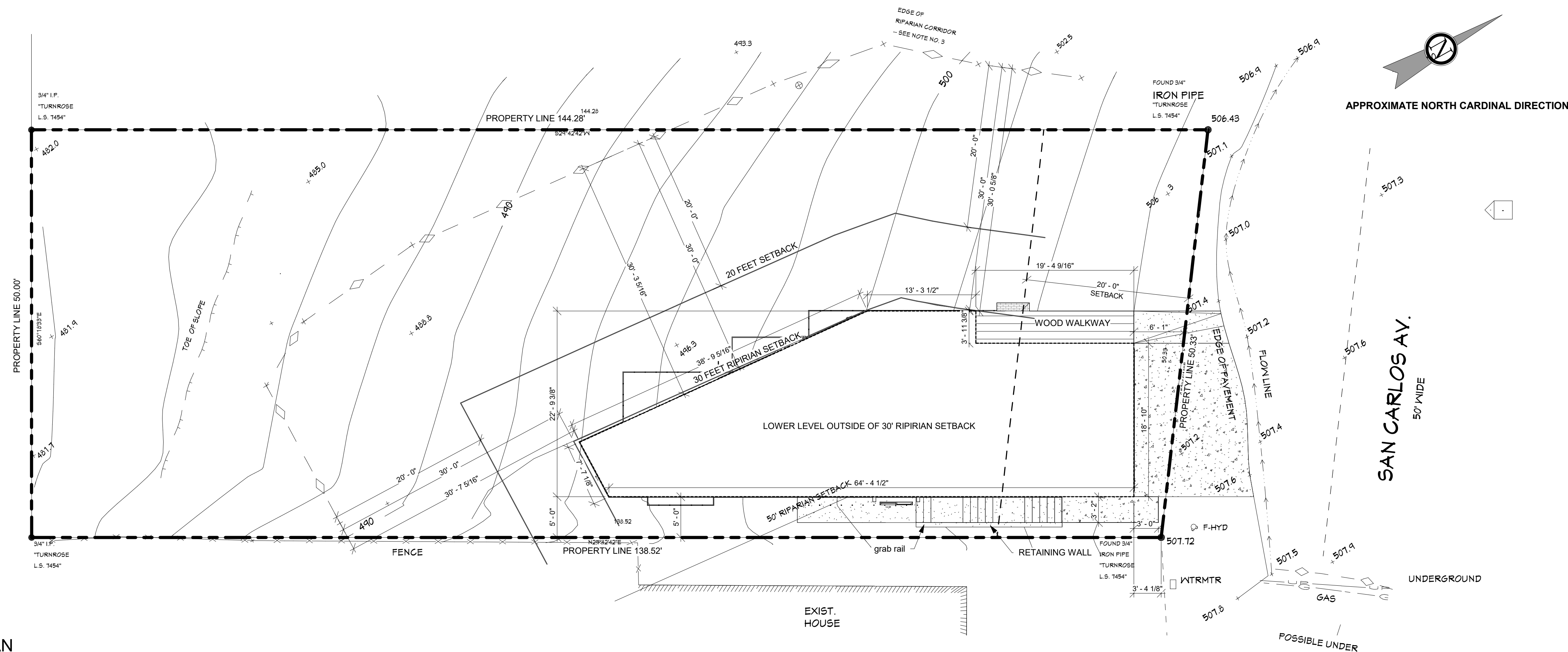
ELEMENT BELOW

NEW

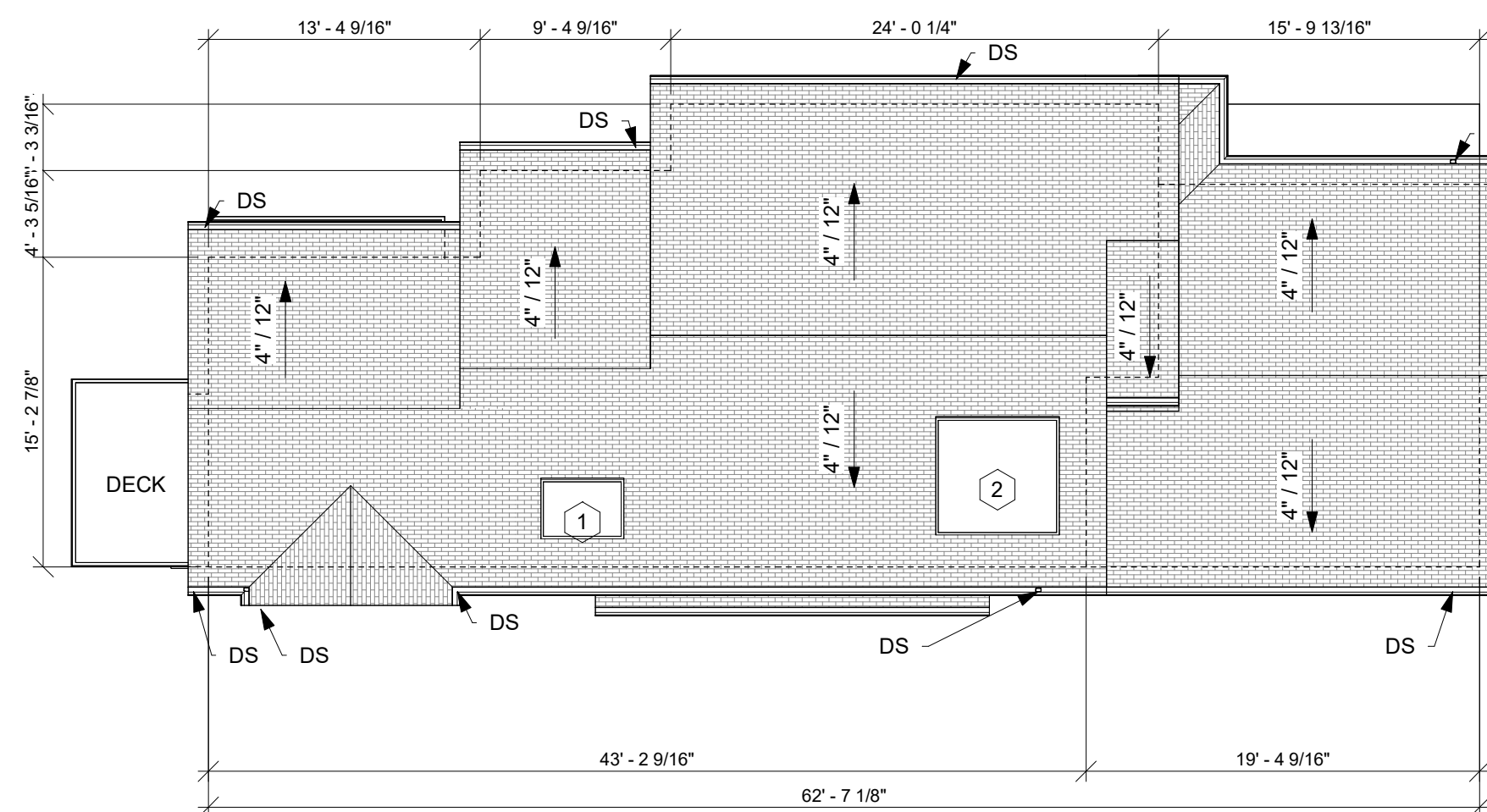
DEMOLITION

AREA OF NO WORK

TAG	DESCRIPTION	DIMENSION		NOTE
		WIDTH	HEIGHT	
1	Skylights	4' - 0"	3' - 0"	INSTALL VELUX SKYLIGHT
2	Skylights	6' - 0"	3' - 0"	INSTALL VELUX SKYLIGHT



A4 SCALE: 1/8" = 1'-0"



A4 SCALE: 1/8" = 1'-0"

■ **PROJECT:**
LACASIA RESIDENCE

■ **OWNER:**
Elizabeth Lacasia

PROJECT ADDRESS:
779 SAN CARLOS AVE.
EL GRANADA, CA 94018

■ **CONTACT INFORMATION**
EMAIL: elacasia@gmail.com
PHONE: 650-766-2706

■ APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

[illegible]

SHEET TITLE:
SITE PLAN

DRAWN BY: Author
CAD FILE: 

A4

ARCHITECTURAL

SCALE: As indicated

PLEASE VERIFY ALL DIMENSIONS AND REVIEW DETAILS AND NOTES FOR, BUT NOT LIMITED TO, CABINETS, PLUMBING, STRUCTURAL, AND ELECTRICAL COMPONENTS.

DESIGNER IS NOT RESPONSIBLE FOR INCORRECT MEASUREMENTS. ANY AND ALL DIMENSIONAL DISPUTES SHALL BE BROUGHT TO THE DESIGNER'S AND/OR CONTRACTOR'S ATTENTION.

DESIGN | CONSULTING

■ **PROJECT:**
LACASIA RESIDENCE

PROJECT ADDRESS:
779 SAN CARLOS AVE.
EL GRANADA, CA 94018

■ **CONTACT INFORMATION**
EMAIL: elacasia@gmail.com
PHONE: 650-766-2706

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

[illegible]

SHEET TITLE:
LANDSCAPE PLAN

DRAWN BY: _____ Auth: _____
CAD FILE: _____

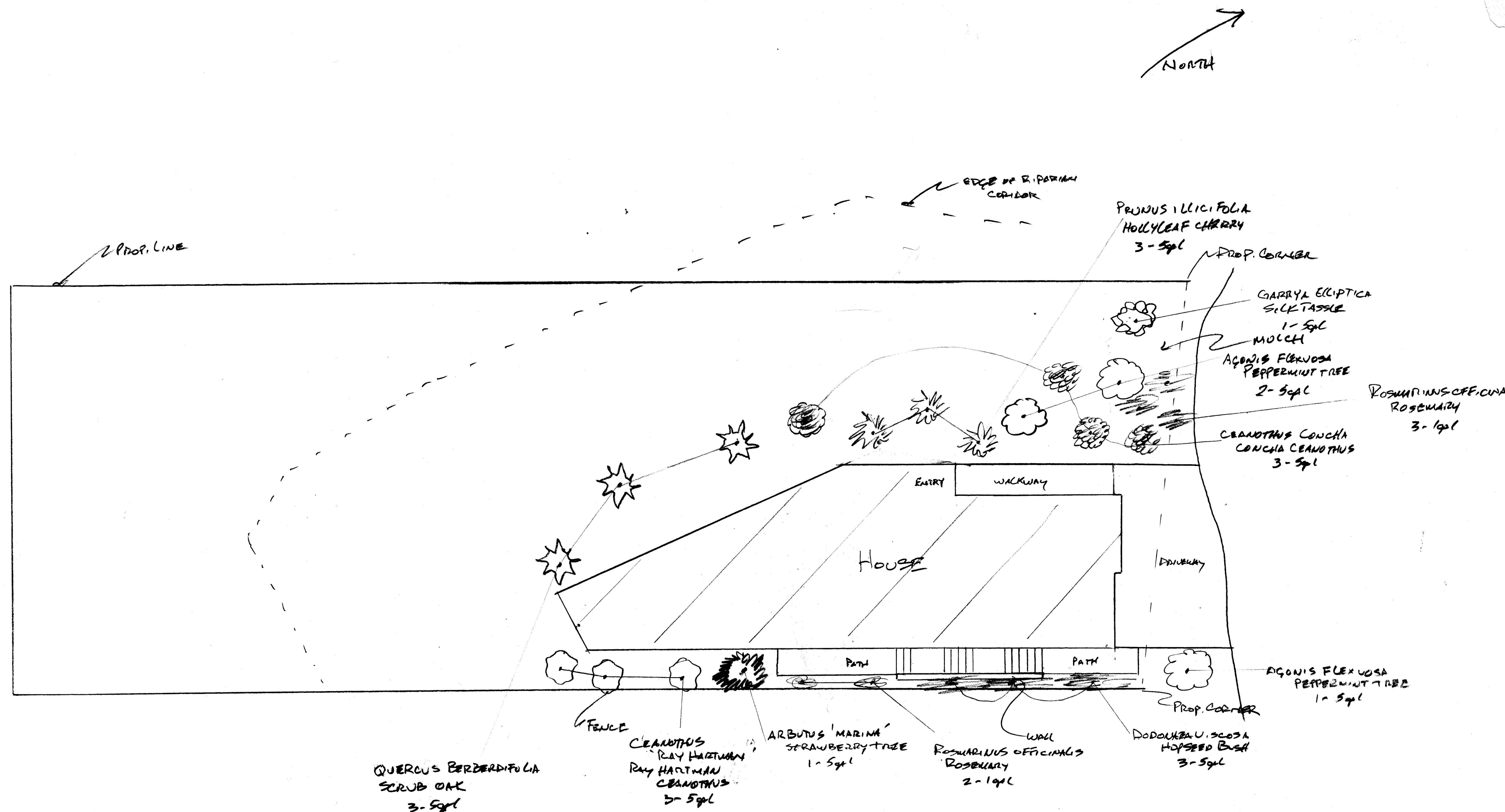
A5

SCALE:

PLEASE VERIFY ALL DIMENSIONS AND REVIEW DETAILS AND NOTES FOR, BUT NOT LIMITED TO, CABINETS, PLUMBING, STRUCTURAL, AND ELECTRICAL COMPONENTS.

DESIGNER IS NOT RESPONSIBLE FOR INCORRECT MEASUREMENTS. ANY AND ALL DIMENSIONAL DISPUTES SHALL BE BROUGHT TO THE DESIGNER'S AND/OR CONTRACTOR'S ATTENTION.

OWNER:
ELIZABETH LACASIA
779 SAN CARLOS
EL GRANADA, CA. 94018
 $1/8" = 1'$
DATE: 3/20/24



X THIS PROJECT DOES INCORPORATE LANDSCAPING EQUAL TO OR LESS THAN 2000 SQ. YD. AND WILL BE USING THIS FORM TO IDENTIFY PRESCRIPTIVE REQUIREMENTS WHICH WILL BE INCLUDED AS PART OF THE LANDSCAPE PROJECT.

TOTAL LANDSCAPE AREA: 1,100 sqft
TURF AREA: N/A
SPECIAL LANDSCAPE AREA: N/A
WATER TYPE: POTABLE
NAME OF WATER PURVEYOR: CCWD

I CERTIFY THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH THE REQUIREMENTS OF THE MWEI

Yds White 3/23/24

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE
 PRESCRIPTIVE COMPLIANCE OPTION OF THE MWEL
 PER APPENDIX D.

h A ~~Lehman~~ 3/23/24

Plant List

POTENTIAL NAME	COMMON NAME	QTY / SIZE	WT	TYPE
AGONIS FLRUAOSA	PEPPERMINT TREE	3 / 5gal	L	TREE
ARBUTUS 'MARINA'	STRAWBERRY TREE	1 / 5gal	L	TREE
QUERCUS BERBERIDIELA	SCRUB OAK	3 / 5gal	VL	TREE
PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	3 / 5gal	L	SHRUB
DODONAEA VISCOSA	HOPSEED BEAN	3 / 5gal	L	SHRUB
CEANOTHUS CANCHA	CANCHA CEANOTHUS	3 / 5gal	L	SHRUB
CEANOTHUS RAYHARTMAN	RAYHARTMAN CEANOTHUS	3 / 5gal	L	SHRUB
ROSMARINUS OFFICINALIS	ROSEMARY	5 / 1gal	L	GR. COVER
GARRYA ELIPTICA	SILK TASSEL	1 / 5gal	L	SHRUB

* ALL PLANTS TO BE HAND WATERED

PLANTING NOTES:

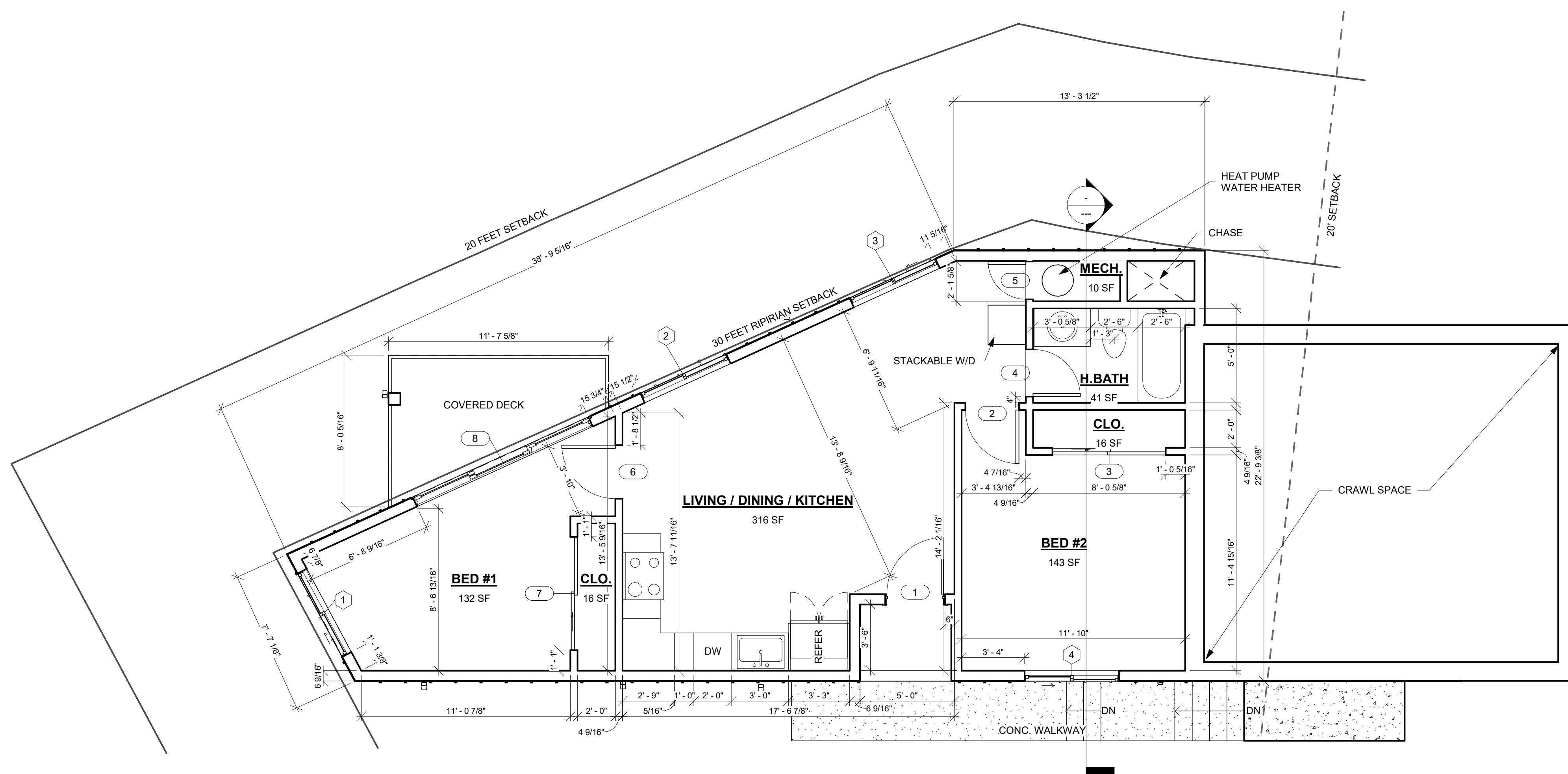
1. INCORPORATE COMPOST AT A RATE OF AT LEAST 4 CU YDS PER 1000 SQ. TO A DEPTH OF 6" INTO LANDSCAPE AREA.
2. A MINIMUM OF 3" LAYER OF MULCH SHOULD BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT IN AREAS OF CREEPING GROUND COVER ON TURF.

GRAPHICAL LEGEND

EXISTING	
ELEMENT ABOVE	
ELEMENT BELOW	
NEW	
DEMOLITION	
AREA OF NO WORK	

PROPOSED DOOR SCHEDULE				
TAG	DESCRIPTION	DIMENSION		NOTES
		WIDTH	HEIGHT	
1	Doors	3' - 0"	6' - 8"	INSTALL NEW DOOR
2	Doors	2' - 10"	6' - 8"	INSTALL NEW DOOR
3	Sliding Doors	6' - 0"	6' - 8"	INSTALL NEW SLIDING DOOR
4	Doors	2' - 6"	6' - 8"	INSTALL NEW DOOR
5	Doors	2' - 0"	6' - 8"	INSTALL NEW DOOR
6	Doors	2' - 10"	6' - 8"	INSTALL NEW DOOR
7	Sliding Doors	6' - 0"	6' - 8"	INSTALL NEW SLIDING DOOR
8		10' - 2 3/4"	7' - 5 1/2"	INSTALL NEW TEMPERED GLASS SLIDING DOOR

PROPOSED WINDOW SCHEDULE				
TAG	DESCRIPTION	DIMENSION		NOTE
		WIDTH	HEIGHT	
1	Sliding Windows	5' - 0"	7' - 6"	INSTALL NEW SLIDING WINDOW
2	Sliding Windows	5' - 0"	5' - 0"	INSTALL NEW SLIDING WINDOW
3	Sliding Windows	5' - 0"	5' - 0"	INSTALL NEW SLIDING WINDOW
4	Sliding Windows	5' - 0"	4' - 0"	INSTALL NEW SLIDING DOOR TO MEET EGRESS



1
A6

■ **PROJECT:**
LACASIA RESIDENCE

■ **OWNER:**
Elizabeth Lacasia

PROJECT ADDRESS:
779 SAN CARLOS AVE.
EL GRANADA, CA 94018

■ **CONTACT INFORMATION**
EMAIL: elacasia@gmail.com
PHONE: 650-766-2706

■ APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

[illegible]

SHEET TITLE:
1ST LEVEL - ADU

DRAWN BY: _____ Author
CAD FILE: _____

A6

SCALE: As indicated

PLEASE VERIFY ALL DIMENSIONS AND REVIEW DETAILS AND NOTES FOR, BUT NOT LIMITED TO, CABINETS, PLUMBING, STRUCTURAL, AND ELECTRICAL COMPONENTS.

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EXISTING _____

ELEMENT ABOVE — — — — —

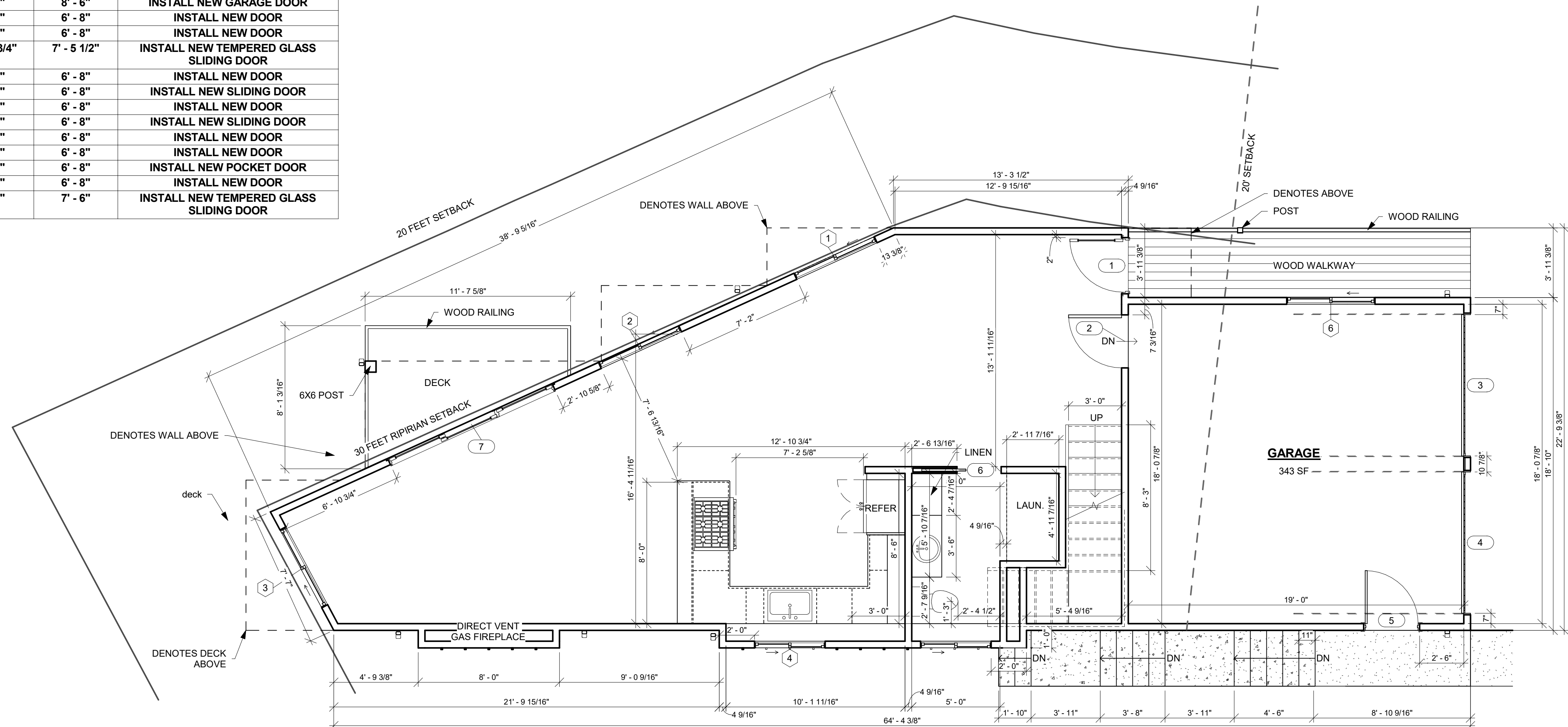
ELEMENT BELOW - - - - -

NEW

DEMOLITION

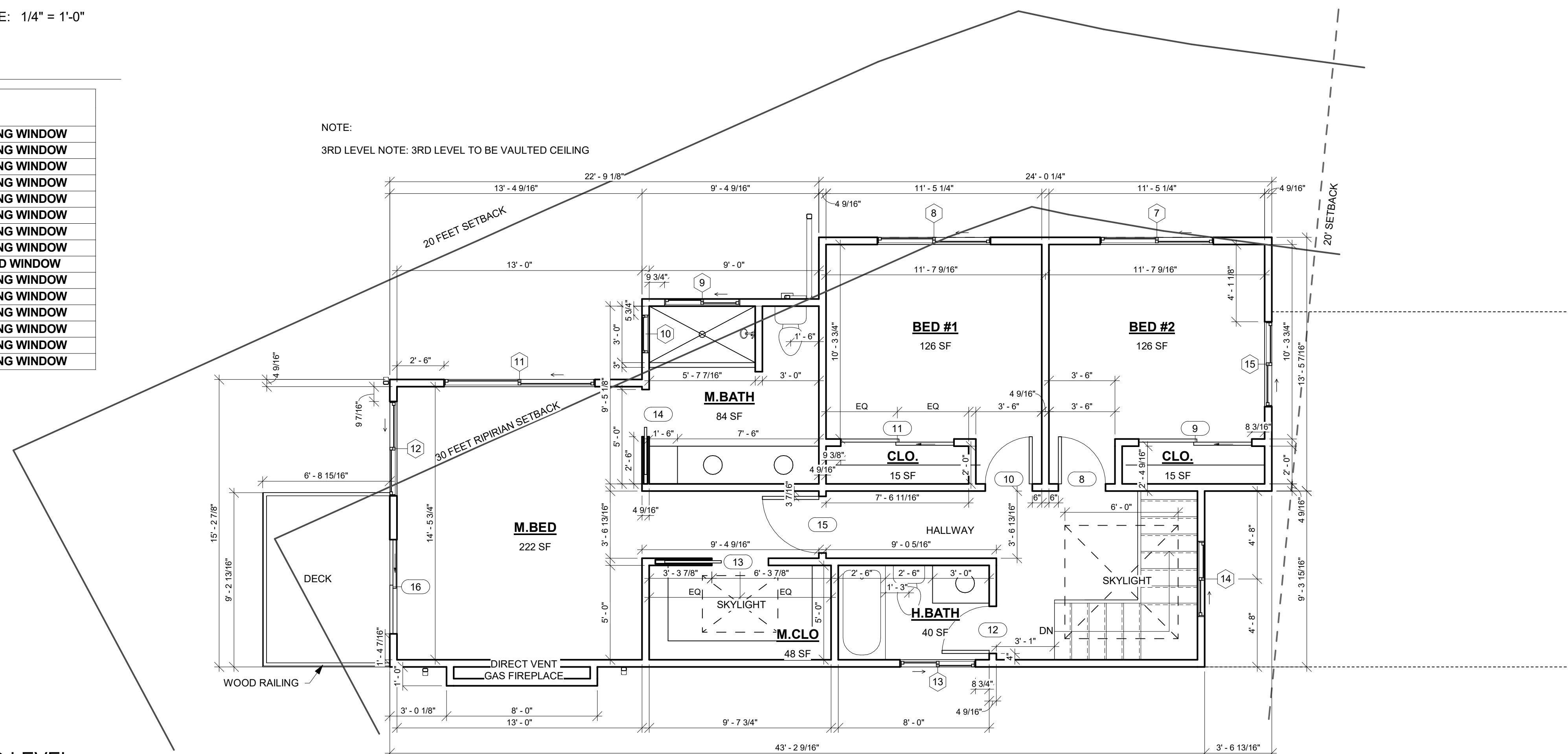
AREA OF NO WORK

TAG	DESCRIPTION	DIMENSION		NOTES
		WIDTH	HEIGHT	
1		3' - 2 3/16"	8' - 7 1/16"	INSTALL NEW DOOR
2	Doors	3' - 0"	6' - 8"	INSTALL NEW DOOR
3	Doors	8' - 0"	8' - 6"	INSTALL NEW GARAGE DOOR
4	Doors	8' - 0"	8' - 6"	INSTALL NEW GARAGE DOOR
5	Doors	3' - 0"	6' - 8"	INSTALL NEW DOOR
6		2' - 6"	6' - 8"	INSTALL NEW DOOR
7		10' - 2 3/4"	7' - 5 1/2"	INSTALL NEW TEMPERED GLASS SLIDING DOOR
8	Doors	2' - 6"	6' - 8"	INSTALL NEW DOOR
9	Sliding Doors	6' - 0"	6' - 8"	INSTALL NEW SLIDING DOOR
10	Doors	2' - 6"	6' - 8"	INSTALL NEW DOOR
11	Sliding Doors	6' - 0"	6' - 8"	INSTALL NEW SLIDING DOOR
12	Doors	2' - 6"	6' - 8"	INSTALL NEW DOOR
13		3' - 0"	6' - 8"	INSTALL NEW DOOR
14		2' - 6"	6' - 8"	INSTALL NEW POCKET DOOR
15	Doors	3' - 0"	6' - 8"	INSTALL NEW DOOR
16	Sliding Doors	5' - 0"	7' - 6"	INSTALL NEW TEMPERED GLASS SLIDING DOOR



A7 SCALE: 1/4" = 1'-0"

TAG	DESCRIPTION	DIMENSION		NOTE
		WIDTH	HEIGHT	
1	Sliding Windows	5' - 0"	6' - 0"	INSTALL NEW SLIDING WINDOW
2	Sliding Windows	5' - 0"	6' - 0"	INSTALL NEW SLIDING WINDOW
3	Sliding Windows	5' - 0"	7' - 6"	INSTALL NEW SLIDING WINDOW
4	Sliding Windows	4' - 0"	4' - 0"	INSTALL NEW SLIDING WINDOW
6	Sliding Windows	5' - 0"	6' - 0"	INSTALL NEW SLIDING WINDOW
7	Sliding Windows	6' - 0"	6' - 0"	INSTALL NEW SLIDING WINDOW
8	Sliding Windows	6' - 0"	6' - 0"	INSTALL NEW SLIDING WINDOW
9	Sliding Windows	4' - 0"	3' - 0"	INSTALL NEW SLIDING WINDOW
10	Fixed Windows	2' - 0"	3' - 0"	INSTALL NEW FIXED WINDOW
11	Sliding Windows	8' - 0"	6' - 0"	INSTALL NEW SLIDING WINDOW
12	Sliding Windows	5' - 0"	6' - 0"	INSTALL NEW SLIDING WINDOW
13	Sliding Windows	4' - 0"	4' - 0"	INSTALL NEW SLIDING WINDOW
14	Sliding Windows	4' - 0"	4' - 0"	INSTALL NEW SLIDING WINDOW
15	Sliding Windows	4' - 6"	4' - 6"	INSTALL NEW SLIDING WINDOW
19	Sliding Windows	4' - 0"	4' - 0"	INSTALL NEW SLIDING WINDOW



A7 SCALE: 1/4" = 1'-0"

[illegible]

DRAWN BY:  Author
CAD FILE: _____

A7

ARCHITECTURAL

SCALE: As indicated

PLEASE VERIFY ALL DIMENSIONS AND REVIEW
DETAILS AND NOTES FOR, BUT NOT LIMITED TO,
CABINETS, PLUMBING, STRUCTURAL, AND
ELECTRICAL COMPONENTS.

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EXISTING _____

ELEMENT ABOVE _____

ELEMENT BELOW _____

NEW

DEMOLITION

AREA OF NO WORK

ALL ROOF INSTALLATIONS REGULATED BY THE CALIFORNIA BUILDING CODE CHAPTER 15 AND APPENDIX CHAPTER 15 SHALL COMPLY TO CBC 1505, BUT NO CASE SHALL BE LISTED AS LESS THAN A MINIMUM OF A CLASS B ROOFING ASSEMBLY (HMB14.04.110.G)

This architectural elevation drawing shows a building facade with a sloped roofline. The drawing includes numerous dimensions and annotations for construction details. Key features and dimensions include:

- Roofing:** Three sections labeled "INSTALL 40 YEAR ASPHALT SHINGLE ROOFING" are shown at the top of the facade.
- Windows:** Several window units are depicted, including double doors and smaller windows. Dimensions for window heights and widths are provided, such as 6'-0", 3'-0", and 1'-6".
- Exterior Elements:** Annotations include "WOOD RAILING", "BOARD AND BATTEN", "RECESSED LIGHTING IN OVERHANG", "BELLY BAND", "LATTICE", "POST", and "DS" (likely double doors).
- Dimensions:** Horizontal dimensions at the top range from 24'-0 1/4" to 13'-6 7/8". Vertical dimensions on the right indicate levels: 3RD LEVEL F.F. (19'-0"), 2ND LEVEL CEILING (18'-0"), 2ND LEVEL F.F. (9'-0"), 1ST LEVEL - ADU CEILING (8'-0"), and 1ST LEVEL - ADU F.F. (0'-0").
- Annotations:** The drawing includes various notes such as "EQU" (likely eave), "EQ" (likely eave), and "DS" (likely double doors).

A9 SCALE: 1/4" = 1'-0"

DESIGNER IS NOT RESPONSIBLE FOR INCORRECT MEASUREMENTS. ANY AND ALL DIMENSIONAL DISPUTES SHALL BE BROUGHT TO THE DESIGNER'S AND/OR CONTRACTOR'S ATTENTION.

EXISTING

ELEMENT ABOVE

ELEMENT BELOW

NEW

DEMOLITION

AREA OF NO WORK

ALL ROOF INSTALLATIONS REGULATED BY THE CALIFORNIA BUILDING CODE CHAPTER 15 AND APPENDIX CHAPTER 15 SHALL COMPLY TO CBC 1505, BUT NO CASE SHALL BE LISTED AS LESS THAN A MINIMUM OF A CLASS B ROOFING ASSEMBLY (HMB14.04.110.G)

Hiline Indoor/Outdoor LED Wall Sconce

By Modern Forms

Finish: Black , Bronze
Size: Short , Medium

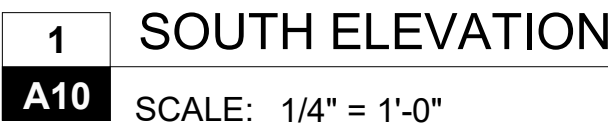
- Sealed LED Housing
- Multi-Tiered Deck Design
- Rated Life: 50,000 Hours
- Designed in 2015
- Material: Aluminum
- Shade Material: Etched Glass Light Shield
- Dimmer Range: 10%
- ADA compliant, Dark Sky compliant
- ETL Listed Wet
- Warranty: 5 Years Functional, 2 Years Finish
- Made In China

Short Option Fixture: Width 5", Height 8", Depth 2.75"
Medium Option Fixture: Width 6", Height 12", Depth 2.75"
Tall Option Fixture: Width 7", Height 16", Depth 2.75"

- 8 Watt (480 Lumens) 120 Volt Integrated LED: CRI: 85 Color Temp: 3000K Lifespan: 50000 hours

Product URL:
<https://www.lumens.com/hiline-indoor-outdoor-led-wall-sconce-by-modern-forms-uu504690.html>
Rating: ETL Listed Wet

Prepared by



SUBCONTRACTOR

DRAWN BY: Author

CAD FILE: _____

ARCHITECTURAL

SCALE: As indicated

**PLEASE VERIFY ALL DIMENSIONS AND REVIEW
DETAILS AND NOTES FOR, BUT NOT LIMITED TO
CABINETS, PLUMBING, STRUCTURAL, AND
ELECTRICAL COMPONENTS.**

DESIGNER IS NOT RESPONSIBLE FOR INCORRECT MEASUREMENTS. ANY AND ALL DIMENSIONAL DISPUTES SHALL BE BROUGHT TO THE DESIGNER'S AND/OR CONTRACTOR'S ATTENTION.

■ **PROJECT:**
LACASIA RESIDENCE

■ **OWNER:**
Elizabeth Lacasia

PROJECT ADDRESS:
779 SAN CARLOS AVE.
EL GRANADA, CA 94018

■ **CONTACT INFORMATION**
EMAIL: elacasia@gmail.com
PHONE: 650-766-2706

■ APPROVAL

OWNER/AGENT

GENERAL CONTRACTOR

SUBCONTRACTOR

[illegible]

SHEET TITLE:
BUILDING MATERIAL

DRAWN BY: Author
CAD FILE: _____

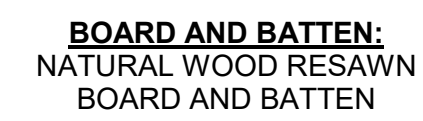
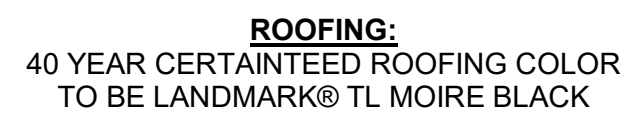
A11

ARCHITECTURAL

SCALE:

PLEASE VERIFY ALL DIMENSIONS AND REVIEW DETAILS AND NOTES FOR, BUT NOT LIMITED TO, CABINETS, PLUMBING, STRUCTURAL, AND ELECTRICAL COMPONENTS.

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EXTERIOR WINDOW, LOUVER AND DOOR COLOR: VALSPAR NOIR 4009-2

ROOF FASCIA:
VALSPAR NOIR 4009-2

BOARD AND BATTEN:
NATURAL WOOD RESAWN BOARD AND BATTEN

ROOFING:
- 40 YEAR CERTAINTEED ROOFING COLOR
TO BE LANDMARK® TL MOIRE BLACK

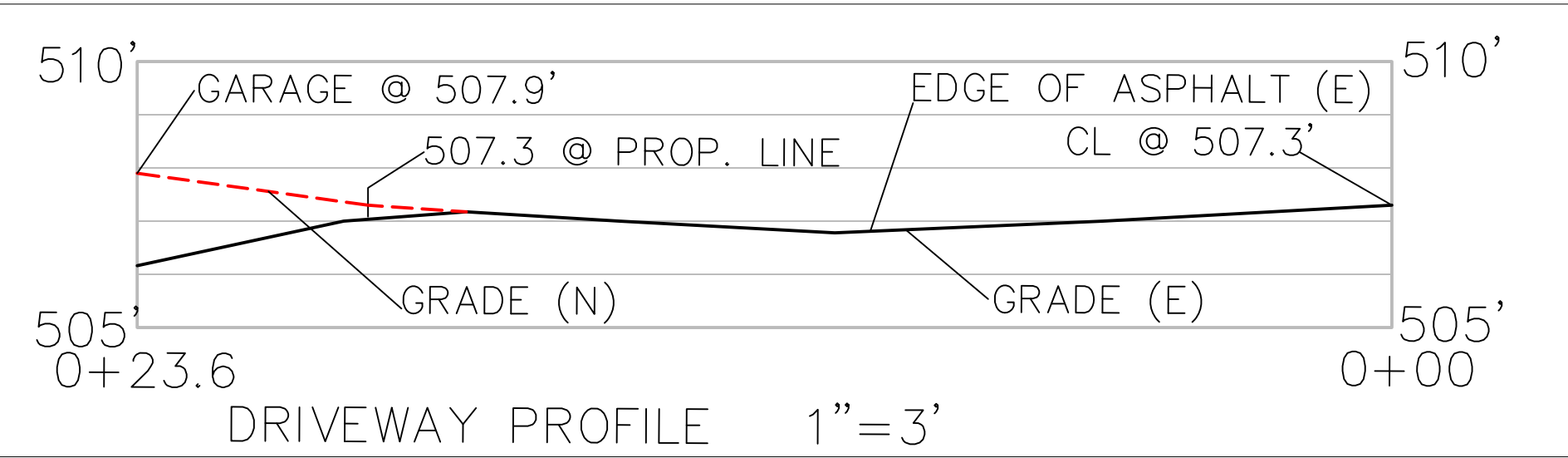
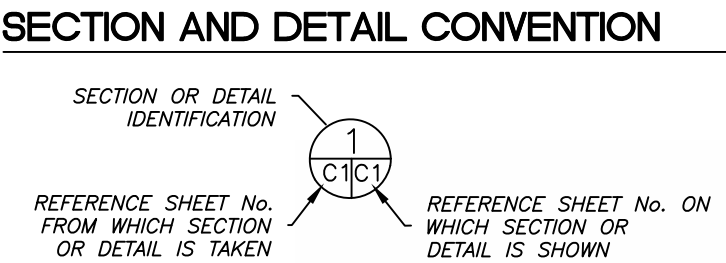
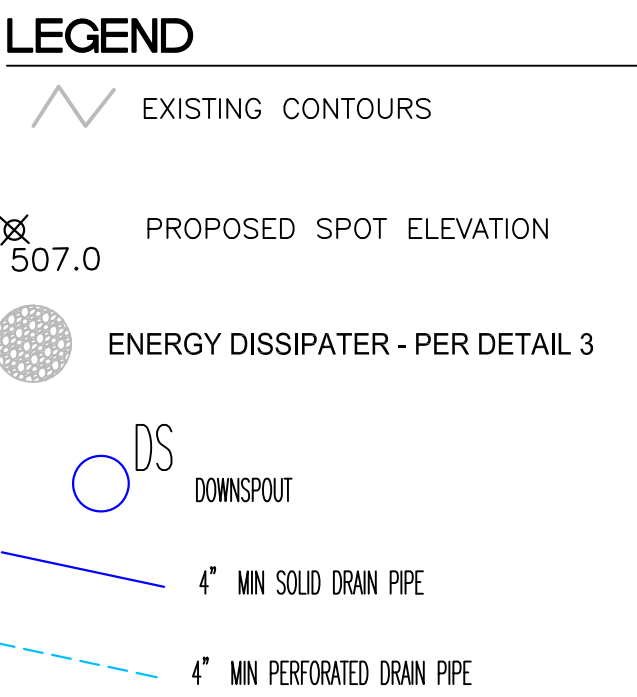
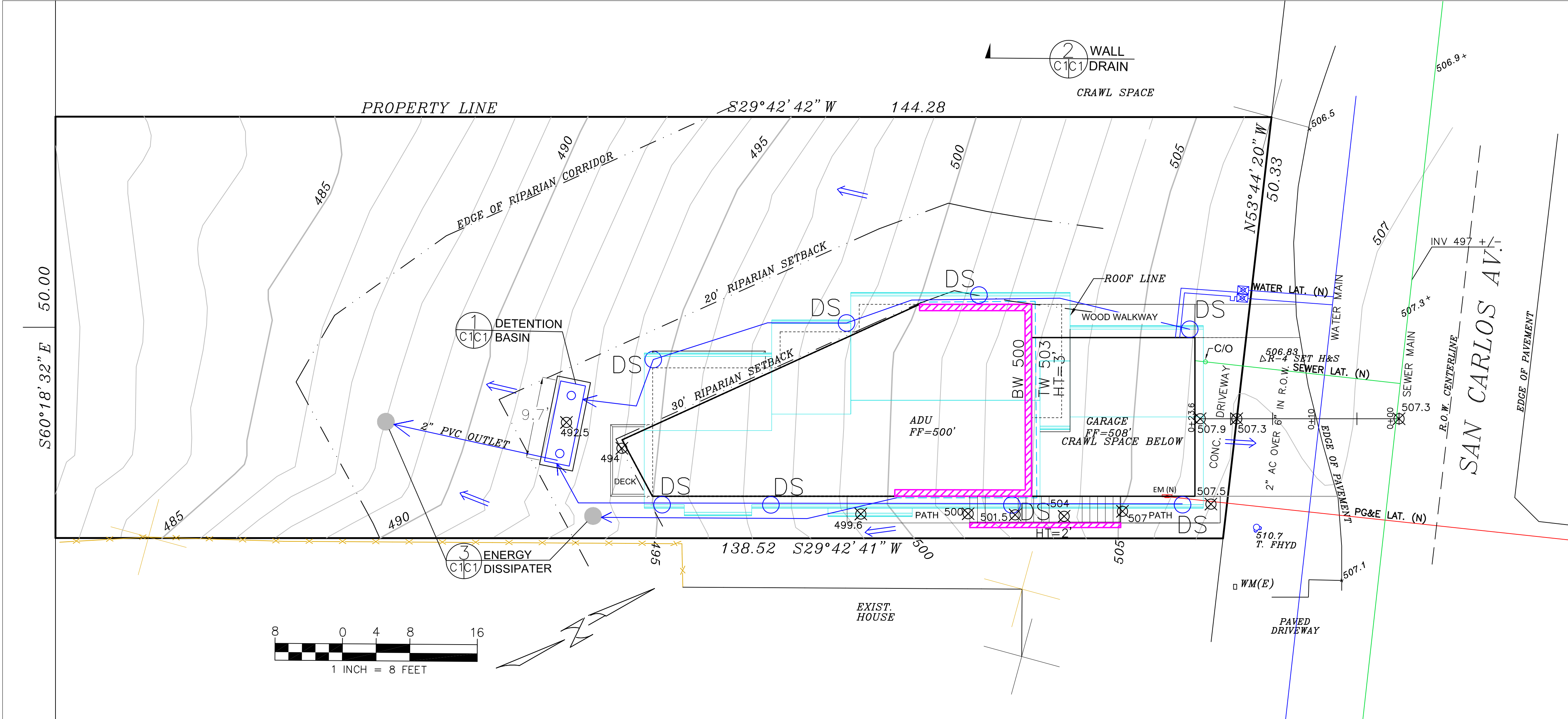
GUTTER AND DOWNSPOUTS:
COPPER

EXTERIOR WINDOW, LOUVER AND DOOR COLOR: VALSPAR NOIR 4009-2

EXTERIOR WINDOW, LOUVER AND DOOR COLOR: VALSPAR NOIR 4009-2

ROOF FASCIA:
VALSPAR NOIR 4009-2

EXTERIOR:
PLASTER - CEMENT SAGE



GENERAL NOTES

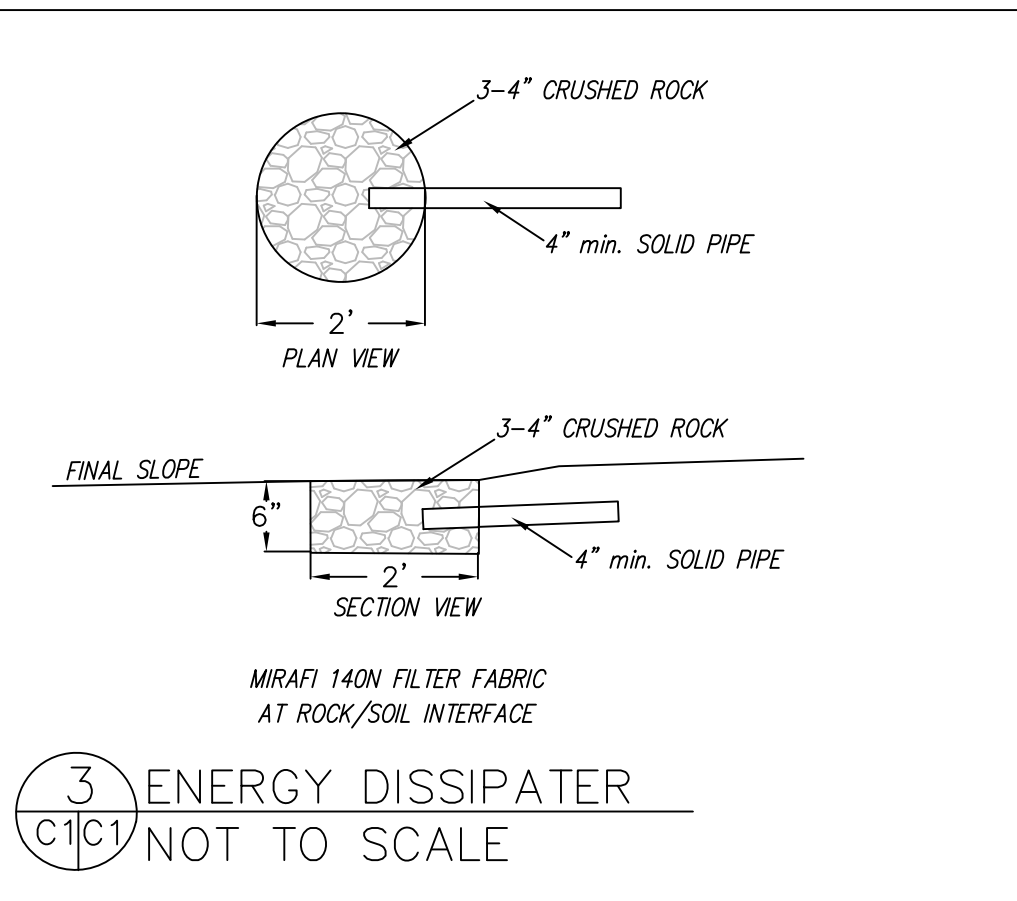
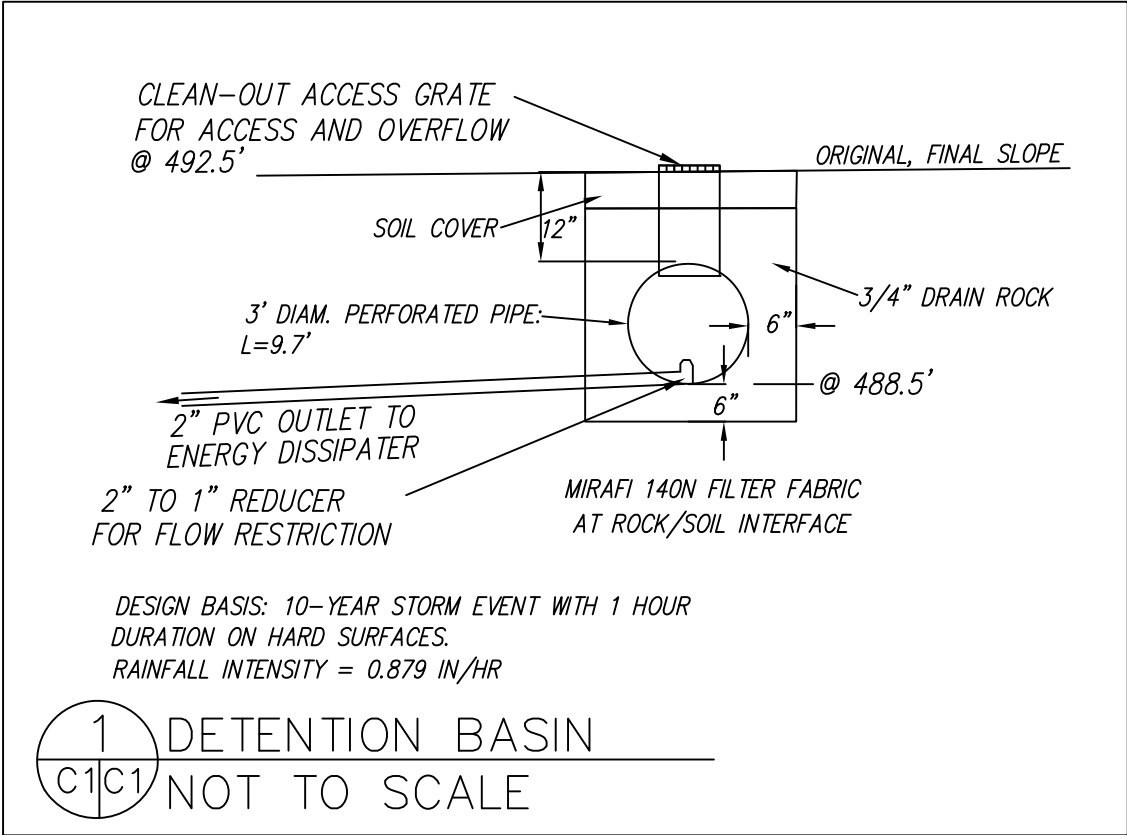
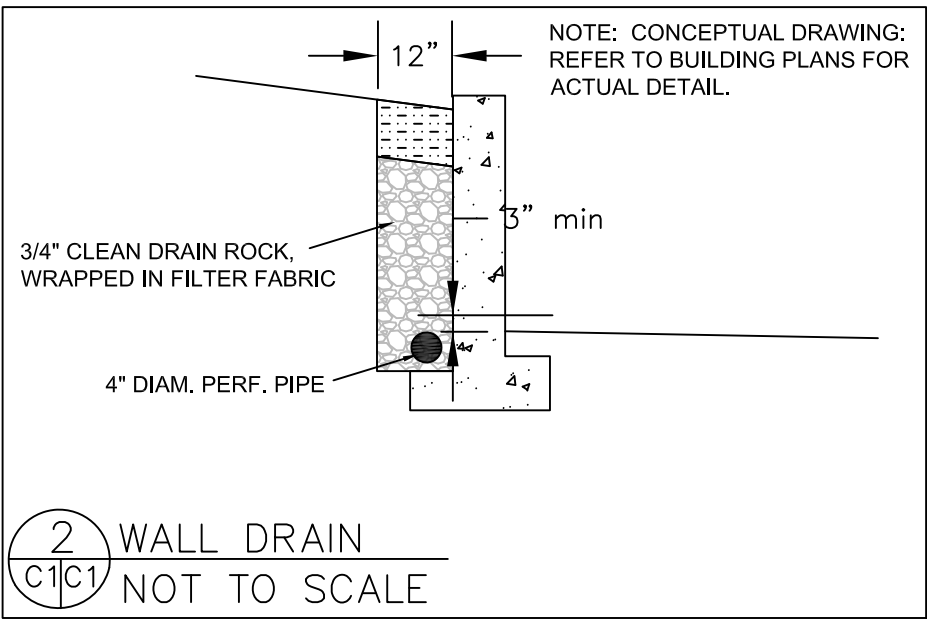
- PLANS PREPARED AT THE REQUEST OF: ROD LACASIA, OWNER
- TOPOGRAPHY BY M. TURNROSE, UNDATED.
- THIS IS NOT A BOUNDARY SURVEY.
- ELEVATION DATUM ASSUMED.
- GEOTECHNICAL REPORT: PENDING
- STORMWATER MANAGEMENT CONSTRUCTION INSPECTIONS SHALL BE SCHEDULED FOR APPLICABLE DRAINAGE INSPECTIONS, WHICH INCLUDE 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, SUG-BGRADE MATERIALS, ETC.). PLEASE FOLLOW THE INSPECTION CARD INSTRUCTIONS AND PHONE NUMBER (650-306-8405 EXT 181) 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/ENERGY DISSIPATER 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

- CUT VOLUME: 60 CY
FILL VOLUME: 10 CY
TOTAL: 70 CY
- VOLUMES ABOVE ARE APPROXIMATE.
- THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK 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.



Sigma Prime Geosciences, Inc.

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

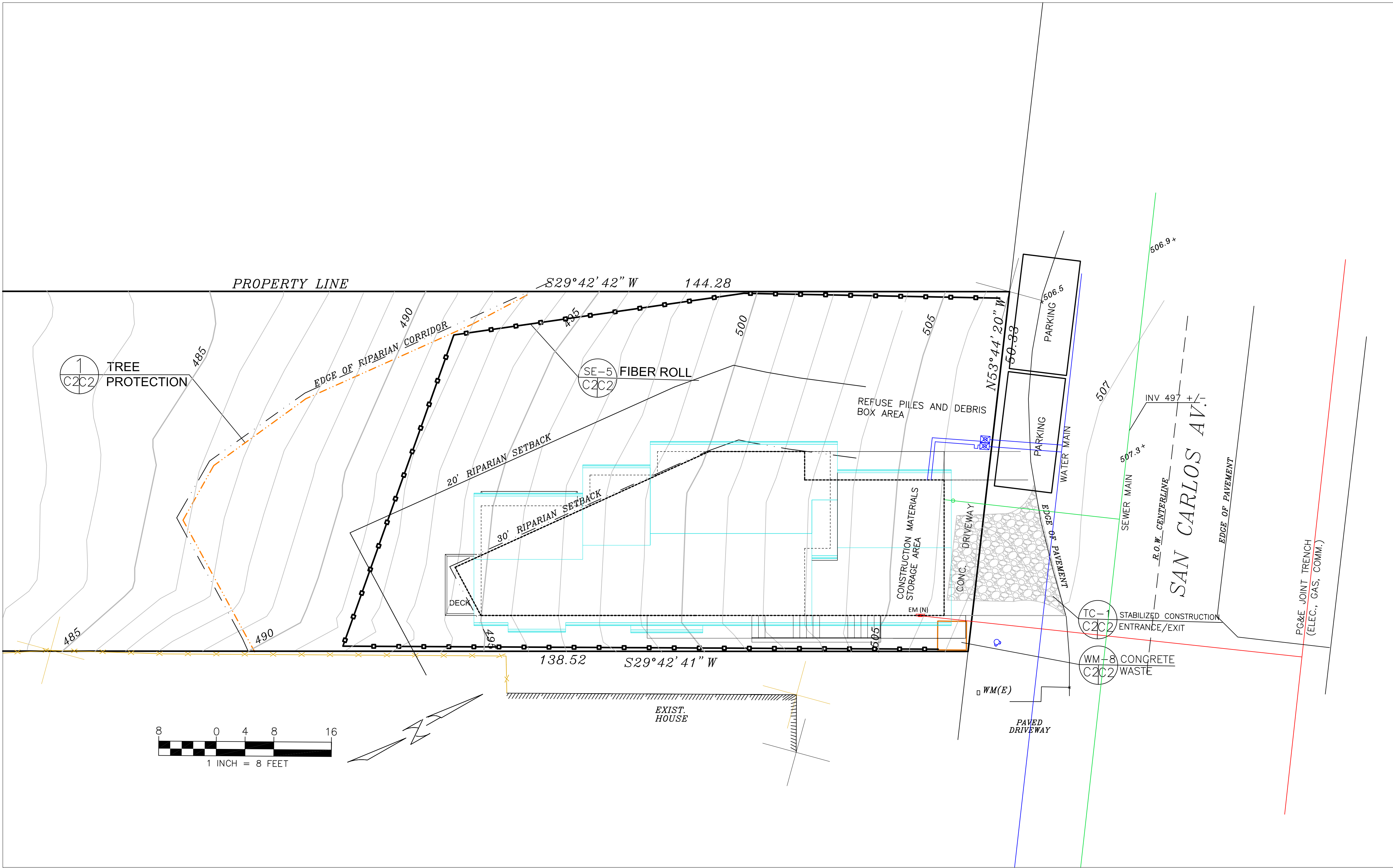
DATE: 12-3-20
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE: 4-16-22
REV. DATE: 5-9-24
REV. DATE:

GRADING AND DRAINAGE PLAN

LACASIA PROPERTY
779 SAN CARLOS AVE.
EL GRANADA
APN 047-105-020

SHEET

C-1



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.
- There are no trees or driplines on the 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.

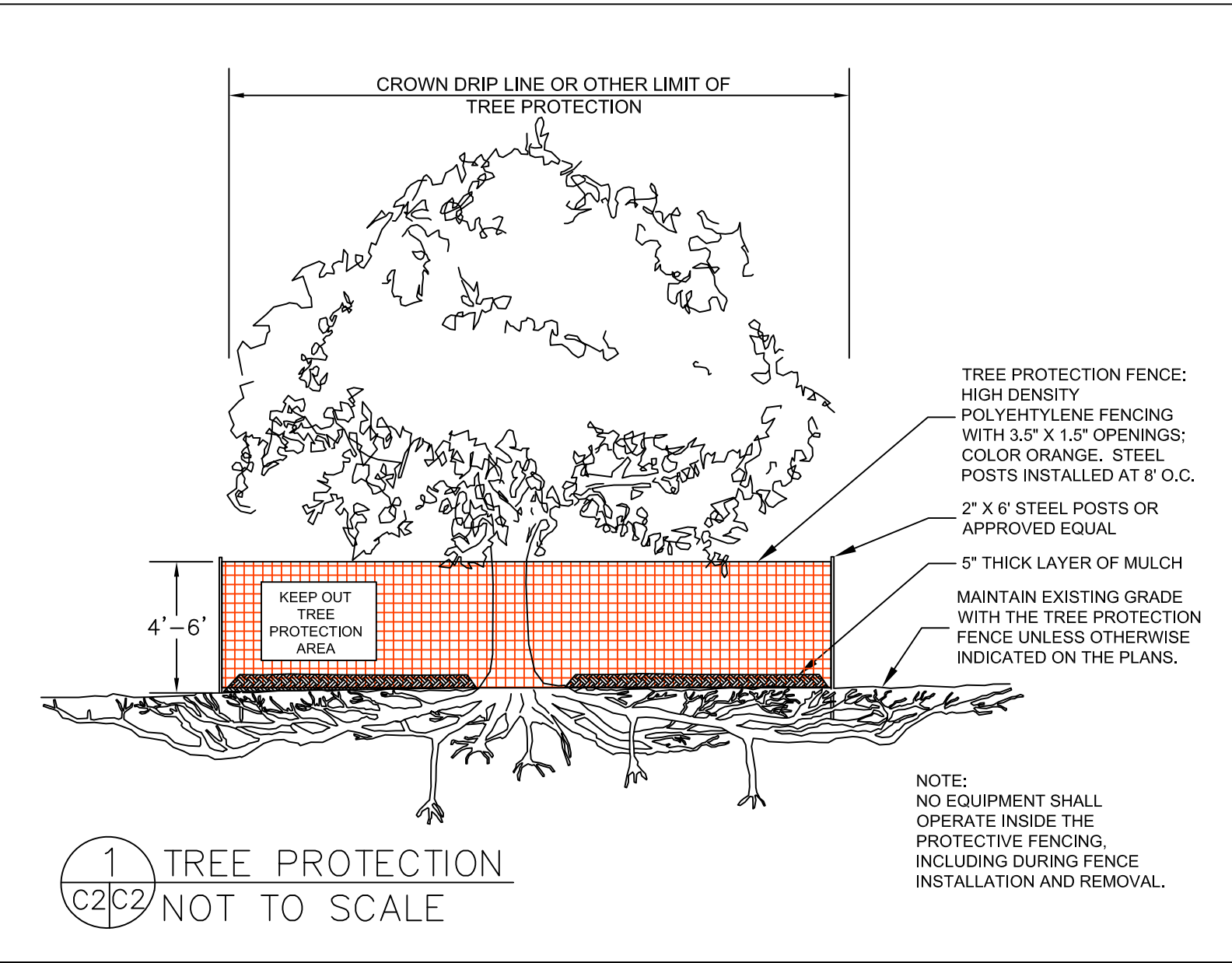
NAME: ROD LACASIA
TITLE/QUALIFICATION: OWNER
PHONE: 650-766-2463
PHONE:
E-MAIL: ROD@MYRECONSTRUCTION.COM



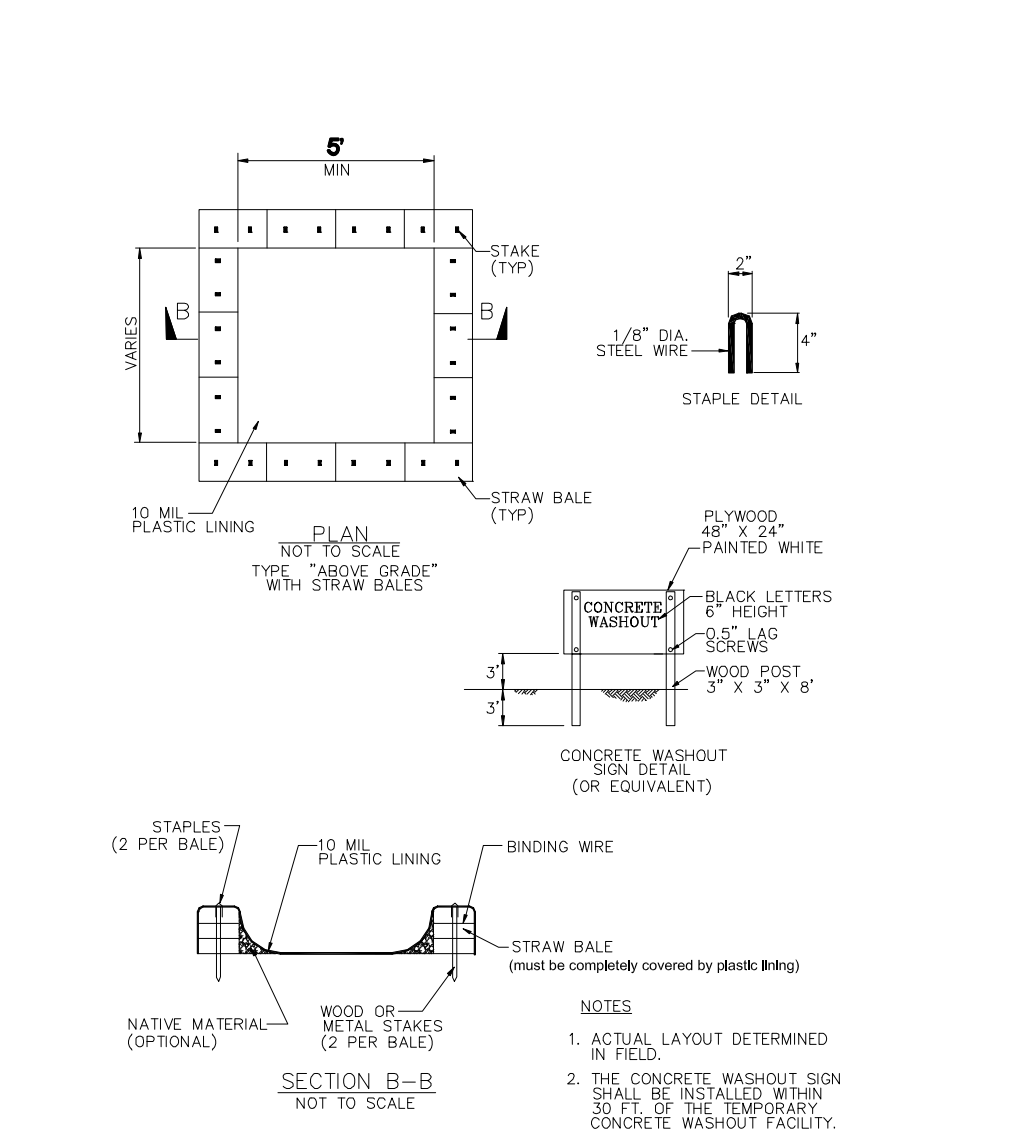
EROSION AND SEDIMENT CONTROL PLAN	Sigma Prime Geosciences, Inc.		SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 728-3590 FAX 728-3593	
	DATE: 12-3-20	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE: 4-18-22
				REV. DATE: 5-9-24
				REV. DATE:
LACASIA PROPERTY 779 SAN CARLOS AVE. EL GRANADA APN 047-105-020				
SHEET C-2				

TREE PROTECTION NOTES

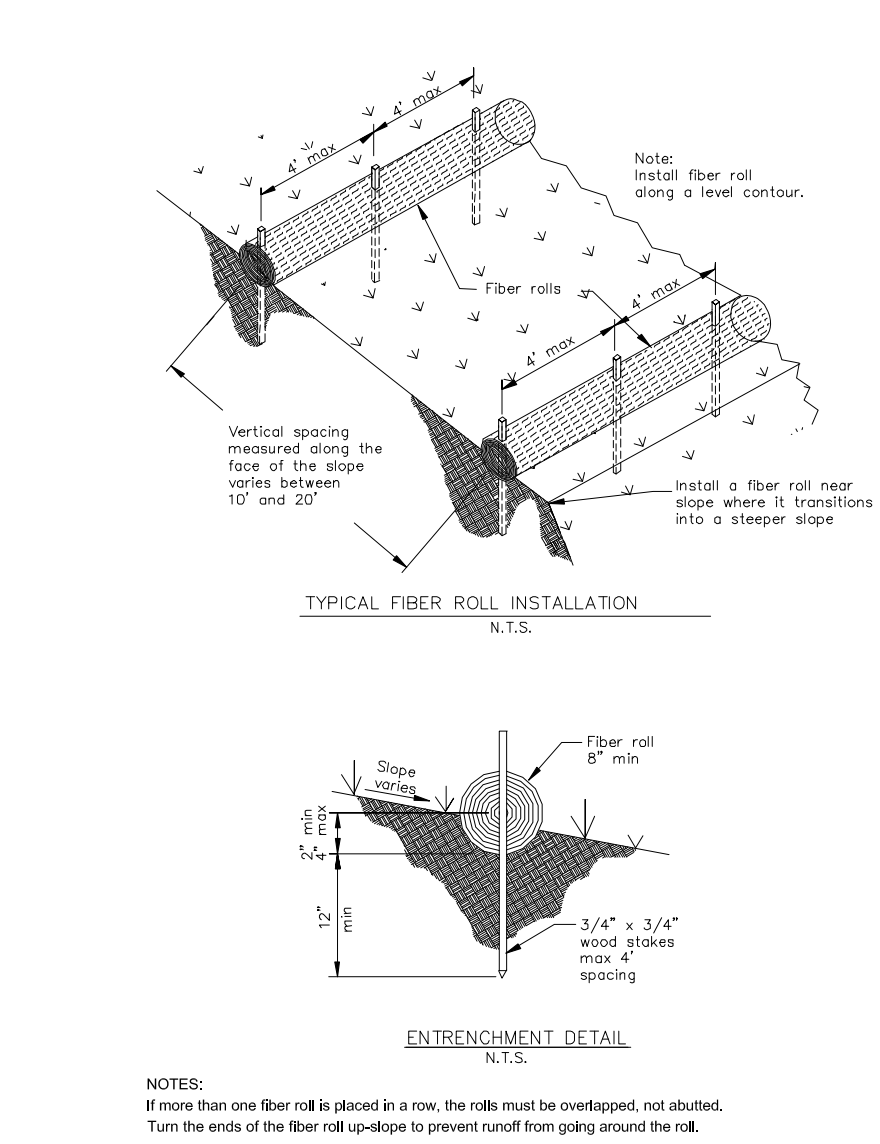
- TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSTRUCTION PROCESS.
- TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.
- OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.
- 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.
- ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.
- PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.



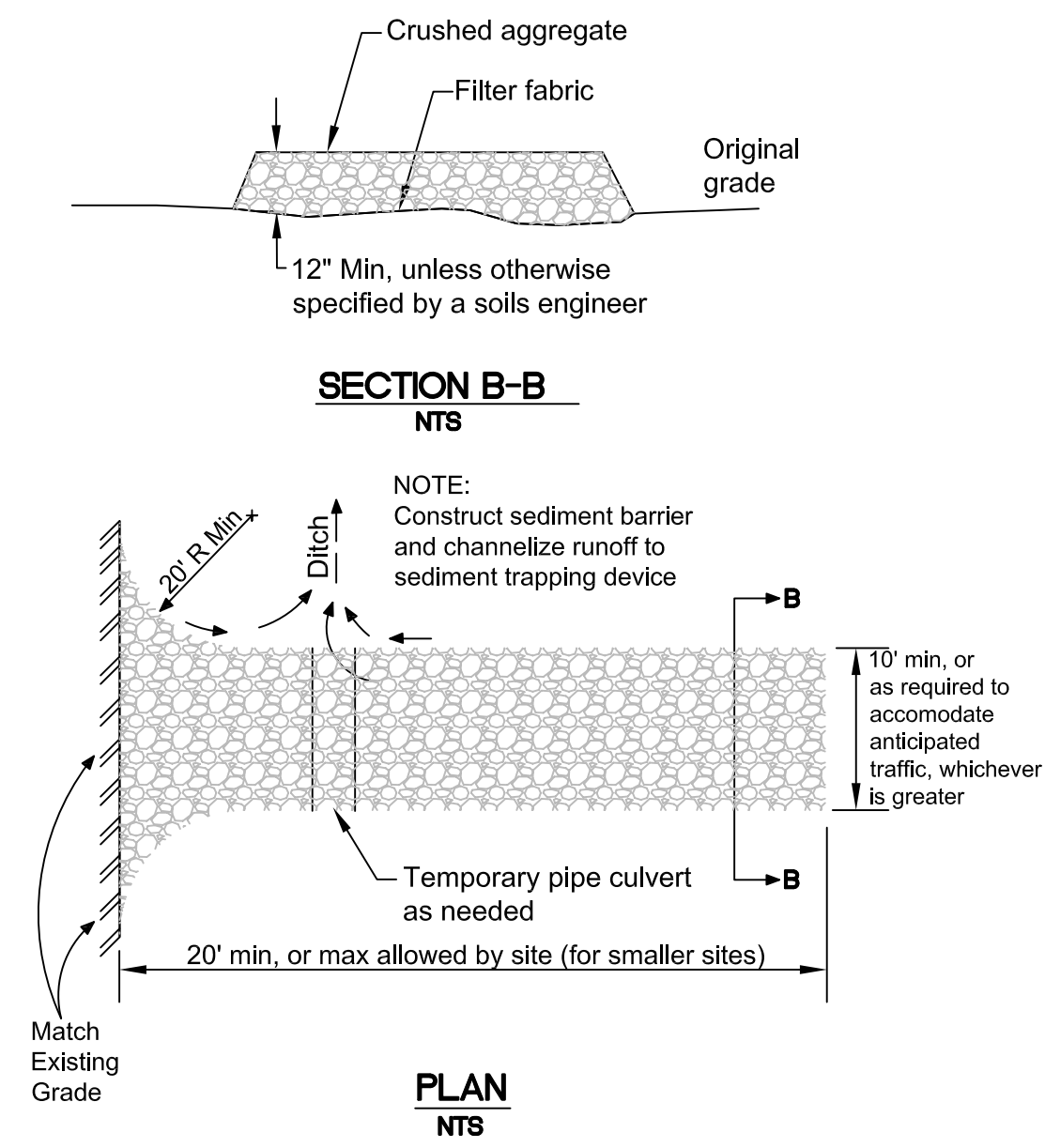
CONCRETE WASTE MANAGEMENT WM-8



FIBER ROLLS SE-5



STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

February 13, 2025

Owner / Applicant: Elizabeth Lacasia
File No: PLN2021-00478
Location: 779 San Carlos, El Granada, CA
APN: 047-105-020
CDRC Meeting: Meeting [Link](#)

Coastside Design Review Permit

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

CDRC Recommends Approval of Project PLN2021-00478 with Findings and Requirements as Follows:

Findings that satisfy the Standards:

1. Section 6565.20(D)1b ELEMENTS OF DESIGN Neighborhood Scale: New and enlarged homes should respect the scale of the neighborhood through building dimensions, shape and form, facade articulation, or architectural details that appear proportional and complementary to other homes in the neighborhood.
Section 6565.20(D)1a ELEMENTS OF DESIGN Relationship to Existing Topography: Conform to the existing topography of the site by requiring the portion of the house above the existing grade to step up or down the hillside in the same direction as the existing grade.
Revised design successfully incorporates CDRC recommendation of different exterior facade material between third level and levels one and two, as well as addressing massing and step down issues.
2. Section 6565.20(D)2c Entries & 2d Garages: Entries Design front entries on a scale compatible with the other features of the house to maintain a residential rather than institutional or commercial appearance. (Garages) Avoid making the garage the dominant feature as seen from the street. Where it is unavoidable, for example on steeply sloping lots, pay special attention to garage appearance by choosing decorative doors (or two single rather than one large double door) that are consistent with the style of the house, and by articulation of the front garage facade. **The revised design**

successfully addresses the garage and front entry concerns and complies with the standard.

Additional Requirements for Compliance with the Standards:

1. Relocate any downspouts in 30' riparian corridor buffer zone to be outside the 30' buffer zone.
2. Ensure any deck areas over riparian areas are permeable.
3. Replace board and batten siding on south elevation popout with stucco.

Additional Recommendations:

1. Consider removing deck support post in 30' riparian corridor and cantilevering deck.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

County of San Mateo
Planning and Building Department

**INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST**
(To Be Completed by Planning Department)

1. **Project Title:** Lacasia-Barrios Residence
2. **County File Number:** PLN2021-00478
3. **Lead Agency Name and Address:** County of San Mateo, Planning and Building Department, 455 County Center, Second Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Glen Jia, Project Planner, 628/363-1803, bjia@smcgov.org (email is preferred method of communication)
5. **Project Location:** Vacant parcel located on San Carlos Avenue, in unincorporated El Granada area of San Mateo County. The project site can be accessed from San Carlos Avenue, which is a public roadway.
6. **Assessor's Parcel Number and Size of Parcel:** APN 047-105-020; 7,070 sq. ft.
7. **Project Sponsor's Name and Address:** Elizabeth Lacasia, 4 El Sereno Drive, San Carlos, CA 94070
8. **Owner:** Elizabeth Lacasia, 4 El Sereno Drive, San Carlos, CA 94070
9. **General Plan Designation:** Medium Density Residential; Urban
10. **Zoning:** One-Family Residential/Combining District (Minimum Lot Size 5,000 sq. ft.)/Design Review/Coastal Development District (R-1/S-17/DR/CD)
11. **Description of the Project:** The project requires a Design Review Permit (DRP), Coastal Development Permit (CDP), and Variance for the construction of a new 3-story, 1,820 sq. ft. residence with a 381 sq. ft. attached garage and a 795 sq. ft. accessory dwelling unit (ADU) on a 7,070 sq. ft. legal parcel (Certificate of Compliance (Type B) was recorded on November 10, 2021). The project site is accessed from San Carlos Avenue, a public roadway which is improved at the project location. The project involves no tree removal and only minor grading. The subject property is located within a portion of the Montecito Riparian Corridor. Areas of the Montecito Riparian Corridor may contain areas of wetland. In addition to the 30-foot riparian setback, the County has implemented a 100-foot wetland setback for the potential wetland. The project also involves a Variance for the reduction in the wetland setback requirement and front setback requirement to allow for the proposed residence. The applicant proposes a 30 feet wetland setback and a 13 feet front setback, where 20 feet is required by the zoning district. The project is appealable to the California Coastal Commission.
12. **Surrounding Land Uses and Setting:** The property is located within an existing residential neighborhood and adjoins developed parcels on the north and east sides. Access is proposed from San Carlos Avenue, a public roadway. The property slopes downward from San Carlos

Avenue, with an average slope of approximately 19.4%. In addition, the subject property is located within a portion of the Montecito Riparian Corridor, which may contain areas of wetland.

13. **Other Public Agencies Whose Approval is Required:** None
14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?: Yes, staff has sent out project referrals to affiliated tribes.** Planning staff has consulted with the following tribes, as identified by the Native American Heritage Commission (NAHC): Amah Mutsun Tribal Band of Mission San Juan Bautista, Costanoan Rumsen Carmel Tribe, Indian Canyon Mutsun Band of Costanoan, Muwekma Ohlone Indian Tribe of the SF Bay Area, The Ohlone Indian Tribe, and Wuksache Indian Tribe (Eshom Valley Band). On January 18, 2023, a letter was sent to each of the contact persons provided by the NAHC regarding the subject project requesting comment by February 17, 2023. No comments were received during the consultation period.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Significant Unless Mitigated" as indicated by the checklist on the following pages.

X	Aesthetics		Energy		Public Services
	Agricultural and Forest Resources		Hazards and Hazardous Materials		Recreation
	Air Quality		Hydrology/Water Quality		Transportation/Traffic
X	Biological Resources		Land Use/Planning		Tribal Cultural Resources
	Cultural Resources		Mineral Resources		Utilities/Service Systems
	Geology/Soils		Noise	X	Wildfire
	Climate Change		Population/Housing	X	Mandatory Findings of Significance

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in 5. below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to

applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

- c. **Mitigation Measures.** For effects that are “Less Than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. **Supporting Information Sources.** Sources used or individuals contacted should be cited in the discussion.

1. AESTHETICS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
Discussion: The project site is not located in a scenic corridor minimally visible from the Pacific Ocean. The site is minimally visible from public lands, as it located approximately 200 feet from the southern border of Rancho Corral de Tierra, a portion of the Golden Gate National Recreation Area. The proposed residence would be minimally visible from the San Carlos and America trails within Rancho Corral de Tierra. However, the site abuts a developed residential area and would not impact existing views from these trails. The site is also minimally visible from adjoining areas within the residential neighborhood. The proposed residence and associated improvements would be directly visible from San Carlos Avenue. As the proposed residence and driveway would abut developed and vacant residential sites and blend in with other residences in the area, the project would not have a significant adverse effect on views from existing residence and public roadways. Source: Project Plans; County GIS Maps; Google Street View				
1.b. Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
Discussion: The project is not located within a designated scenic corridor, nor would it impact areas within a state scenic highway. The project does not involve removal of vegetation within the Montecito Riparian Corridor or the removal of any trees. Source: County GIS Maps; Project Plans.				

1.c. In non-urbanized areas, significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
Discussion: The subject property is located within an urbanized area. The design of the proposed residence takes into account the moderately sloped terrain of the property, and no trees are proposed for removal. The project involves only minor grading and would not significantly change the topography or ground surface features. Source: Google Street View; County GIS Maps; Topographic Survey				
1.d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?			X	
Discussion: The project does not involve the introduction of significant light sources that would adversely affect day or nighttime views in the area, as the proposed single-family residence is located within an existing residential area. Additionally, proposed exterior lights are located only at doorways and at the garage door. Furthermore, design review standards of the Design Review (DR) District require downward-directed exterior light fixtures. Source: Project plans				
1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
Discussion: The parcel is not situated within a state or county scenic corridor and is not located adjacent to a state highway. The project is located approximately 200 feet from the border of the Cabrillo Highway County Scenic Corridor and would be minimally visible from Cabrillo Highway. Source: County GIS Maps; Google Street View				
1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?			X	
Discussion: The site is located in a Design Review District. The project requires a Design Review Permit and is required to comply with applicable design review standards. The project has been reviewed and recommended for approval by the County Coastside Design Review Committee based on the compliance with applicable design review standards. The subject property is located within a portion of the Montecito Riparian Corridor. Areas of the Montecito Riparian Corridor may contain areas of wetland. In addition to the 30-foot riparian setback, the County has implemented a 100-foot wetland setback from the riparian boundary for the				

potential wetland. The project also involves a Variance for the reduction in the wetland setback requirement and front setback requirement to allow for the proposed residence. The applicant proposes a 30 feet wetland setback and a 13 feet front setback, where 20 feet is required by the zoning district.

The project complies with the County General Plan Medium Density Residential land use designation which allows 6.1-8.7 du/acre. As proposed, the project density is approximately 6.2 du/acre. The proposed accessory dwelling unit is not subject to the density limit.

Source: County GIS Maps; County Zoning Regulations; Standards for Design for One- and Two-Family Residential Development in the Midcoast.

1.g. Visually intrude into an area having natural scenic qualities?

X

Discussion: Please see Section 1.c for discussion.

Source: Project Plans; County GIS Maps

2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a. For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X

Discussion: The project involves an urban, residential property located within a Single-Family Residential Zoning District in the Coastal Zone, which does not contain agricultural lands, prime soils, and is not farmed. There is no project impact to farmland, forestland, or timberland. In addition, the subject parcel is not subject to a Williamson Act contract.

Source: County GIS Maps

2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
Discussion: See discussion under Section 2.a. Source: County GIS Maps				
2.c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
Discussion: See discussion under Section 2.a. Source: Project plans; County GIS Maps				
2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
Discussion: See discussion under Section 2.a. Source: County GIS Maps				
2.e. Result in damage to soil capability or loss of agricultural land?			X	
Discussion: See discussion under Section 2.a. Source: County GIS Maps				
2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? <i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i>				X
Discussion: See discussion under Section 2.a. Source: County GIS Maps				

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
3.a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
Discussion: The project involves no tree removal, only minor grading, and construction activities associated with the proposed residence. The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance for construction emissions and operational emissions. As described in the BAAQMD's 2022 California Environmental Quality Act (CEQA) Guidelines, the BAAQMD does not require quantification of construction emissions due to the number of variables that can impact the calculation of construction emissions. Instead, the BAAQMD emphasizes implementation of all control measures to minimize emissions from construction activities. The BAAQMD provides a list of construction-related control measures, <i>All Basic Construction Mitigation Measures</i>, and other criteria, that, when fully implemented, would significantly reduce construction-related air emissions to a less than significant level. Mitigation Measure 1.a- 1.e requires the applicant to comply with BAAQMD's <i>All Basic Construction Mitigation Measures</i>. Other applicable BAAQMD criteria requires that construction-related activities exclude the below listed activities (followed by staff's evaluation of project compliance): a. Demolition: The project is undeveloped and would not require demolition of any existing buildings. b. Simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously): Staff has added this as Mitigation Measure 1.i to require compliance with this criteria. c. Simultaneous construction of more than one land use type (e.g., project would develop residential and commercial uses on the same site) (not applicable to high density infill development): The project only involves the construction of a single-family residential use only. d. Extensive site preparation (i.e., greater than default assumptions used by the Urban Land Use Emissions Model [URBEMIS] for grading, cut/fill, or earth movement): The project will not require extensive site preparation, and would only disturb approximately 1,700 square feet. e. Extensive material transport (e.g., greater than 10,000 cubic yards of soil import/export) requiring a considerable amount of haul truck activity: The project would not involve extensive material transport requiring off haul of approximately 20 c.y. BAAQMD measures and compliance with criteria b. above are required by the mitigation measure provided below. <u>Mitigation Measure 1:</u> Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented: a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.				

- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.**
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.**
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.**
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.**
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.**
- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.**
- h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.**
- i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously).**

Source: Project Plans; Bay Area Air Quality Management District.

3.b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?			X	
Discussion: As of February 2023, San Mateo County is a non-attainment area for PM-2.5. On January 9, 2013, the Environmental Protection Agency (EPA) issued a final rule to determine that the Bay Area attains the 24-hour PM-2.5 national standard. However, the Bay Area will continue to be designated as "non-attainment" for the national 24-hour PM-2.5 standard until the BAAQMD submits a "re-designation request" and a "maintenance plan" to EPA and the proposed re-designation is approved by the EPA. A temporary increase in the project area is anticipated during construction since these PM-2.5 particles are a typical vehicle emission. The temporary nature of the proposed construction and California Air Resources Board vehicle regulations reduce the potential effects to a less than significant impact. Mitigation Measure 1 in Section 3.a. would minimize increases in non-attainment criteria pollutants generated from project construction. Source: Project Plans; Bay Area Air Quality Management District.				
3.c. Expose sensitive receptors to significant pollutant concentrations, as defined by Bay Area Air Quality Management District?			X	

Discussion: See discussion in Section 3.a. Source: Project Plans; Bay Area Air Quality Management District				
3.d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	
Discussion: The project involves construction and operation of a single-family residence. While the project may result in dust and odors associated with the construction process, these odors would be temporary and would not affect a significant number of people due as the project only adjoins residential development to the north and east, and undeveloped parcels to the south and west. Source: Project Plans; Bay Area Air Quality Management District				

4. BIOLOGICAL RESOURCES. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
4.a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?		X		
Discussion: The subject property is located within a portion of the Montecito Riparian Corridor. A Riparian Boundary Assessment (Assessment), dated February 14, 2020, was prepared for the project site by Patrick Kobernus of Coast Ridge Ecology, LLC (Project Biologist) (Attachment C1). The Assessment states that the unnamed creek that runs through the Montecito riparian corridor is located over 150 feet west of the property. The creek is shown as a perennial creek (solid blue line) on the 1997 USGS Montara Mountain 7.5 minute quadrangle map. The creek is shown as an intermittent stream on the 1949 version of this same map. The USGS defines a perennial stream as “a stream that normally has water in its channel at all times.” On August 10, 2020, the Project Biologist observed that there was no standing water or flow in the channel, with some saturated mud in places. The creek has an approximate channel width of 5 feet and is incised approximately 5 feet (channel banks). Based on this recent site visit and previous visits to the property where the Project Biologist has not seen water in the creek, he determined that the creek is functioning more like an intermittent creek. <i>Riparian Delineation and Associated Buffer Zone</i> The Assessment delineates a riparian boundary, based on the presence of riparian species, including Arroyo willow (<i>Salix lasiolepis</i>), Sitka willow (<i>Salix sitchensis</i>), and pink-flowering current (<i>Ribes sanguineum</i> var. <i>glutinosum</i>). Based on this delineation (shown in Sheet A100 of the project plan set), the project would comply with the required buffer zone/setback of 30 feet from the riparian				

corridor for intermittent streams, as set forth in the Local Coastal Policies (LCP) Section 7.12. While a cantilevered deck encroaches into this buffer zone, the deck does not have ground-based supports and would not impact any sensitive habitat in this area.

Prescence of Wetland and Associated Buffer Zone

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.

The Project Biologist prepared a clarification letter on the presence of Arroyo Willow and hydric soils (2022 Clarification Letter), dated September 1, 2022, included as Attachment C2. The 2022 Clarification Letter responds to public comments provided by Ms. Lennie Roberts of Green Foothills dated August 31, 2022 (Attachment D). The Project Biologist disagrees with Ms. Roberts's statement that Arroyo Willow indicates the presence of a wetland on the property. The Project Biologist states that Arroyo Willow is not an indicator of wetlands. The Project Biologist states that Arroyo willow is a tree/shrub that is more often growing in riparian areas that are not wetlands, but it has plasticity to tolerate saturated conditions, and is sometimes found growing on the edge of wetlands and partially within wetlands. He states that this is also true for other riparian trees such as red alder, coast dogwood, and black cottonwood, among others. Arroyo willow is often found in wide swaths (thickets) because it can tolerate drier conditions where the water table is lower and there is no soil saturation, such as riparian corridors and uplands, and this is essentially consistent with what defines a 'riparian' species. Alternatively, all of the plants listed as examples for the 50% cover requirement in Policy 7.14 Definition of Wetlands are species that occur in freshwater marsh and saltmarsh habitats, and primarily grow in saturated soil conditions (e.g., cordgrass, pickleweed, jaumea, frankenia, marsh mint, tule, bullrush, narrow-leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and bog rush), which suggests that areas that would fall under the category of wetlands would have wetland hydrology, hydric soils, and/or OBL (obligate) wetland plant species.

The definition of a hydric soil is: "a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part" (USDA Soil Conservation Service, 1994). Because of the slope of the property at 779 San Carlos Avenue, it's highly unlikely for hydric soils to be present because water has to pool or pond (continuous saturation, flooding or inundation) for a minimum of 14 days (for most soils) for hydric soil indicators to develop. Saturated streambeds and lakebeds may have hydric soils, but these features are not considered as wetlands, as streams and lakes (up to the water's edge/ Ordinary High Water Line) are considered Waters of the State and/or Waters of the US, depending on whether they drain into a navigable waterway. The streambed associated with the Montecito Riparian Corridor has a defined channel, and this channel would likely be considered Waters of the State and Waters of the US. This channel is over 150 feet from the subject property boundary

(CRE, 2020).

The Project Biologist conducted a site visit to the subject site on August 31st, 2022. The property includes an upland area on the east side (Photo 1), and a portion of the Montecito Riparian Corridor on the western side. The eastern portion of the property is dominated by upland vegetation (i.e., coyote brush, poison oak, pampas grass, ice plant and French broom). To the west of the property near the lower, western property line boundary, the topography flattens out with more hummocky ground, and the vegetation on site is still consistent with Policy 7.7 definition of a Riparian Corridor (Photo 2). No standing water was observed in this area. This area has over 50% cover Arroyo Willow, and understory plant species identified in this area during the field visit are listed below. No obligate wetland plant species were observed, including slough sedge (*Carex obnupta*). In addition, spreading rush (*Juncus patens*) a facultative species, was not observed.

However, as no wetland delineation was performed at the project site, Staff acknowledges that areas of the Montecito Riparian Corridor may contain areas of wetland. In addition to the 30-foot riparian setback, the County has implemented a 100-foot wetland setback from the riparian delineation for the potential wetland. The project also involves a Variance for the reduction in the wetland setback requirement and front setback requirement to allow for the proposed residence. The applicant proposes a 30 feet wetland setback and a 13 feet front setback, where 20 feet is required by the zoning district. The granting of the Variance would not cause a significant environmental impact, as potential wetland areas would be adequately protected by the 30 feet setback.

Protected Wildlife Species

On August 31st, 2022, within the western area of the property, the Project Biologist observed a large, active San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*; SFDFW) midden (i.e., nest structure), (Photo 3). This species is a California species of special concern. SF dusky-footed woodrat middens are frequently found in uplands and riparian areas but are not present in wetland areas where the nests would be seasonally flooded. This nest is well protected from any potential impact from development, as the nest is within the riparian corridor that would be protected, and more than 60 feet from the project area. Due to the presence of SFDFW, California Red - legged Frog (CRLF) and San Francisco Garter Snake (SFGS) may also be present at the site.

Staff has included standard biological mitigation measures as Mitigation Measure 2.

Mitigation Measure 2: The applicant shall implement the following mitigation measures to avoid direct impacts to California Red - legged Frog (CRLF), San Francisco dusky - footed woodrat (SFDFW), and San Francisco Garter Snake (SFGS) if present during the course of activities on the site:

- a. Pre - construction surveys for SFDFW houses shall be performed no less than 30 days prior construction (including ground disturbance work and/or demolition of existing structures). If stick houses are found and avoidance is not feasible, the houses shall be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material shall be placed back on the house and a buffer of 25 to 50 feet shall be established by the biologist for a minimum of three weeks to allow young time to mature and leave the nest. Nest material shall be moved to a suitable adjacent area for reuse. Pre - construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.
- b. A pre - construction survey for CRLF and SFGS shall be performed within 48 hours of ground disturbing activities. Non - listed species if found, may be relocated to suitable

habitat outside the Project Site. If CRLF and/or SFGS is found, work should be halted, and the USFWS will be contacted. If possible, CRLF and SFGS should be allowed to leave the area on its own. If the animal does not leave on its own, all work shall remain halted until the USFWS provide authorization for work to resume. Pre - construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.

- c. A biological monitor shall be present during initial vegetation removal and ground disturbing activities to ensure no CRLF and SFGS are present.
- d. No ground - disturbing work (including demolition or vegetation removal) shall be performed during or within 48 hours of any rain event (greater than 0.5 inches) between November 1 and April 31 when CRLF are most likely to disperse into upland habitats. Furthermore, no work shall occur within 30 minutes of sunrise or sunset during this period.
- f. Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting), rolled erosion control products, or similar material shall not be used. Acceptable substitutes include coconut coir matting or tackifier hydroseeding compounds. Compliance shall be demonstrated in an erosion and sediment control plan provided with the building permit application.
- g. An environmental training shall be provided to all workers prior to the start of any activities regarding any sensitive biological resources. The training shall include steps to identify and respond to a sighting, the laws and regulations protecting those resources, and consequences of non-compliance. Date and time of each training shall be reported to the County within one week of completion.

Sources: Riparian Boundary Assessment Dated February 14, 2020; 2022 Clarification Letter dated September 1, 2022; Comments from Lennie Roberts of Green Foothills dated August 31, 2022; Assessment of Riparian Corridor Boundary for APN 047-105-020, El Granada, California, TRA Environmental Consultants, dated April 11, 2006.

4.b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		
Discussion: Please see the discussion in Section 4.a, above.				
Sources: Riparian Boundary Assessment Dated February 14, 2020; 2022 Clarification Letter dated September 1, 2022; Comments from Lennie Roberts of Green Foothills dated August 31, 2022				
4.c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X		

Discussion: Please see the discussion in Section 4.a, above. Sources: Riparian Boundary Assessment Dated February 14, 2020; 2022 Clarification Letter dated September 1, 2022; Comments from Lennie Roberts of Green Foothills dated August 31, 2022				
4.d. Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
Discussion: Please see the discussion in Section 4.a, above. Sources: Riparian Boundary Assessment Dated February 14, 2020; 2022 Clarification Letter dated September 1, 2022; Comments from Lennie Roberts of Green Foothills dated August 31, 2022				
4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X
Discussion: The project involves no tree removal. Furthermore, no significant or heritage tree is present on the subject property. For these reasons, the project complies with County tree preservation ordinances. Sources: Project plans; County Significant Tree Ordinance; County Heritage Tree Ordinance; Google Earth				
4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?				X
Discussion: The project site is not subject to Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan. The proposed area of work is located adjacent to existing residences in a residential neighborhood. Source: County General Plan; County GIS Maps				
4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
Discussion: The proposed project site is located more than 200 feet away from any designated marine or wildlife reserve. Rancho Corral De Tierra is located in close proximity to the project site, at approximately 200 feet. A number of residential properties currently exist near the park. As discussed in Section 4.a., the proposed project proposes to construct a single-family residence near the Montecito Riparian Corridor and a possible wetland. As proposed and mitigated, the potential adverse project impacts on habitats or species in the area would be reduced to a less than significant level. Source: County General Plan; County GIS Maps; Riparian Boundary Assessment Dated February				

14, 2020;				
4.h. Result in loss of oak woodlands or other non-timber woodlands?				X
Discussion: The project would not involve the removal of oak woodlands or other non-timber woodlands. No trees are located at the site. Source: Google Earth; County GIS Maps				

5. CULTURAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?			X	
Discussion: The project only involves minor earth-moving, including approximately 60 cy of cut and 40 cy of fill, and construction impacts and will unlikely result in any adverse impacts on archaeological resources. The project was referred to the California Historical Resources Information System (CHRIS). In a letter (Attachment E) dated January 25, 2023, CHRIS staff stated that a previous cultural resource study (Study #3082) for the project area is unclear as to whether the researchers surveyed the proposed project area. CHRIS staff recommends no further study for archaeological resources be conducted as project area has a low possibility of containing unrecorded archaeological site(s). Standard mitigation measures have been incorporated as follows: Mitigation Measure 3: Although no archaeological resources were found on the Project Area, it is possible that subsurface deposits may yet exist or that evidence of such resources has been obscured by more recent natural or cultural factors such as downslope aggradation and alluviation and the presence of non-native trees and vegetation. Archaeological and historical resources and human remains are protected from unauthorized disturbance by State law, and supervisory and construction personnel therefore must notify the County and proper authorities if any possible archaeological or historic resources or human remains are encountered during construction activities and halt construction to allow qualified Archaeologists to identify, record, and evaluate such resources and recommend an appropriate course of action. Mitigation Measure 4: In the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archeologist and any recording, protecting, or curating shall be borne solely by the project sponsor. The archeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.				

Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e). Sources: Letter from California Historical Resources Information System (CHRIS) Staff Dated January 25, 2023; Letter from Native American Heritage Commission Dated February 7, 2023				
5.b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?			X	
Discussion: Please see Section 5.a for discussion. Sources: Letter from California Historical Resources Information System (CHRIS) Staff Dated January 25, 2023; Letter from Native American Heritage Commission Dated February 7, 2023				
5.c. Disturb any human remains, including those interred outside of formal cemeteries?			X	
Discussion: To minimize potential impacts to human remains, the property owner shall implement the following standard mitigation measure: Mitigation Measure 5: The applicants and contractors shall be prepared to carry out the requirements of California State law with regard to the discovery of human remains, whether historic or prehistoric, during grading and construction. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately, and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains. Sources: Letter from California Historical Resources Information System (CHRIS) Staff Dated January 25, 2023; Letter from Native American Heritage Commission Dated February 7, 2023				

6. ENERGY. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
6.a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
Discussion: Energy conservation standards for new residential and nonresidential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the California Energy Commission) in June 1977 and are updated every 3 years (Title 24, Part 6, of the California Code of Regulations). Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration				

and possible incorporation of new energy efficiency technologies and methods.

The County has adopted the 2022 Energy Code which encourages efficient electric heat pumps, establishes electric-ready requirements for new homes, expands solar photovoltaic and battery storage standards, strengthens ventilation standards, etc.

At the time of building permit application, the project would be required to demonstrate compliance with the current Building Energy Efficiency Standards which would be verified by the San Mateo County Building Department prior to the issuance of the building permit. The project would also be required adhere to the provisions of CALGreen and GreenPoints, which establishes planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants.

Construction

The construction of the project would require the consumption of nonrenewable energy resources, primarily in the form of fossil fuels (e.g., fuel oil, natural gas, and gasoline) for automobiles (transportation) and construction equipment. Transportation energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. The use of energy resources by these vehicles would fluctuate according to the phase of construction and would be temporary and would not require expanded energy supplies or the construction of new infrastructure. Most construction equipment during demolition and grading would be gas-powered or diesel powered, and the later construction phases would require electricity-powered equipment.

Operation

During operations, project energy consumption would be associated with resident and visitor vehicle trips and delivery trucks. The project is a residential development project served by existing road infrastructure and the proposed new driveway. Pacific Gas and Electric (PG&E) provides electricity to the project area. Due to the proposed construction of a single-family residence, project implementation would result in a permanent increase in electricity over existing conditions. However, such an increase to serve a single-family residence would represent an insignificant percent increase compared to overall demand in PG&E's service area. The nominal increased demand is expected to be adequately served by the existing PG&E electrical facilities and the projected electrical demand would not significantly impact PG&E's level of service. It is expected that nonrenewable energy resources would be used efficiently during operation and construction of the project given the financial implication of the inefficient use of such resources. As such, the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Impacts are less than significant, and no mitigation is required.

Source: California Building Code; California Energy Commission; County Building Division Webpage; Project Plans; Appendix F: EECAP Development Checklist

6.b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X
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Discussion: The project design and operation would comply with State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards. Therefore, the project does not conflict with or obstruct state or local renewable energy plans and would not have a significant impact. Furthermore, the development would not cause inefficient, wasteful and unnecessary energy consumption. The project will be further review at the time of building permit application to ensure substantial compliance with applicable energy conservation requirements.

Source: County Building Division Webpage; Project Plans; Appendix F: EECAP Development Checklist

7. GEOLOGY AND SOILS. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
7.a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:			X	
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>			X	
Discussion: According to the County GIS System, the subject project is not located within a geological hazard zone. The site is subject to earthquakes due to the area's proximity to the San Andreas Earthquake Fault. The County Geotechnical Section reviewed the project and requires that a geotechnical report shall be provided at the building permit application stage, consistent with building code. Sources: County GIS Maps; Geotechnical Review (Conducted by the County Geotechnical Section)				
ii. Strong seismic ground shaking?			X	
Discussion: Please see Section 7.a for discussion. Sources: County GIS Maps, Geotechnical Review (Conducted by the County Geotechnical Section)				
iii. Seismic-related ground failure, including liquefaction and differential settling?			X	
Discussion: Please see Section 7.a for discussion. Sources: County GIS Maps; Geotechnical Review (Conducted by the County Geotechnical Section)				
iv. Landslides?			X	
Discussion: Please see Section 7.a for discussion.				

Sources: County GIS Maps; Geotechnical Review (Conducted by the County Geotechnical Section)				
v. Coastal cliff/bluff instability or erosion? <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i>			X	
Discussion: The project site is not located on or adjacent to a coastal cliff or bluff. Sources: County GIS Maps; Geotechnical Review (Conducted by the County Geotechnical Section)				
7.b. Result in substantial soil erosion or the loss of topsoil?			X	
Discussion: The project site is moderately sloped at 19.4% and is located within a portion of the Montecito Riparian Corridor. While the unnamed creek that runs through the Montecito riparian corridor is located over 150 feet west of the property, there is the potential for sedimentation in areas downslope from the project area into San Carlos Avenue and, less likely, to the creek should there be any precipitation during project grading or construction. The project involves a minor amount of grading, including approximately 60 cubic yards (c.y.) of cut and 40 c.y. of fill. The project involves an estimated maximum area of land disturbance of approximately 2250 sq. ft, which is necessary to construct the proposed residence and associated improvements. The applicant proposes an Erosion and Sediment Control Plan, included on page C-2 of Attachment B, which includes measures that would contain and slow run-off, while allowing for natural infiltration. Due to the potential for erosion and sedimentation during land disturbing and earth-moving activities, the following standard mitigation measures have been included: <u>Mitigation Measure 6:</u> Prior to the issuance of the building permit for the residence, the applicant shall revise the Erosion Control Plan to include the driveway area and proposed measures and additional measures as follows, subject to the review and approval of the Community Development Director: a. Protect Surface Water Locations: The Montecito Riparian Corridor is location within close proximity of proposed disturbed areas on the subject property. Please provide primary control measures (e.g., 2 rows of staked fiber rolls) along the edge of the riparian corridor. b. Show location of utility trenches, indicate utility types, and identify timing of installation. c. Construction Access Routes: Over access points at the end of the paved portion of San Carlos Avenue, construct a stabilized designated entrance(s), using 3" - 4" fractured aggregate over geo-textile fabric. <u>Mitigation Measure 7:</u> The applicant shall adhere to the San Mateo County-wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following: a. Delineation with field markers 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. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.
- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
- f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. 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 site shall be clear and running slowly at all times.

Mitigation Measure 8: Once approved, erosion and sediment control measures of the revised Erosion Control Plan shall be installed prior to beginning any site work and maintained throughout the term of grading and construction, until all disturbed areas are stabilized. Failure to install or maintain these measures will result in stoppage of construction until corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Building Inspection Section.

Source: Project C3C6 form, Project Site Plan and Drainage Plan (Pages A-1 and C-1)

7.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?			X	
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Discussion: Regarding potential for landslide, erosion, and liquefaction, see discussion in Sections

7.a and 7.b above. Sources: County GIS Maps; Geotechnical Review (Conducted by the County Geotechnical Section)				
7.d. Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?			X	
Discussion: The project site is unlikely located in an area with an identified risk for expansive soil. Further evaluation will be conducted by the County Geotechnical Section at the building permit application stage. Sources: County GIS Maps; Geotechnical Review (Conducted by the County Geotechnical Section)				
7.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
Discussion: The project proposes to connect to the Granada Sanitary District (GSD). GSD has reviewed the project plans and the project will be subject to GSD permitting requirements. As public sewer service is available to the project site, no septic system is proposed as part of the project. Source: County GIS Maps; Project plans				
7.f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
Discussion: The project would unlikely result in any adverse impacts on any paleontological resources, as discussed in Section 5 above. Mitigation Measure 4 has been included to prevent any adverse impacts. Sources: Letter from California Historical Resources Information System (CHRIS) Staff Dated January 25, 2023; Letter from Native American Heritage Commission Dated February 7, 2023				

8. CLIMATE CHANGE. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
8.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			X	
Discussion: Greenhouse Gas Emissions (GHG) include hydrocarbon (carbon monoxide; CO ₂) air emissions from vehicles and machines that are fueled by gasoline. Grading involves GHG emissions mainly from exhaust from vehicle trips (e.g., construction vehicles and personal cars of construction workers, and operation of grading equipment). Due to the site's coastal location and				

assuming construction vehicles and workers are based largely in city or larger urban areas, potential project GHG emission levels from construction would be increased from general levels.

To ensure new development projects are compliant with the Climate Element of the County's General Plan, the County provides a Development Checklist (Attachment H). The project incorporates several measures recommend in the Checklist, including participation in an energy efficiency financing program, compliance with the Green Building Code and CALGreen Tier 1 efficiency standards, use of shading, "cool" surfaces design and/or open-grid paving, installation of a solar photovoltaic system, installation of solar water heater(s), use of pre-wire and pre-plumb for solar system, use of recycled materials for construction, zero waste measures, smart water meter, construction idling measures, and electrification of the new home.

The project involves a minor amount of grading, including approximately 60 cubic yards (c.y.) of cut and 40 c.y. of fill. It is anticipated that excavated materials would be reused as fill on the site, requiring off-haul of only 20 c.y. (approximately 2 truckloads). The project would also require importation of drain rock and aggregate rock; however, the volume of imported rock is also anticipated to be small. The project would be required to comply with the California Green Building Standards Code (CALGreen). Therefore, the project's generation of GHG emissions is anticipated to be less than significant level.

Mitigation Measure 9: At the time of building permit application, the applicant shall demonstrate compliance with the following measures as indicated on the applicant-completed Development Checklist (Attachment H) or equivalent measures, to the extent feasible. Such measures shall be shown on building plans.

- a. BAAQMD BMP: Comply with the Green Building Ordinance and achieve CALGreen Tier 1 energy efficiency standards;**
- b. BAAQMD BMP: Install a solar photovoltaic system;**
- c. BAAQMD BMP: Incorporate a minimum of 15% recycled materials into construction.**

Source: Project plans

8.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
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Discussion: The project involves construction of a single-family residence and associated improvements. The Bay Area Air Quality Management District (BAAQMD) exempts construction and operation of residential uses from permit requirements (Regulation 2-1-113). See further discussion in Section 3.

Source: Bay Area Air Quality Management District

8.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
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Discussion: As discussed in Section 2, the project would not result in the loss of forestland or conversion of forestland to non-forest use, as the project site does not contain forestland. In

addition, the project proposes no tree removal and would result in negligible disturbance to existing vegetation. Sources: County GIS Maps; Project Plans				
8.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
Discussion: The project is not located on or adjacent to a coastal cliff or bluff. Source: County GIS Maps				
8.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: The project is not located on or adjacent to the San Francisco Bay or Pacific Ocean and therefore not expose people or structures to any risks related to sea level rise. Source: County GIS Maps				
8.f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: The project site is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0138F, effective August 2, 2017. Source: County GIS Maps				
8.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: See discussion in Section 8.f. Source: County GIS Maps				

9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
9.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides,				X

other toxic substances, or radioactive material)?				
Discussion: No such use is proposed. The project only involves the construction and operation of a single-family residence. Source: Project plans				
9.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
Discussion: No use involving the storage or release of hazardous materials is proposed. The project only involves the construction and operation of a single-family residence. Source: Project plans				
9.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
Discussion: No use involving the emission or handling of hazardous materials or waste is proposed. The project only involves the construction and operation of a single-family residence. Source: Project plans; County GIS Maps				
9.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
Discussion: The project site is not a listed hazardous materials site. Source: County GIS Maps				
9.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?				X

Discussion: Upon review of the provisions of the Half Moon Bay Airport Land Use Compatibility Plan (HMB-ALUCP) for the environs of Half Moon Bay Airport, as adopted by the City/County Association of Governments (C/CAG) on October 9, 2014, staff has determined that the project site is located in Zone 7 – Airport Influence Area (AIA) where the airport accident risk level is considered low. Within the AIA Zone, Airport Land Use Commission review is required for any proposed structure taller than 100 feet above ground level. The proposed structure is less than 30 feet in height. Residential uses are considered conditionally compatible in areas exposed to noise levels between 60-64 dB Community Noise Equivalent Level (CNEL) only if the proposed use is on a lot of record zoned exclusively for residential use as of the effective date of the ALUCP. Residential uses are not considered compatible above 65 CNEL. The project would be exposed to noise levels of less than 60 dB CNEL based on ALUC adopted craft noise exposure contours. Source: Half Moon Bay Airport Land Use Compatibility Plan; County GIS Maps				
9.f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
Discussion: The project site is located within a residential area, and, based on a review of aerial satellite imagery, is not within the immediate vicinity of a private airstrip. Source: County GIS Maps				
9.g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The project involves the construction and operation of a single-family residence that provides sufficient, compliant on-site parking. The project would not permanently or significantly impede access on existing public roads. Furthermore, the project has been reviewed and approved with conditions by the County Public Works Department and the Coastside Fire Protection District. Sources: Project plans, County GIS Maps				
9.h. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	
Discussion: The project site is located within a designated Local Responsibility Area (LRA) fire hazard zone and Wildland Urban Interface Zone. As proposed, the project meets requirements relating to fire-resistant exterior materials and fire sprinklers. The project has been conditionally approved by the Coastside Fire Protection District (CFPD). Additionally, the proposed residence would provide 2 covered parking spaces and one uncovered on-site parking space, which would adequately prevent excessive street parking which may impede fire access. Based on the foregoing, the project would very unlikely result in a significant risk of loss, injury, or death involving wildland fires. Source: County GIS Maps.				
9.i. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood				X

Insurance Rate Map or other flood hazard delineation map?				
Discussion: The project site is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0138F, effective August 2, 2017. Source: County GIS Maps.				
9.j. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: See discussion in Section 9.i. Source: County GIS Maps.				
9.k. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The project site is location within the area of minimum flood hazard as discussed in Section 9.i. Additionally, the project has been reviewed by the County Drainage Section for compliance with the County Drainage Manual. The County Drainage Section would further review the drainage aspect of the project at the building permit application stage. Source: County GIS Maps.				

10. HYDROLOGY AND WATER QUALITY. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?			X	
Discussion: Regarding the potential impact of construction-related erosion and sedimentation to water quality, please see discussion in Section 7.b, above. Regarding post-construction, the project involves the construction and operation of a new single-family residence and would unlikely result in				

the violation of any water quality standards or waste discharge requirements. Source: Project plans				
10.b.	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X
Discussion: The project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge, as the applicant proposes to connect to the domestic water service, provided by the Coastside Water District. Source: Project plans				
10.c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:			X
i.	Result in substantial erosion or siltation on- or off-site;			X
Discussion: The project would result in approximately 2,250 sq. ft. of new impervious surface and proposes energy dissipaters at the end of the new driveway in the public right-of-way, as well as a swale and a rock retention pit to handle drainage from house construction. The project could potentially alter the existing drainage pattern of the site or area. The County requires that post-construction project run-off comply with standard requirements of the Municipal Regional Permit Provision C.3.i and the County's Drainage Policy. Project compliance with these regulations would prevent the substantial alteration of existing drainage patterns of the site and area. The project does not involve alteration of the course of a stream or river. Sources: Project C3C6 form, Project Plans				
ii.	Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X
Discussion: Please see Section 10.c for discussion. The project would not result in the alteration of the course of a stream or river. Sources: Project plans; Project C3C6 form				
iii.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X

Discussion: Please see Section 10.c, above, for discussion. Sources: Project plans; Project C3C6 form				
10.d.	Significantly degrade surface or groundwater water quality?			X
Discussion: With the implementation of mitigation measures as discussed in Section 7.b, potential project impacts to surface water quality related to sedimentation would be reduced to a less than significant level. Sources: Project plans; Project C3C6 form				
10.e.	Result in increased impervious surfaces and associated increased runoff?			X
Discussion: Please see Section 10.c for discussion. Sources: Project plans; Project C3C6 form				
	iv. Impede or redirect flood flows?			X
Discussion: The project would not impede or redirect flood flows There is no work proposed within an existing drainage channel or creek. Sources: Project plans; Project C3C6 form				
10.f.	In flood hazard, tsunami, or seiche zones, create or contribute runoff water which would risk release of pollutants due to project inundation?			X
Discussion: The site is located approximately 2,500 feet from the boundary of the tsunami inundation zone. Inundation by seiche, tsunami, or mudflow is not identified as potential concerns, according to the County GIS Maps Sources: Project plans; County GIS Maps; Project C3C6 form				
10.g.	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X
Discussion: The project includes proposes to connect to the domestic water service, provided by Coastside Water District. Additionally, see Section 10.c for discussion regarding potential impact to stormwater quality. Sources: Project plans; Project C3C6 form				

11. LAND USE AND PLANNING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a. Physically divide an established community?				X
Discussion: The proposed single-family residential development would not result in the physical division of an established community. Sources: County GIS Maps				
11.b. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	
Discussion: Due to the site constraints as a result of the implementation of riparian and wetland setback requirements, the project requests a Variance to reduce the setback from the front lot line and the edge of the potential wetland. See further discussion in Section 4.a. above. The granting of the Variance would not cause a significant environmental impact, as potential wetland areas would be adequately protected and the front setback is adequate to allow for the residence and blend in with surrounding development. Source: County GIS Maps				
11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?			X	
Discussion: The site is a vacant parcel located approximately 470 feet northwest of the intersection of Palomar Avenue and San Carlos Avenue. The project site can be accessed from San Carlos Avenue. The project would connect to the Coastside County Water District for domestic water services, which provides service to this area. Sources: Project plans; County GIS Maps				

12. MINERAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
Discussion: The project does not involve any mining or extraction of minerals. Sources: Project plans				
12.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
Discussion: The project would not affect any nearby mineral resource recovery site, if such a site should exist nearby. Sources: Project plans; County GIS Maps				

13. NOISE. Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
Discussion: The project would generate additional non-substantial, temporary noise associated with grading and construction. However, such noises will be temporary, where volume and hours are regulated by Section 4.88.360 (Exemptions) of the County Ordinance Code. Sources: Project plans				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?			X	
Discussion: The project would not involve a pile-driven foundation. Please see discussion in Section 13.a. Sources: Project plans				

13.c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: The project site is not in the vicinity of a private airstrip. Please see discussion in Section 9.e, above. Sources: Project plans; Half Moon Bay Airport Land Use Compatibility Plan				

14. POPULATION AND HOUSING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
Discussion: The project involves the development of a vacant parcel at the edge of a developed residential area and the Montecito Riparian Corridor. Development of the parcel would not impact vegetation on adjoining undeveloped lots of the Montecito Riparian Corridor. Development of adjoining areas are subject to separate County regulations and CEQA review, whereby approval of this project would not allow development on adjoining parcels. Due to the location of the garage on the eastern side of the property, the existing road is adequate to serve the project. Additionally, no road extension is needed for this project. Sources: Project plans				
14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
Discussion: The project site is an undeveloped, residential parcel. The proposed structure and associated improvements support this use. The project would provide two additional housing units and would not displace any existing housing. Sources: Project plans				

15. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Fire protection?			X	
15.b. Police protection?			X	
15.c. Schools?			X	
15.d. Parks?			X	
15.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?			X	
Discussion: The project involves the construction of one single-family residence on a legal parcel within an existing residential neighborhood in the unincorporated El Granada in the San Mateo County. The project has been reviewed and preliminarily approved by the Coastside Fire Protection District. The project site is located in an established residential neighborhood, where police, school and park services presently exist in this area. Sources: Project plans				

16. RECREATION. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
Discussion: The project involves the construction of a single-family residence that would not significantly increase the use of existing neighborhood or regional parks or other recreational facilities. Sources: Project plans				
16.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an				X

adverse physical effect on the environment?				
Discussion: The project does not involve the construction of any recreational facilities. The project involves the construction of one single-family residence with an attached accessory dwelling unit (ADU) on a residentially-zoned parcel and would not require the construction or expansion of existing recreational facilities. Sources: Project plans				

17. TRANSPORTATION/TRAFFIC. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?			X	
Discussion: The project site can be assessed from San Carlos Avenue, a public road that is improved to the front of the project site. Due to the location of the garage on the eastern side of the property, the existing road is adequate to serve the project. Additionally, no road extension is needed for this project. The County LCP (Policy 2.52) exempts the development of singular single-family dwellings from the development and implementation of a traffic impact analysis and mitigation plan. The project involves the construction of one single-family residence and associated improvements and would result in a temporary increase in traffic levels during construction and a negligible permanent increase in traffic levels after construction. The proposed use is a private single-family residential use and provides adequate on-site parking. Therefore, the project does not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. Sources: Project plans, Local Coastal Program (LCP)				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts</i> ? <i>Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.</i>			X	
Discussion: CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts</i>, describes specific considerations for evaluating a project's transportation impacts. It states that, generally, vehicle miles traveled is the most appropriate measure of transportation impacts. "Vehicle miles traveled" refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. The project involves the construction of one single-family residence with an				

attached accessory dwelling unit (ADU) within an existing residential neighborhood. The project would only result in a temporary increase in traffic levels during construction and a negligible permanent increase in traffic levels after construction. Therefore, the project does not conflict with CEQA Guidelines Section 15064.3.

Sources: Project plans

17.c. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

X

Discussion: The project site can be assessed from San Carlos Avenue, a public road that is improved to the front of the project site. The project has been reviewed and preliminarily approved by the County Department of Public Works.

Sources: Project plans

17.d. Result in inadequate emergency access?

X

Discussion: The project has been reviewed and preliminarily approved by the Coastsides Fire Protection District and would not result in inadequate emergency access.

Sources: Project plans

18. TRIBAL CULTURAL RESOURCES. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				X
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X

Discussion: The project site is vacant. The project site is not listed or eligible for listing in the California Register of Historical Resources. Furthermore, the project is not listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources

Code Section 5020.1(k).

Sources: Project Plans; County GIS Maps; Letter from California Historical Resources Information System (CHRIS) Staff Dated January 25, 2023

- ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

Discussion: Staff requested a Sacred Lands file search of the project vicinity, which was conducted by the Native American Heritage Council (NAHC) and resulted in no found records (Attachment E). Planning staff has consulted with the following tribes, as identified by the NAHC:

- Amah Mutsun Tribal Band of Mission San Juan Bautista
- Costanoan Rumsen Carmel Tribe
- Indian Canyon Mutsun Band of Costanoan
- Muwekma Ohlone Indian Tribe of the SF Bay Area
- The Ohlone Indian Tribe
- Wuksache Indian Tribe/Eshom Valley Band

On January 18, 2023, a letter was sent to each of the contact persons provided by the NAHC regarding the subject project requesting comment by February 17, 2023. No comments were received during the commenting period.

The project is not subject to Assembly Bill 52 for California Native American tribal consultation requirements, as no traditionally or culturally affiliated tribe has requested, in writing to the County to be informed of proposed projects in the geographic project area.

Sources: Project Plans; County GIS Maps; Letter from California Historical Resources Information System (CHRIS) Staff Dated January 25, 2023; Letter from Native American Heritage Commission Dated February 7, 2023

19. UTILITIES AND SERVICE SYSTEMS. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or				X

telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				
Discussion: The project will connect to existing public utilities systems and will provide on-site drainage systems. For these reasons, the project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Source: Project Plans				
19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
Discussion: The project includes proposes to connect to the Coastside County Water District (CCWD) for domestic water services. CCWD has reviewed the project plans and the project will be subject to permitting requirements. Source: Project Plans				
19.c. Result in a determination by the waste-water treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
Discussion: Please see discussion in Section 19.a, above. Source: Project Plans				
19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
Discussion: The project involves the construction of one single-family residence with an attached accessory dwelling unit (ADU) and would result in a negligible increase in solid waste disposal needs. The site would be served by public solid waste services. Source: Project Plans				
19.e. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
Discussion: The project involves the construction of one single-family residence with an attached accessory dwelling unit (ADU), would result in a negligible increase in solid waste disposal needs, and would be served by public solid waste services.				

Source: Project Plans

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
Discussion: The project site is located within a designated Local Responsibility Area (LRA) fire hazard zone and Wildland Urban Interface Zone. The project has been conditionally approved by The Coastside Fire Protection District (CFPD). Additionally, the proposed residence would provide 2 covered and 1 uncovered on-site parking spaces, which would adequately prevent excessive street parking that could impair emergency access. Based on the foregoing, the project would not impair any emergency response or emergency evacuation plan. Source: County GIS Map; CALFIRE GIS Maps; CFPD Conditions				
20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
Discussion: The site is moderately sloped at 19.4%. The project has been conditionally approved by (CFPD. CFPD will further review the project at the building permit application stage to ensure compliance with all applicable fire protection measures and requirements, including regulations requiring the use of fire-resistant exterior materials and fire sprinklers. Source: County GIS Map				
20.c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
Discussion: Please see discussion in Sections 20.a and 20.b. Source: County GIS Map.				
20.d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a			X	

result of runoff, post-fire slope instability, or drainage changes?				
Discussion: Please see discussion in Sections 20.a and 20.b. Source: County GIS Map; C3 C6 Form				

21. MANDATORY FINDINGS OF SIGNIFICANCE.				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
21.a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
Discussion: As discussed in this document, the project has the potential to result in less than significant environmental impacts. Implementation of mitigation measures included in this document would adequately minimize project environmental impacts to a less-than-significant level. Source: Subject document.				
21.b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
Discussion: The project involves the construction and operation of a single-family residence on a parcel located within a portion of the Montecito Riparian Corridor. Development of the parcel would not impact vegetation on adjoining undeveloped lots of the Montecito Riparian Corridor and approval of this project does not allow development on adjoining parcels, which is subject to separate CEQA review. Between 1997 and 2016, the County issued six (6) planning permits for single-family residential developments on other parcels within the Montecito Riparian Corridor. Five (5) single-family				

developments were subsequently built following the issuance of these planning permits.

Additionally, based on the adequate vehicle access for the project without need for a road extension, the infill nature of the proposed residential construction, and existing water and sewer services in the area, the project is would not have a cumulatively considerable impact when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

Source: Subject document.

21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

X

Discussion: The project, as proposed and mitigated, would not result in any substantial adverse impacts on human beings. Implementation of mitigation measures included in this document would adequately prevent any significant environmental impacts and minimize any environmental impacts to a less-than-significant level.

Source: Subject document.

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

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District		X	
CalTrans		X	
City		X	
Coastal Commission		X	
County Airport Land Use Commission (ALUC)		X	
Other: None			
National Marine Fisheries Service		X	
Regional Water Quality Control Board		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
Sewer/Water District: MWSD		X	
State Department of Fish and Wildlife		X	
State Department of Public Health		X	
State Water Resources Control Board		X	

<u>MITIGATION MEASURES</u>		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.		X
The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines: <u>Mitigation Measure 1:</u> Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented: a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. d. All vehicle speeds on unpaved roads shall be limited to 15 mph. e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously). <u>Mitigation Measure 2:</u> The applicant shall implement the following mitigation measures to avoid direct impacts to California Red - legged Frog (CRLF), San Francisco dusky - footed woodrat (SFDFW), and San Francisco Garter Snake (SFGS) if present during the course of activities on the site: a. Pre - construction surveys for SFDFW houses shall be performed no less than 30 days prior construction (including ground disturbance work and/or demolition of existing structures). If stick houses are found and avoidance is not feasible, the houses shall be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material shall be placed back on the house and a		

buffer of 25 to 50 feet shall be established by the biologist for a minimum of three weeks to allow young time to mature and leave the nest. Nest material shall be moved to a suitable adjacent area for reuse. Pre - construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.

- b. A pre - construction survey for CRLF and SFGS shall be performed within 48 hours of ground disturbing activities. Non - listed species if found, may be relocated to suitable habitat outside the Project Site. If CRLF and/or SFGS is found, work should be halted, and the USFWS will be contacted. If possible, CRLF and SFGS should be allowed to leave the area on its own. If the animal does not leave on its own, all work shall remain halted until the USFWS provide authorization for work to resume. Pre - construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.
- c. A biological monitor shall be present during initial vegetation removal and ground disturbing activities to ensure no CRLF and SFGS are present.
- d. No ground - disturbing work (including demolition or vegetation removal) shall be performed during or within 48 hours of any rain event (greater than 0.5 inches) between November 1 and April 31 when CRLF are most likely to disperse into upland habitats. Furthermore, no work shall occur within 30 minutes of sunrise or sunset during this period.
- f. Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting), rolled erosion control products, or similar material shall not be used. Acceptable substitutes include coconut coir matting or tackifier hydroseeding compounds. Compliance shall be demonstrated in an erosion and sediment control plan provided with the building permit application.
- g. An environmental training shall be provided to all workers prior to the start of any activities regarding any sensitive biological resources. The training shall include steps to identify and respond to a sighting, the laws and regulations protecting those resources, and consequences of non-compliance. Date and time of each training shall be reported to the County within one week of completion.

Mitigation Measure 3: Although no archaeological resources were found on the Project Area, it is possible that subsurface deposits may yet exist or that evidence of such resources has been obscured by more recent natural or cultural factors such as downslope aggradation and alluviation and the presence of non-native trees and vegetation. Archaeological and historical resources and human remains are protected from unauthorized disturbance by State law, and supervisory and construction personnel therefore must notify the County and proper authorities if any possible archaeological or historic resources or human remains are encountered during construction activities and halt construction to allow qualified Archaeologists to identify, record, and evaluate such resources and recommend an appropriate course of action.

Mitigation Measure 4: In the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archeologist and any recording, protecting, or curating shall be borne solely by the project sponsor. The archeologist shall be required to submit to the Community Development Director for review and approval a

report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 5: The applicants and contractors shall be prepared to carry out the requirements of California State law with regard to the discovery of human remains, whether historic or prehistoric, during grading and construction. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately, and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Mitigation Measure 6: Prior to the issuance of the building permit for the residence, the applicant shall revise the Erosion Control Plan to include the driveway area and proposed measures and additional measures as follows, subject to the review and approval of the Community Development Director:

- a. **Protect Surface Water Locations:** The Montecito Riparian Corridor is location within close proximity of proposed disturbed areas on the subject property. Please provide primary control measures (e.g., 2 rows of staked fiber rolls) along the edge of the riparian corridor.
- b. Show location of utility trenches, indicate utility types, and identify timing of installation.
- c. **Construction Access Routes:** Over access points at the end of the paved portion of San Carlos Avenue, construct a stabilized designated entrance(s), using 3" - 4" fractured aggregate over geo-textile fabric.

Mitigation Measure 7: The applicant shall adhere to the San Mateo County-wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

- a. Delineation with field markers 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. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.
- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
- f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- g. Use of sediment controls or filtration to remove sediment when dewatering site and

obtain all necessary permits.

- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. 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 site shall be clear and running slowly at all times.

Mitigation Measure 8: Once approved, erosion and sediment control measures of the revised Erosion Control Plan shall be installed prior to beginning any site work and maintained throughout the term of grading and construction, until all disturbed areas are stabilized. Failure to install or maintain these measures will result in stoppage of construction until corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Building Inspection Section.

Mitigation Measure 9: At the time of building permit application, the applicant shall demonstrate compliance with the following measures as indicated on the applicant-completed Development Checklist (Attachment H) or equivalent measures, to the extent feasible. Such measures shall be shown on building plans.

- a. BAAQMD BMP: Comply with the Green Building Ordinance and achieve CALGreen Tier 1 energy efficiency standards;
- b. BAAQMD BMP: Install a solar photovoltaic system;
- c. BAAQMD BMP: Incorporate a minimum of 15% recycled materials into construction.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

X

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

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

Glen Jia

(Signature)

April 19, 2023

Glen Jia, Project Planner

Date

(Title)

ATTACHMENTS:

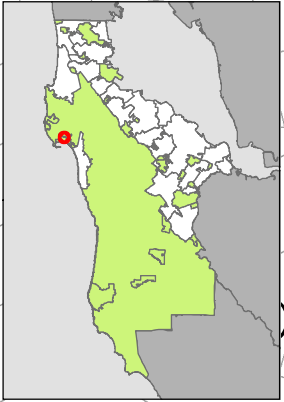
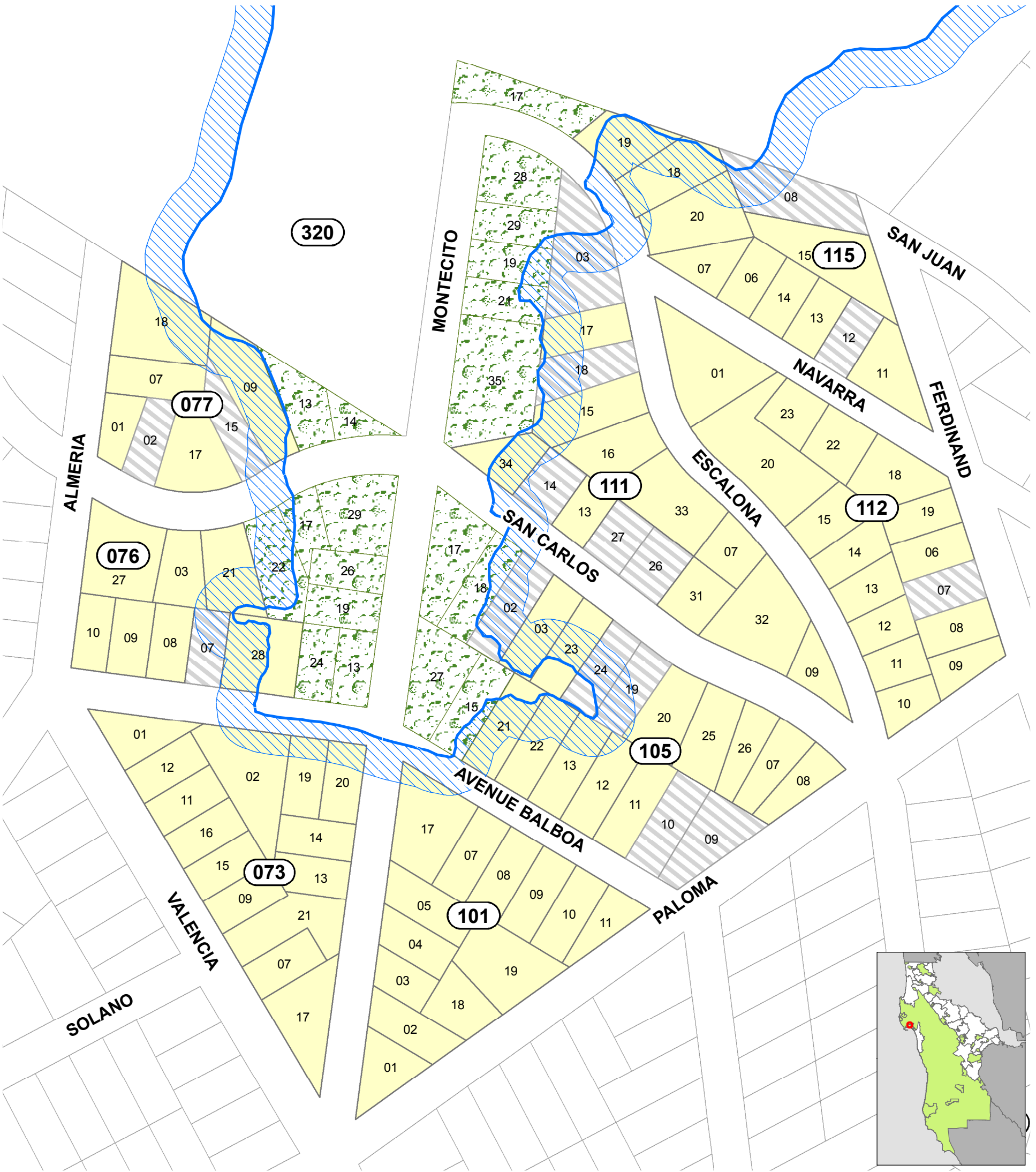
- A. Vicinity Map
- B. Project Plans
- C. Biological Reports and Related Documents:
 - 1. Riparian Boundary Assessment Dated February 14, 2020;
 - 2. 2022 Clarification Letter dated September 1, 2022;
 - 3. Comments from Lennie Roberts of Green Foothills dated August 31, 2022
 - 4. San Mateo County Montecito Riparian Corridor Map
- D. Cultural Resource Documents
 - 1. Letter from California Historical Resources Information System (CHRIS) Staff Dated January 25, 2023;
 - 2. Letter from Native American Heritage Commission Dated February 7, 2023
- E. Appendix F: EECAP Development Checklist
- F. CFPD Conditions

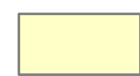


COUNTY OF SAN MATEO | PLANNING AND BUILDING DEPARTMENT

MONTECITO RIPARIAN CORRIDOR

EL GRANADA AREA (APN PREFIX: 047)



- | | | | |
|--|--------------------------------------|--|-----------------------------|
|  | Montecito Riparian Corridor Boundary |  | Montecito Riparian Corridor |
|  | Perennial Riparian Buffer (50 FT) |  | Vacant Parcel |
|  | Developed Parcel |  | County Parcels |

Note: This map illustrates the approximate boundary of the Montecito Riparian Corridor based on aerial photographs taken in 2006. The County of San Mateo Local Coastal Program categorizes riparian corridors as environmentally sensitive habitat areas, and strictly regulates development within and adjacent to such areas. Site specific boundary surveys, riparian buffer delineations and biological studies, as well as other information will be required to determine what if any development may be permissible on parcels within these areas.



COAST RIDGE ECOLOGY^{LLC}

BIOLOGICAL SURVEYS • MONITORING • PERMITTING • RESEARCH

February 14, 2020

Rod Lacasia
4 El Sereno Drive
San Carlos, Ca 94070

Subject: Assessment of Riparian Boundary on the Lacasia Property (APN 047-105-020) in El Granada, California.

Dear Mr. Lacasia:

This letter documents the results of a riparian boundary assessment on the Lacasia property (APN 047-105-020) on San Carlos Avenue, in the unincorporated El Granada area of San Mateo County. The assessment was conducted to determine the current location of the riparian boundary on the site to comply with the requirements of the County of San Mateo (County File No. PLN 2004-00398).

Background

The property was last surveyed in July 2013, after three native riparian plant species (21 plants total) were planted on site: Arroyo willow (*Salix lasiolepis*), Sitka willow (*Salix sitchensis*), and pink-flowering current (*Ribes sanguineum* var. *glutinosum*). All three species are growing naturally on the west side of the property within the riparian corridor, and within the adjacent Montecito riparian corridor west of the property. The site visit on July 12, 2013 found that while most (89%) of the willow plantings had survived and were growing well, all of the Ribes plantings did not survive. This work was conducted to enhance the riparian corridor on site. During this period however other native plant species observed growing within the riparian corridor had expanded further into the corridor on the property. These included arroyo willow, twinberry (*Lonicera involucrata* var. *ledebourii*), thimbleberry (*Rubus parviflorus*), California blackberry (*Rubus ursinus*), poison oak (*Toxicodendron diversilobum*), and California bee plant (*Scrophularia californica*). All of these plants are native, and typical of riparian corridor habitats in coastal San Mateo County. Since 2013, the vegetation on site has not had any further vegetation management activities (i.e. clearing/weed control, or restoration planting) conducted on site. Based on an evaluation of the restoration plantings in July 2013, it was concluded that the site had met the criteria for restoration of the site as stipulated by the County (CRE, 2013).

January 2020 Riparian Boundary Assessment

The site was walked on January 20, 2020 to assess the current status of vegetation and to map the current location of the riparian boundary on the site. Survey markers in the field were inspected, and recent google earth imagery (2020) was reviewed.

The riparian areas on site are dominated by dense stands of arroyo willow trees, with some Sitka willow and an understory of California blackberry in places. The remaining portion of the property is upland, and is dominated by dense stands of poison oak, French broom (*Genista monspeliensis*), with scattered coyote brush (*Baccharis pilularis*), Jubata grass (*Cortaderia jubata*), and iceplant (*Carpobrotus edulis*) (Photos 1 – 3).

The riparian corridor was delineated on the property in 2004 by Tom Mahoney (Albion 2005) and surveyed by Turnrose Land Surveying. The 2004 survey delineated the 'edge of existing riparian corridor' on the property, the 'edge of potential former riparian corridor', and a 20-foot buffer line from the 'edge of potential former riparian corridor'. The current riparian boundary line as of January 2020 is shown in Figure 1, transposed over the 2004 survey map. The current riparian boundary line partially follows the 'edge of existing riparian boundary' as mapped in 2004, but deviates from this line slightly on the southeast. The currently proposed development envelope, as shown on the 2004 survey map, is located from 20 to 40 feet from the current (2020) riparian boundary (Figure 1). Development of the site as proposed would be in conformance with LCP Section 7.12 (San Mateo County 2013), which requires a minimum buffer of 20 feet from riparian corridors for residential properties.

If you have any questions or require any further assistance on this project, please contact me.

Sincerely,



Patrick Kobernus
Principal Biologist

References

Albion Environmental, 2005. Riparian update letter, November 29. Prepared by Tom Mahoney.

Coast Ridge Ecology, July 25, 2013. Assessment of invasive weed control and restoration of riparian zone within potential former riparian corridor on the Lacasia Property (APN 047-105-020) in El Granada, California. Letter report prepared for Rod Lacasia.

County of San Mateo, September 9, 2008. Board of Supervisor's Findings and Conditions of Approval for County File No. PLN 2004-00398, San Carlos Avenue, El Granada.

County of San Mateo, 2013. Local Coastal Program Policies, Planning and Building Department. Section 7, Sensitive Habitats Component.

https://planning.smcgov.org/sites/planning.smcgov.org/files/documents/files/SMC_Midcoast_LCP_2013.pdf

Lacasia property (APN 047-105-020)

El Granada, California.

Map of riparian corridor boundary based on field survey on 01/20/2020 and review of google earth aerial, by Coast Ridge Ecology, LLC.

— Edge of existing riparian corridor
(>50% cover riparian species
such as arroyo willow)

Riparian plant
community
dominated by
arroyo willow

Upland plant community dominated by
poison oak and French broom

Riparian boundary (Jan. 2020)

BLOCK 77

6 MAPS 50

SCALE: 1" = 10'

SAN CARLOS AV.



Photo 1. Riparian corridor on southeast side of property. View is looking southwest. Photo date: 01/20/2020.



Photo 2. View of upland vegetation on site, showing French broom and Jubata grass in foreground. View is looking towards southwest (from San Carlos Avenue). Photo date: 01/20/2020.



Photo 3. View of transition zone between dense riparian vegetation (arroyo willow) and dense upland vegetation (poison oak). View is looking southeast. Photo date: 01/20/2020.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F



Date: August 7, 2022
To: Glen Jia, Project Planner and
Camille Leung, Senior Planner
From: Lennie Roberts, Legislative Advocate, Green Foothills
Re: Item # 4 on the August 11, 2022 Coastside Design Review Committee meeting: "Consideration of a Design Review recommendation for the construction of a new 2,226 sq. ft. three-story, single-family residence with attached 795 sq. ft. ADU and 374 sq. ft. garage on a 7,070 sq. ft. parcel associated with a staff level Coastal Development Permit (CDP) and Variance. Staff will make a decision on the IS-MND, CDP, and Variance after August 11, 2022. The project is not appealable to the California Coastal Commission. Owner-Applicant: Rodrigo Lacasia-Barrios, File #PLN2021-00478, Location: San Carlos Avenue, El Granada, APN: 047-105-020"

Dear Glen and Camille,

Green Foothills objects to the CDRC Agenda listing of the proposed single-family residence, ADU and garage, specifically the following: "Staff will make a decision on the Initial Study-Negative Declaration, CDP, and Variance after August 11, 2022," and "The project is not appealable to the California Coastal Commission."

First, No Notice of the IS-MND was sent to Green Foothills, and I have not been able to find the referenced IS-ND on County Planning's website. Staff should be well aware of our concerns about this project, as we commented extensively on the parcel legalization and spoke at the ZHO public hearing. We should have been notified of the availability of the IS-MD. Please send me the Draft IS-ND and please extend or re-open the comment period.

Second, due to the presence of riparian vegetation/wetlands on the parcel, a staff-level decision for the CDP and Variance appears to be inappropriate. Could you please advise as to the basis for a staff level decision?

Finally, Green Foothills strongly disagrees with the statement that the CDP is not appealable to the Coastal Commission. The subject parcel supports a dense Arroyo Willow riparian woodland that covers approximately 25%-30% of the property, as depicted on the 11/17/2020 Boundary and Topographic Map by Turnrose Land Surveying which was part of the COC-B approval process. The Arroyo Willow riparian woodland is described by Tom Mahoney of Albion Environmental in his October 15, 2004 Report on the subject parcel as: "Riparian woodland, composed of the Arroyo Willow series (Sawyer and Keeler-Wolf 1995) occurs along the western half of the Project Area. The riparian area is structurally mature, and forms an intact canopy extending from the Project Area down to the unnamed drainage channel to the west...". Mr. Mahoney also describes the understory vegetation: "...including spreading rush (*Juncus patens*), a facultative wetland species 4 and slough sedge (*Carex obnupta*), an obligate wetland indicator species."

Development within 100 feet of a wetland is appealable to the California Coastal Commission, per County Zoning Regulations Section 6328.3(s)(2) which states (in relevant part): “Projects Appealable to the Coastal Commission...Projects located within 100 feet of any wetland”. The proposed project has the potential for significant adverse impacts to coastal resources, and the CDP must maximize protection of those resources, through adequate setbacks of development, and other measures to prevent changes to existing patterns of surface and subsurface drainage, and/or removal of environmentally sensitive habitat species, etc.

Please correct the project description on the CDRC August 11, 2022 Agenda accordingly.

If you disagree regarding the issue of appealability of the CDP, please follow the Dispute Resolution process as specified in Section 13569 of the Coastal Commission’s Regulations (California Code of Regulations (CCR), Title 14) and refer this matter to the California Coastal Commission’s Executive Director for a resolution of the disagreement.

Thank you for your attention to our comments.

CC: Erik Martinez, California Coastal Commission
Rich and Kathy Klein
Susana van Bezooijen

Klein Objection

February 9, 2025

Camille Leung, Project Planner
San Mateo County Planning
455 County Center, Second Floor
Redwood City, CA 95063

Re: PLN2021-00478: Coastside Design Review Permit, Coastal Development Permit (CDP), and Variance for construction of a new 1,670 sq. ft. three-story single-family residence with an attached 371 sq. ft. garage and a 791 sq. ft. Accessory Dwelling Unit (ADU) on a legal 7,070 sq. ft. parcel associated with a hearing-level CDP and Variance. The Variance is being sought to allow a reduced front yard setback of 3 feet where 20 feet is the minimum allowed due to the site's location within a portion of the Montecito Riparian Corridor and associated 30-foot riparian setback. APN 047-105-020. Address: 779 San Carlos Avenue, El Granada. The project is appealable to the California Coastal Commission.

Dear Camille,

As the owner of the adjacent property at 771 San Carlos Ave, I write to object to the above-referenced project for the following reason:

The proposed building would not respect the riparian zone boundaries and appears to come within 15 feet of the riparian zone boundary as evidenced by the "drip line" of the healthy arroyo willow canopy which is adjacent to, and in some cases extending into, the site. A minimum 30-foot buffer is required. Once the story poles went up in the fall, visual inspection made it obvious that the plans incorrectly place the riparian boundary.

I suspect that the reason for the discrepancy is that the original biological survey was done relatively close to the time that the land had been illegally cleared. The surveyor had to estimate the likely footprint of the mature willows. That estimation is no longer necessary since in the intervening years the willow thicket has re-established itself.

This objection is relevant to the architectural review, since it halves the allowable width of the structure.

The following are Google Earth imagery and photographs to support my objection. Although not a professional botanist, I am a long-time resident with an undergraduate degree in botany and am capable of identifying arroyo willow in any season.

Klein Objection

Richard Klein, 771 San Carlos Ave, El Granada

Google Earth Aerial Overview

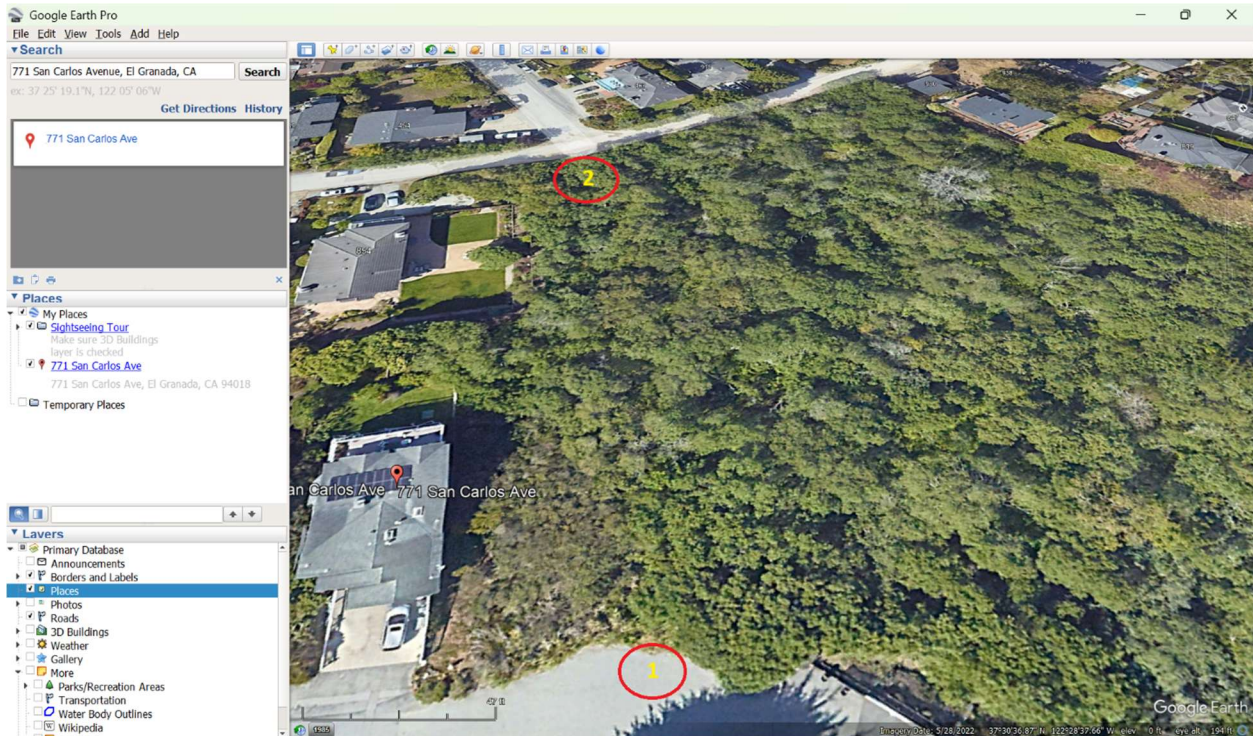


Exhibit A. This screenshot shows the parcel at 779 San Carlos with the healthy willow thicket covering the riparian area, below which several branches of San Agustin Creek (aka Montecito Creek) meander. The perspective is downhill from San Carlos Ave looking toward Balboa, where a row of sandbags and many ad hoc drains attest to the frequent winter flooding at the site. The numerals 1 and 2 indicate the approximate location of the photographs I took in the fall of 2024 and the winter of 2025. Our house (771) is on the left. Image captured Richard Klein February 9, 2025.

Photos from numeral 1 showing that willow dripline extends about three feet onto the lot near San Carlos Ave.



Exhibit B. My wife, Kathy Klein, stands at the property line (numeral 1 in the overview) with a measuring tape. Note the story poles to the left. The end of the measuring stick marks the dripline of the willow canopy, marked with red tape. It is clearly only about 15 feet from the willows to the proposed house. Photo Richard Klein September 28, 2024.



Exhibit C. Closeup of the willow canopy behind Kathy with the red tape on a willow branch. Photo Richard Klein February 8, 2025.

Photos from Numeral 2 showing sandbags, wetland vegetation, multiple drains, and the main creek channel



Exhibit D. Sandbags on Balboa, ready for winter rainfall. Our tiny dog Charlie for perspective. Willow trees and horsetail in the vegetation on the right. Photo Richard Klein February 8, 2025.



Exhibit E. San Agustin creek just before diversion into underground culvert at Balboa. Willow trees, ferns, and lush vegetation. The creek empties into the harbor next to Barbara's Fish Trap. Photo Richard Klein February 8, 2025.

Photo from developer's application showing "Left View" of story poles with willow thicket in background



Exhibit F. Photo taken from application shows the story poles in the foreground and the nearby willow thicket behind. The willows in background right are at approximately the location of numeral 1. Photo unknown photographer and date between September and January.

Photos of the lot and the adjacent willows from our family room.



Exhibit G. View from our family room with story poles in foreground and willow branches almost touching rear of structure. Photo Richard Klein September 28,2024.

Klein Objection



Exhibit H. First photo looks toward numeral 1 on the street. Second photo looks straight out from our window to the willows, with a small amount of uncleared French Broom in the foreground. The willows are just starting to show their new leaves and catkins. Photos Richard Klein February 9, 2025.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G

Huffman-Broadway Group, Inc.

ENVIRONMENTAL REGULATORY CONSULTANTS

11015TH AVE, STE 205, SAN RAFAEL, CA 94901 • 415.925.2000 • www.h-bgroup.com

October 18, 2024

Sent Via Email

Elizabeth Lacasia
Property Owner
Email: elacasia@gmail.com

Subject: Aquatic Resource Delineation Letter Report for a Residential Parcel at 779 San Carlos Avenue, El Granada, San Mateo County, California; APN No. 047-105-020

Dear Elizabeth Lacasia:

In response to a request by the County of San Mateo Coastside Design Review Committee to the Property Owner, Huffman-Broadway Group, Inc. (HBG) conducted a study to assess the potential of the property to support wetlands, as defined by the San Mateo County Local Coastal Program criteria.

In summary, based on the steep topography of the property, well drained nature of the soils, absence of hydric soil indicators, and lack of wetland hydrology, HBG determined the property does not support wetlands as defined by the San Mateo County Local Coastal Program.

Please refer to Exhibit 1 ARD Report for delineation methods and technical findings, and call or email me at 415.385.4106 or rperrera@h-bgroup.com if you have any questions or to schedule a site visit.

Sincerely,

Robert F. Perrera

Robert F. Perrera
Wetland Regulatory Scientist

Enclosures
Exhibit 1. ARD Report



Exhibit 1

ARD Report

AQUATIC RESOURCE DELINEATION

**779 San Carlos Avenue, El Granada
San Mateo County, California**



Prepared for

Elizabeth Lacasia
Property Owner
Email: elacasia@gmail.com

Prepared by

Huffman-Broadway Group, Inc.
ENVIRONMENTAL REGULATORY CONSULTANTS

1101 5th Avenue, Suite 205
San Rafael, CA 94901
Contact: Robert F. Perrera
415.385.4106 • rperrera@h-bgroup.com

October 2024

Huffman Broadway Group, Inc., is a California Certified
Small Business and a Veteran-Owned Small Business.



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1.0 INTRODUCTION

On behalf of Elizabeth Lacasia (Property Owner) and in response to a request by the County of San Mateo Coastside Design Review Committee to the Property Owner, Huffman-Broadway Group, Inc. (HBG) conducted a study to determine if the 0.16 acres parcel at 779 San Carlos Avenue, El Granada (Review Area) supports wetlands, as defined by the San Mateo County Local Coastal Program criteria.

Data collection, analysis, identification, and delineation of aquatic resources was conducted consistent with the *Corps' 1987 Wetlands Delineation Manual* (Corps' 1987 Manual), the 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)* and supporting USACE and US EPA guidance documents. The wetland delineation findings presented in Section 5 were based on the San Mateo County Local Coastal Program definition of wetlands as provided in Policy 7.14 *Definition of Wetlands*.

In summary, based on the steep topography of the property, well drained properties of the soil, absence of hydric soil indicators and lack of wetland hydrology, HBG determined the Review Area does not support wetlands as defined by the San Mateo County Local Coastal Program criteria, or aquatic resources defined as Waters of the US subject to Section 404 of the Clean Water Act, or Waters of the State subject to Porter-Cologne Water Quality Control Act.

1.1 Definition of Coastal Zone Wetlands

Wetlands in California's Coastal Zone are regulated under the California Coastal Act (CCA) of 1976, which is administered by the California Coastal Commission (CCC). Section 30121 of the CCA defines "wetlands" as "*lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.*"

The San Mateo County Local Coastal Program (LCP) defines wetlands 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.”

2.0 GENERAL SITE DESCRIPTION

The 0.16 acre Review Area is located at 779 San Carlos Avenue, El Granada. Residential development borders the northeastern, southeastern, and southwestern boundary. The intermittent San Agustin Creek flows north to south and is positioned approximately 150 feet to the west of the Review Area’s western boundary. The riparian zone associated with the creek, known as the Montecito Riparian Corridor, extends into the southern area of the Review Area¹. Within the Review Area, a small area along the northeastern corner of the parcel has been cleared and story poles erected.

The latitude and longitude of the center of the Review Area are approximately 37.874467 N and -122. 510039 W, encompassing portions of the USGS 7.5 minute Montara Mountain quadrangle. Refer to Appendix A, Figure 1 for the Review Area Location, Figure 2 for the USGS Topographic Map of the Review Area, Figure 3 for Aerial Image of the Review Area, and Figure 4 for FEMA Flood Zone Mapping, Figure 5 for the NRCS Soils Map, and Figure 6 for the USFWS National Wetlands Inventory Map.

Note: In addition to the Review Area HBG made general observations of land conditions abutting to the Review Area. Based on aerial imagery reviewed prior to the site visit, the parcel along Avenue Balboa that abuts the southeastern boundary of the Review Area completely removed and replaced what appears to be an extension of the riparian zone with general residential landscaping such as grass, a patio, retaining wall and other landscape features. Based on Google Earth Pro measuring tool the area of vegetation removed was approximately 80’x20’ or 160 square feet.

2.1 Topography & Hydrology

Topography

Based on the site visit and review of the topographic map prepared by Turnrose Land Surveying company dated July 6, 2020, the majority of the Review Area slopes from the boundary along San Carlos Avenue south/southwest at a 5.5:1 / 18% slope. Approximately 20-25 linear feet from the southern boundary, the slope flattens as shown on the topographic map and confirmed in the field. The topographic survey of the Review Area is provided in Appendix 4.

Hydrology

There were no signs of surface water being directed onto the Review Area from San Carlos Avenue or visible culverts. Hydrology within the Review Area is likely due to direct precipitation.

¹ Riparian corridor is shown on the Turnrose Land Survey map dated July 6, 2020 (Appendix 4)

2.2 Soils

A review of the Natural Resources Conservation Service (NRCS) Soil Survey maps for San Mateo County shows two soil types occurring in the Review Area. The *Tierra loam, steep, eroded* (TeE2) occurs on the majority of the Review Area, and *Farallone loam, gently sloping* (FaB) occurs on the southern portion of the review Area.

Field investigations confirmed that the NRCS soils mapping for TeE2 is somewhat accurate and the soils mapping for FaB is relatively accurate throughout the Review Area. The TeE2 soil profile indicates a Bt² horizon at 17-37 inches with “clay” soils, but HBG found the loam layer extended much further through the soil profile. In addition, the TeE2 properties listed a restrictive feature from 10-24 inches, but no such layer was found with soil pits dug to down to 29 inches.

2.3 Vegetation

Nomenclature used for plant names follows *The Jepson Manual, 2nd edition* and changes made to this manual as published on the Jepson Interchange Project website. Wetland indicator status ratings are defined based on qualitative ecological descriptions and assigned following the classification of Lichvar (2012). Indicator status ratings include the following categories:

- Obligate wetland plants (OBL) – Plants that almost always occur in wetlands.
- Facultative wetland plants (FACW) - Plants that usually occur in wetlands, but may occur in non-wetlands.
- Facultative plants (FAC) - Plants that occur in wetlands and non-wetlands.
- Facultative upland plants (FACU) - Plants that usually occur in non-wetlands, but may occur in wetlands.
- Upland plants (UPL) – Almost never occur in wetlands.

Vegetation that does not have one of the five indicator status rating listed in the Regional Wetland Plant List is referred to as Not Listed (NL) on the wetland determination data forms and is assumed to never occur in wetlands.

The portion of the property above the riparian zone is dominated by coyote brush (*Baccharis pilularis* (NL)), poison oak (*Toxicodendron diversilobum* (FAC)), pampas grass (*Cortaderia selloana* (FACU)), and French broom (*Genista monspessulana* (NL)). Within the riparian zone, the tree stratum was dominated by arroyo willow (*Salix lasiolepis* (FACW)), and the vine stratum was dominated by California blackberry (*Rubus ursinus* (FACU)), and poison oak (*Toxicodendron diversilobum* (FAC)). In addition, less than 1% cover of twinberry (*Lonicera involucrata* (FAC)) was observed, one individual sedge was found that is likely tall flatsedge (*Cyperus eragrostis* (FACW)) and two individual horsetail plants which are likely tall scouring rush (*Equisetum hyemale* (FACW)) plants were observed.

² A Bt horizon is one that contains illuvial layer lattice clays.

3.0 DELINEATION METHODS

3.1 Overview of Sampling Methodology

HBG conducted its investigation on October 4, 2024. The investigation focused on identifying and mapping aquatic resources meeting the San Mateo County Local Coastal Program definitions of wetlands. The Western Mountains, Valleys, and Coast Regional manual was followed when determining the presence or absence of wetland vegetation, hydric soil, and wetland hydrology indicators.

Prior to the site visit, the Property Owner, at the request of HBG, trimmed dense vegetation along the eastern boundary down to the southwestern boundary. The purpose of trimming the vegetation was to gain access to the lower part of the Review Area. This section of the review area had the highest potential to support hydric soils and wetland hydrology indicators due to the slope converging onto a topographic flat area.

In preparation for the field investigations, HBG identified existing landforms that would likely contain potential aquatic resources (wetlands and other waters) within the Review Area by reviewing (1) the topographic survey conducted by Turnrose Land Surveying company; (2) a report prepared by Coast Ridge Ecology dated September 1, 2022; (3) letters prepared by the Committee for Green Foothills; (4) USGS topographic mapping; (5) NRCS soil survey data; (6) USFWS National Wetland Inventory mapping; and (7) communications with Coast Ridge Ecology principal biologist Patrick Kobernus. In addition, Coast Ridge Ecology principal biologist Patrick Kobernus met HBG biologist, Robert Perrera, onsite to provide an overview of their studies, discuss general site conditions and access points.

4.0 AQUATIC RESOURCES TECHNICAL FINDINGS

The following sections discuss hydrophytic vegetation, hydric soil, and wetland hydrology conditions observed at the Review Area. Sample Point locations are shown on Appendix 1, Figure 7, Wetland Determination Data Forms documenting this information are in Appendix 2, and representative photographs of the Review Area are provided in Appendix 3.

Normal circumstances were present, climatic conditions were typical for October when the field work occurred, and vegetation, soil, and hydrology conditions were not naturally problematic or significantly disturbed. Although the vegetation had been trimmed at SP-2, the trees, vines, and shrubs that occupied this area were still visible.

4.1 Sample Locations

Sample locations were selected based on the convergent slope near the southwestern boundary, the general site topography, and the landform features. Soil pits were dug by shovel and using a hand auger to a minimum depth of 13 inches and a maximum depth of 50 inches. Vegetation and hydrologic conditions were observed within a 5 foot radius sampling plot surrounding the pits and soil, and vegetation and hydrology observations were recorded on Wetland Determination Data Forms – Western Mountains, Valleys, and Coast Region, Version 2.0.

Vegetation, soil, and hydrology observations were made at four (4) sample point locations. Two of the sample points, SP-1 and SP-3 were positioned on a flat landform feature where the slope converged, and sample points SP-2 and SP-4 were taken on the hillslope which dominated 90% of the Review Area.

4.2 Field Indicators of Hydric Soil Conditions

Understanding the soil color, type of redoximorphic feature, soil texture and organic matter content is important to determine if a soil is hydric or not. Soil texture also provides an indication of soil permeability. For example, a thick clay layer near the surface may indicate a “restrictive” layer preventing water from moving down the soil profile resulting in saturation, a high water table or ponding. A loamy soil allows water to move vertically and horizontally through the profile, and in the absence of a restrictive layer, soil saturation, high water table and ponding is minimized depending on its position within the landscape.

Landform & Soil Texture:

SP-1 and SP-3 were taken on a landform described as flat where the hillslope converged to this flat topographic area. SP-1 and SP-3 are located uphill from the creek well above its flood plain. Soil texture throughout the profile varied from a Loam near the surface to a Loamy Sand and Silty Loam. No restrictive horizon was observed. NRCS soils mapping for this area indicates that these soils formed on a flood plain or alluvial fan and have a restricted layer at depths of 80”.

SP-2 and SP-4 were taken on the hillslope. Soil texture throughout the profile varied from a Silty Loam near the surface to Loamy Sand. No restrictive horizon was observed from 0”-34”. NRCS soils mapping for this area indicates these soils form on hills, support clay from the B-C horizon

and have a restricted layer at depths 10"-24".

Soil Color:

The matrix color for SP-1 and SP-3 ranged from 10YR 2/1, 3/1 and 3/2. At SP-1 redoximorphic features in the form of reduced iron was found within a 2" layer of silty loam from 28"-30". It should be noted a 2" layer of redox at this depth does not meet any of the hydric soil indicators. SP-2 and SP-4 matrix color ranged from 10YR 3/2 and 3/3 with no redoximorphic features.

In summary, based on the soil color, texture, and lack of significant redoximorphic features, the Review Area does not support Hydric Soils.

4.3 Field Indicators of Wetland Hydrology Conditions

No primary hydrologic indicators were observed, no surface water, saturation or a water table was observed, and the Review Area is not situated within a flood plain. Within SP-1 and SP-3 one secondary indicator, FAC-Neutral Test (D5) was recorded. Refer to Figure 4 FEMA Flood Zone Mapping for the Review Area flood hazard zone.

Also noteworthy, no willow roots were encountered when digging the soil pits at SP-1 and SP-3. You may expect to encounter many roots when digging pits to depths of 50" in a thick willow riparian zone, however no roots were encountered. This, along with the absence of hydric soils and well drained nature of the soils, suggests the water table is very deep influencing the willow roots to grow more vertical then horizontal near the surface.

In summary, based on the absence of surface and subsurface hydrology, topographic slopes, and its position within the landscape outside of the flood plain, the Review Area does not support Wetland Hydrology.

4.4 Field Indicators of Hydrophytic Vegetation Conditions

Dominant vegetation at SP-1 and SP-3 included arroyo willow (*Salix lasiolepis* (FACW)) in the tree stratum, and California blackberry (*Rubus ursinus* (FACU)) and poison oak (*Toxicodendron diversilobum* (FAC)) in the vine stratum. Dominant vegetation at SP-4 included coyote brush, French broom, poison oak and pampas grass. Vegetation at SP-2 was sparse due to the clearing of vegetation when the story poles were installed, but signs of California blackberry (*Rubus ursinus* (FACU)), poison oak (*Toxicodendron diversilobum* (FAC)), and coyote brush were visible.

In summary, SP-1 and SP-3 did support a dominance of hydrophytic vegetation and SP-2 and SP-4 did not support a dominance of hydrophytic vegetation.

5.0 SUMMARY OF FINDINGS

In the absence of hydric soils and wetland hydrology, the well-drained nature of the loamy soils, the absence of a restrictive layer near the surface, and the absence of willow roots near the surface, it is likely the arroyo willows at SP-1 and SP-3 are not acting as hydrophytes but are able to survive by accessing ground water at depths of below 50" (4.2 feet) in a non-wetland habitat.

Based on these technical findings, the Review Area does not support wetlands as defined Coastal Zone Act or San Mateo County Local Coastal Program.

6.0 REFERENCES

- Federal Geographic Data Committee. 2013. Classification of wetlands and deepwater habitats of the United States. FGDC-STD-004-2013. Second Edition. Wetlands Subcommittee, Federal Geographic Data Committee and U.S. Fish and Wildlife Service, Washington, DC.
- Kobernus, Patrick. 2022. *Clarification on the Status of Arroyo Willow, Concave Topography and Hydric Soils Within Riparian Corridors and Wetlands*. Coast Ridge Ecology. September 1.
- Lichvar, R., N. Melvin, M. Butterwick, and W. Kirchner. 2012. *National Wetland Plant List Indicator Status Definition*. US Army Engineer Research and Development Center, Cold Regions Research and Engineering Laboratory.
- Roberts, Lennie. Committee for Green Foothills. Letter sent to Monowitz, Leung, and Jia at San Mateo County Planning. 2022. *PLN2021-00478 Owner-Applicant: Rodrigo Lacasia-Barrios, Location: San Carlos Avenue, El Granada; APN: 047-105-020. Proposed construction of a new 2,226 sq. ft. three-story, single-family residence with attached 795 sq. ft. ADU and 374 sq. ft. garage on a 7,070 sq. ft. parcel associated with a staff level Coastal Development Permit (CDP) and Variance*. September 15.
- Roberts, Lennie. Committee for Green Foothills Green Foothills. Letter sent to Monowitz, Steve, San Mateo County & Carl, Dan and Rexing, Stephanie. Coastal Commission. 2024. *PLN2021-00478 Owner-Applicant: Rodrigo Lacasia-Barrios, Location: San Carlos Avenue, El Granada; APN: 047-105-020. Proposed construction of a new 2,226 sq. ft. three-story, single-family residence with attached 795 sq. ft. ADU and 374 sq. ft. garage on a 7,070 sq. ft. parcel associated with a staff level Coastal Development Permit (CDP) and Variance*. September 7.
- US Army Corps of Engineers Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual*. Technical Report Y-87-1. US Army Engineer Waterways Experiment Station, Vicksburg, MS.
- US Army Corps of Engineers. 1992a. *Regional Interpretation of the 1987 Manual*. Memorandum. February 20.
- US Army Corps of Engineers. 1992b. *Clarification and Interpretation of the 1987 Manual*. Memorandum. March 8.
- U.S. Army Corps of Engineers. 2010. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*, ed. J. S. Wakeley, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-10-3. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

US Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey (WSS).
<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

Appendix 1

Figures 1-7

Spatial Reference:
Name: NAD 1983 2011 StatePlane California III FIPS 0403 Ft US
Scale: 1:50,000
Date Map Created: 10/16/2024
HBG GIS Analyst: Aglie Gilmore & Deland Wing
HBG PM: Robert F. Perrera

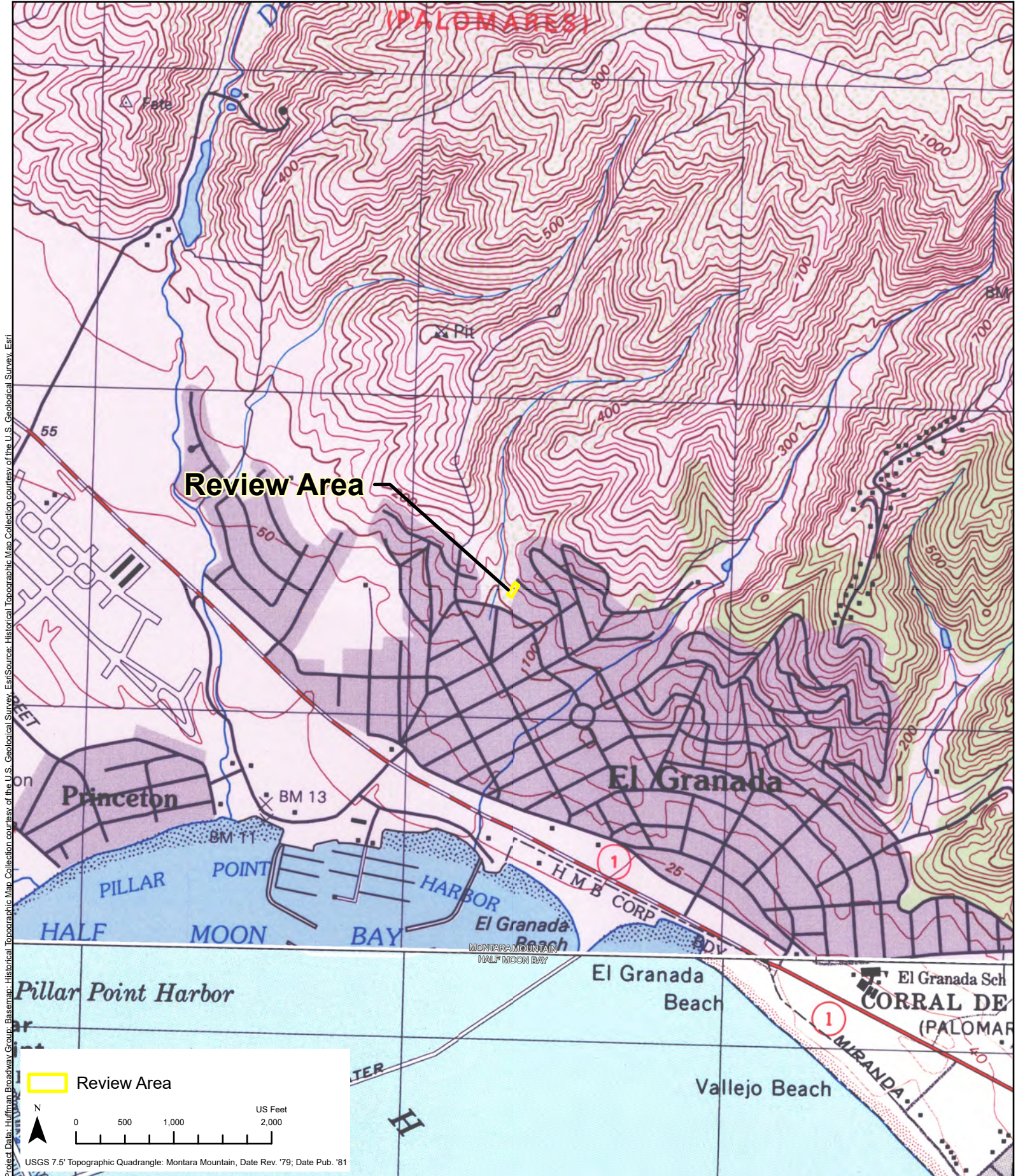


Figure 2. USGS Topographic Map of the Review Area **Huffman-Broadway Group, Inc.**
 Proposed Single-Family Residence Project
 779 San Carlos Avenue, El Granada, San Mateo County
 ENVIRONMENTAL REGULATORY CONSULTANTS

Spatial Reference:
 Name: NAD 1983 2011 StatePlane California III FIPS 0403 F1 US
 Scale: 1:15,000
 Date Map Created: 10/16/2024
 HBG GIS Analyst: Agie Gilmore & Deland Wing
 HBG PM: Robert F. Herrera

Project Data: Huffman Broadway Group; Basemap: OpenStreetMap (and) contributors, CC-BY-SA, Esri Community Maps Contributors, County of San Mateo, California, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Google Earth Imagery, Date: 5/30/2022



Figure 3. Aerial Image of the Review Area
Proposed Single-Family Residence Project
779 San Carlos Avenue, El Granada, San Mateo County

Project Data: HBG, BaseMap Imagery Credits: Esri Community Maps Contributors, County of San Mateo, California, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc. METINASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USGS, USFWS, Maxar, Flood Zone Data: FEMA National Flood Hazard Layer (NFHL) - <https://hazards.fema.gov/national/nfhl/wms>



Figure 4. FEMA Flood Zone Mapping
Proposed Single-Family Residence Project
779 San Carlos Avenue, El Granada, San Mateo County

Project Data: HBG, Soil Data: USDA Natural Resources Conservation Service (NRCS), Esri, BaseMap: Maxar, Microsoft

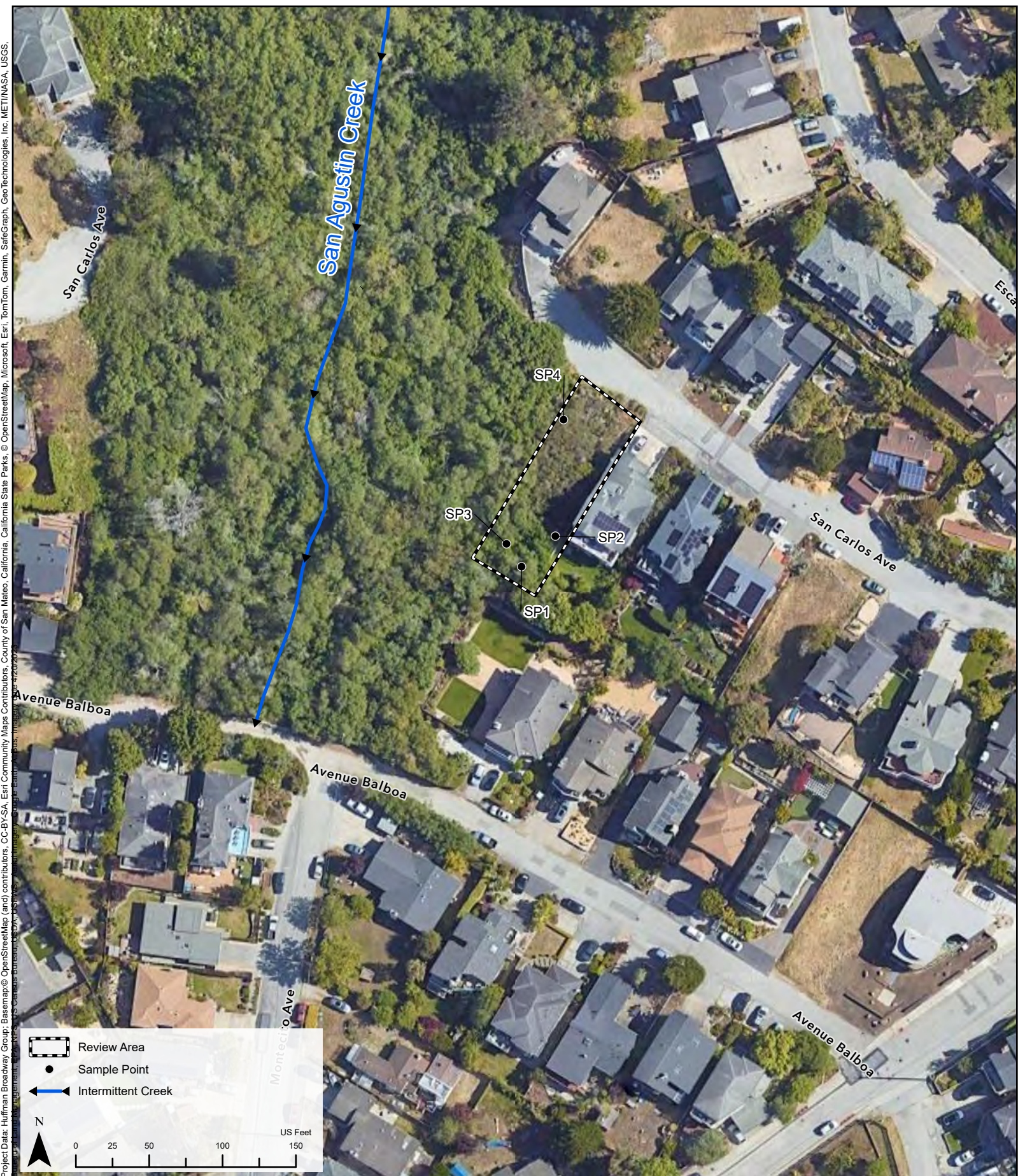


Figure 5. NRCS Soils Map
Proposed Single-Family Residence Project
779 San Carlos Avenue, El Granada, San Mateo County

Project Data: HBG, Wetlands: U.S. Fish and Wildlife Service; Basemap: Esri Community Maps Contributors, County of San Mateo, California, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar



Figure 6. USFWS National Wetlands Inventory Mapping
Proposed Single-Family Residence Project
779 San Carlos Avenue, El Granada, San Mateo County



Appendix 2

Wetland Determination Data Forms

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>5'x5'</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Arroyo willow</u>		<u>100</u>	<u>Yes</u>	<u>FACW</u>
2. _____				
3. _____				
4. _____				
		<u>100</u> = Total Cover		

Sapling/Shrub Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
		_____ = Total Cover		

Herb Stratum	(Plot size: <u>5'x5'</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Equisetum hyemale ?</u>		<u><1</u>	<u>Yes</u>	<u>FACW</u>
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
		<u><1</u> = Total Cover		

Woody Vine Stratum	(Plot size: <u>5'x5'</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Toxicodendron diversilobum</u>		<u>10</u>	<u>Yes</u>	<u>FAC</u>
2. <u>Rubus ursinus</u>		<u>10</u>	<u>Yes</u>	<u>FACU</u>
		<u>20</u> = Total Cover		

% Bare Ground in Herb Stratum 99

Remarks: Only one equisetum found.

SOIL

Sampling Point: SP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-9.5	10YR 2/1	100	—	—	—	—	Loam	w/sand
9.5-28	10YR 3/1	100	—	—	—	—	Loamy sand	w/pebbles
28-30	10YR 3/1	98	10YR 3/6	2	C	M	Silt+Loam	
30-40	10YR 3/1	100	—	—	—	—	Loamy sand	w/pebbles
40-50	10YR 3/2	100	—	—	—	—	Loamy sand/sand	w/pebbles

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils³:

☐ Histosol (A1)	☐ Sandy Gleyed Matrix (S4)	☐ 2 cm Muck (A10) (LRR A, E)
☐ Histic Epipedon (A2)	☐ Sandy Redox (S5)	☐ Iron-Manganese Masses (F12) (LRR D)
☐ Black Histic (A3)	☐ Stripped Matrix (S6)	☐ Red Parent Material (F21)
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1) (except MLRA 1)	☐ Very Shallow Dark Surface (F22)
☐ 1 cm Muck (A9) (LRR D, G)	☐ Loamy Gleyed Matrix (F2)	☐ Other (Explain in Remarks)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)	
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)	
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)	
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G)	☐ Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: None Found
Depth (inches): NAHydric Soil Present? Yes ☐ No ☒Remarks: Soil texture is not mucky

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

Secondary Indicators (2 or more required)

☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
☐ High Water Table (A2)	☐ Salt Crust (B11)	☐ Drainage Patterns (B10)
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Geomorphic Position (D2)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)
☐ Inundation Visible on Aerial Imagery (B7)		
☐ Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches):

Water Table Present? Yes ☐ No ☒ Depth (inches):

Saturation Present? Yes ☐ No ☒ Depth (inches):

(includes capillary fringe)

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Western Mountains, Valleys, and Coast Region See ERDC/EL TR-10-3; the proponent agency is CECW-COR		OMB Control #: 0710-0024, Exp: 06/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)	
Project/Site: <u>779 San Carlos Ave</u>		City/County: <u>El Granada, Sonoma Co</u>	
Applicant/Owner: <u>Elizabeth Lacasia</u>		State: <u>CA</u>	
Investigator(s): <u>Robert F. Perra</u>		Section, Township, Range: <u>11, T05S, R 06W</u>	
Landform (hillside, terrace, etc.): <u>hillside</u>		Local relief (concave, convex, none): <u>convex</u>	
Subregion (LRR): <u>LRR-A</u>		Slope (%): <u>18</u>	
Lat: <u>37.510076</u>		Long: <u>-122.476992</u>	
Datum: <u>NA</u>			
Soil Map Unit Name: <u>Tierra loma, steep, eroded (TeE2)</u>		NW1 classification: <u>NA</u>	
Are climatic / hydrologic conditions on the site typical for this time of year? Yes <u>X</u> No <u> </u> (If no, explain in Remarks.)			
Are Vegetation <u> </u> , Soil <u> </u> , or Hydrology <u> </u> significantly disturbed? Are "Normal Circumstances" present? Yes <u>X</u> No <u> </u>			
Are Vegetation <u> </u> , Soil <u> </u> , or Hydrology <u> </u> naturally problematic? (If needed, explain any answers in Remarks.)			
SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.			
Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u> Hydric Soil Present? Yes <u> </u> No <u>X</u> Wetland Hydrology Present? Yes <u> </u> No <u>X</u>		Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>	
Remarks: <u>Although vegetation had been trimmed @ this sps veg was visible on ground & stumps of shrubs.</u>			
VEGETATION – Use scientific names of plants.			
Tree Stratum (Plot size: <u>5'x5'</u>) 1. <u>Salix lasiolepis</u> Absolute % Cover: <u>20</u> Dominant Species? <u>Yes</u> Indicator Status: <u>FACW</u> 2. <u> </u> 3. <u> </u> 4. <u> </u> <u>20</u> = Total Cover		Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B)	
Sapling/Shrub Stratum (Plot size: <u>5'x5'</u>) 1. <u>Geosia monspessulana</u> Absolute % Cover: <u>10</u> Dominant Species? <u>Yes</u> Indicator Status: <u>NL</u> 2. <u>Baccharis pilularis</u> Absolute % Cover: <u>10</u> Dominant Species? <u>Yes</u> Indicator Status: <u>NL</u> 3. <u> </u> 4. <u> </u> 5. <u> </u> <u>10</u> = Total Cover		Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u> </u> x 1 = <u> </u> FACW species <u> </u> x 2 = <u> </u> FAC species <u> </u> x 3 = <u> </u> FACU species <u> </u> x 4 = <u> </u> UPL species <u> </u> x 5 = <u> </u> Column Totals: <u> </u> (A) <u> </u> (B) Prevalence Index = B/A = <u> </u>	
Herb Stratum (Plot size: <u> </u>) 1. <u> </u> 2. <u> </u> 3. <u> </u> 4. <u> </u> 5. <u> </u> 6. <u> </u> 7. <u> </u> 8. <u> </u> 9. <u> </u> 10. <u> </u> 11. <u> </u> <u> </u> = Total Cover		Hydrophytic Vegetation Indicators: 1 - Rapid Test for Hydrophytic Vegetation 2 - Dominance Test is >50% 3 - Prevalence Index is ≤3.0 ¹ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) 5 - Wetland Non-Vascular Plants ¹ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
Woody Vine Stratum (Plot size: <u>5'x5'</u>) 1. <u>Rubus ursinus</u> Absolute % Cover: <u>40</u> Dominant Species? <u>Yes</u> Indicator Status: <u>FACU</u> 2. <u>Toxicodendron diversilobum</u> Absolute % Cover: <u>10</u> Dominant Species? <u>Yes</u> Indicator Status: <u>FAC</u> <u>50</u> = Total Cover % Bare Ground in Herb Stratum <u>100</u>		Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u>	
Remarks: <u> </u>			

SOIL

Sampling Point: SP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-11	10YR 3/2	100	—	—	—	—	Sandy loam	w/ Pebbles
11-29	10YR 3/3	100	—	—	—	—	Sandy loam	w/ Pebbles

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1) ☐ Sandy Gleyed Matrix (S4)
☐ Histic Epipedon (A2) ☐ Sandy Redox (S5)
☐ Black Histic (A3) ☐ Stripped Matrix (S6)
☐ Hydrogen Sulfide (A4) ☐ Loamy Mucky Mineral (F1) (except MLRA 1)
☐ 1 cm Muck (A9) (LRR D, G) ☐ Loamy Gleyed Matrix (F2)
☐ Depleted Below Dark Surface (A11) ☐ Depleted Matrix (F3)
☐ Thick Dark Surface (A12) ☐ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1) ☐ Depleted Dark Surface (F7)
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G) ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

- ☐ 2 cm Muck (A10) (LRR A, E)
☐ Iron-Manganese Masses (F12) (LRR D)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (F22)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: None found
 Depth (inches): NA

Hydric Soil Present? Yes ☐ No ☒

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1) ☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
☐ High Water Table (A2) ☐ Salt Crust (B11)
☐ Saturation (A3) ☐ Aquatic Invertebrates (B13)
☐ Water Marks (B1) ☐ Hydrogen Sulfide Odor (C1)
☐ Sediment Deposits (B2) ☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Drift Deposits (B3) ☐ Presence of Reduced Iron (C4)
☐ Algal Mat or Crust (B4) ☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Iron Deposits (B5) ☐ Stunted or Stressed Plants (D1) (LRR A)
☐ Surface Soil Cracks (B6) ☐ Other (Explain in Remarks)
☐ Inundation Visible on Aerial Imagery (B7)
☐ Sparsely Vegetated Concave Surface (B8)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
☐ Drainage Patterns (B10)
☐ Dry-Season Water Table (C2)
☐ Saturation Visible on Aerial Imagery (C9)
☐ Geomorphic Position (D2)
☐ Shallow Aquitard (D3)
☐ FAC-Neutral Test (D5)
☐ Raised Ant Mounds (D6) (LRR A)
☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches):
 Water Table Present? Yes ☐ No ☒ Depth (inches):
 Saturation Present? Yes ☐ No ☒ Depth (inches):
 (includes capillary fringe)

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Western Mountains, Valleys, and Coast Region See ERDC/EL TR-10-3; the proponent agency is CECW-COR		OMB Control #: 0710-0024, Exp: 06/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
Project/Site: <u>779 San Carlos Ave.</u> City/County: <u>El Granada, San Mateo</u> Sampling Date: <u>10-4-2024</u>		
Applicant/Owner: <u>Elizabeth Lacasica</u> State: <u>CA</u> Sampling Point: <u>SP-3</u>		
Investigator(s): <u>Robert F. Perrera HBG</u> Section, Township, Range: <u>11, T053, R06W</u>		
Landform (hillside, terrace, etc.): <u>Base of slope convex</u> Local relief (concave, convex, none): <u>None</u> Slope (%): <u>0</u>		
Subregion (LRR): <u>LRR A</u> Lat: <u>37.510060</u> Long: <u>-122.477106</u> Datum: <u>NA</u>		
Soil Map Unit Name: <u>Farallone Loam, gently sloping (FaB)</u> NWI classification: <u>NA</u>		
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)		
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐		
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)		
SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.		
Hydrophytic Vegetation Present? Yes ☒ No ☐ Hydric Soil Present? Yes ☐ No ☒ Wetland Hydrology Present? Yes ☐ No ☒		Is the Sampled Area within a Wetland? Yes ☐ No ☒
Remarks:		
VEGETATION – Use scientific names of plants.		
Tree Stratum (Plot size: <u>5'x5'</u>)		Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>83</u> (A/B)
1. <u>Arroyo Willow</u>	Absolute % Cover: <u>100</u> Dominant Species?: <u>Yes</u> Indicator Status: <u>FACW</u>	
2. _____	_____	
3. _____	_____	
4. _____	_____	
_____ = Total Cover		Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: _____)		
1. _____	_____	
2. _____	_____	
3. _____	_____	
_____ = Total Cover		
Herb Stratum (Plot size: <u>5x5</u>)		Hydrophytic Vegetation Indicators: 1 - Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% 3 - Prevalence Index is ≤3.0 ¹ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) 5 - Wetland Non-Vascular Plants ¹ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Sedge spp.</u>	Absolute % Cover: <u><1</u> Dominant Species?: <u>Yes</u> Indicator Status: <u>FACW</u>	
2. <u>Equisetum hyemale</u>	Absolute % Cover: <u><1</u> Dominant Species?: <u>Yes</u> Indicator Status: <u>FACW</u>	
3. _____	_____	
4. _____	_____	
_____ = Total Cover		
Woody Vine Stratum (Plot size: <u>5x5</u>)		Hydrophytic Vegetation Present? Yes ☒ No ☐
1. <u>Toxicodendron diversilobum</u>	Absolute % Cover: <u>10</u> Dominant Species?: <u>Yes</u> Indicator Status: <u>FAC</u>	
2. <u>Rubus ursinus</u>	Absolute % Cover: <u>10</u> Dominant Species?: <u>Yes</u> Indicator Status: <u>FACU</u>	
3. <u>Lonicera involucrata</u>	Absolute % Cover: <u>5</u> Dominant Species?: <u>Yes</u> Indicator Status: <u>FAC</u>	
_____ = Total Cover	_____	
% Bare Ground in Herb Stratum <u>99</u>		
Remarks: <u>Sedge sp likely/ Cyperus eragrostis. * Just one horstail plant found.</u>		

SOIL

Sampling Point: SA-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR 3/1	100	—	—	—	—	Silty Loam	w/ Pebbles
6-18	10YR 3/2	100	—	—	—	—	Sandy Loam	w/ Pebbles
18-30	10YR 3/2-3/1	100	—	—	—	—	Silty Loam	w/ Pebbles
30-34	10YR 3/2	100	—	—	—	—	Loamy sand	w/ Pebbles

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
☐ Histic Epipedon (A2)
☐ Black Histic (A3)
☐ Hydrogen Sulfide (A4)
☐ 1 cm Muck (A9) (LRR D, G)
☐ Depleted Below Dark Surface (A11)
☐ Thick Dark Surface (A12)
☐ Sandy Mucky Mineral (S1)
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G)
- ☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Loamy Mucky Mineral (F1) (except MLRA 1)
☐ Loamy Gleyed Matrix (F2)
☐ Depleted Matrix (F3)
☐ Redox Dark Surface (F6)
☐ Depleted Dark Surface (F7)
☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

- ☐ 2 cm Muck (A10) (LRR A, E)
☐ Iron-Manganese Masses (F12) (LRR D)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (F22)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

 Type: None Found
 Depth (inches): N/A
Hydric Soil Present? Yes ☐ No ☒

Remarks:

Soil texture is not mucky.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
☐ High Water Table (A2)
☐ Saturation (A3)
☐ Water Marks (B1)
☐ Sediment Deposits (B2)
☐ Drift Deposits (B3)
☐ Algal Mat or Crust (B4)
☐ Iron Deposits (B5)
☐ Surface Soil Cracks (B6)
☐ Inundation Visible on Aerial Imagery (B7)
☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
☐ Salt Crust (B11)
☐ Aquatic Invertebrates (B13)
☐ Hydrogen Sulfide Odor (C1)
☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Presence of Reduced Iron (C4)
☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Stunted or Stressed Plants (D1) (LRR A)
☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B)
☐ Drainage Patterns (B10)
☐ Dry-Season Water Table (C2)
☐ Saturation Visible on Aerial Imagery (C9)
☐ Geomorphic Position (D2)
☐ Shallow Aquitard (D3)
☒ FAC-Neutral Test (D5)
☐ Raised Ant Mounds (D6) (LRR A)
☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches):
 Water Table Present? Yes ☐ No ☒ Depth (inches):
 Saturation Present? Yes ☐ No ☒ Depth (inches):
 (includes capillary fringe)

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Western Mountains, Valleys, and Coast Region See ERDC/EL TR-10-3; the proponent agency is CECW-COR		OMB Control #: 0710-0024, Exp: 06/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)																																												
Project/Site: <u>779 San Carlos Ave</u> City/County: <u>El Granada, San Mateo</u> Sampling Date: <u>10-4-2024</u>																																														
Applicant/Owner: <u>Elizabeth Lacasia</u> State: <u>CA</u> Sampling Point: <u>SP-4</u>																																														
Investigator(s): <u>Robert F. Perrera HBC</u> Section, Township, Range: <u>11, T 05 S, R 06 W</u>																																														
Landform (hillside, terrace, etc.): <u>hillslope</u> Local relief (concave, convex, none): <u>convex</u> Slope (%): <u>18</u>																																														
Subregion (LRR): <u>LRR-A</u> Lat: <u>37.510294</u> Long: <u>-122.476979</u> Datum: <u>NA</u>																																														
Soil Map Unit Name: <u>Tierra loam, stony, eroded</u> NWI classification: <u>NA</u>																																														
Are climatic / hydrologic conditions on the site typical for this time of year? Yes <u>X</u> No <u> </u> (If no, explain in Remarks.)																																														
Are Vegetation <u> </u> , Soil <u> </u> , or Hydrology <u> </u> significantly disturbed? Are "Normal Circumstances" present? Yes <u>X</u> No <u> </u>																																														
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<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u> Hydric Soil Present? Yes <u> </u> No <u>X</u> Wetland Hydrology Present? Yes <u> </u> No <u>X</u> </td> <td style="width: 50%; vertical-align: top;"> Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u> </td> </tr> </table>			Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u> Hydric Soil Present? Yes <u> </u> No <u>X</u> Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>																																										
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VEGETATION – Use scientific names of plants.																																														
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width: 35%;">Tree Stratum</th> <th style="width: 10%;">(Plot size: <u> </u>)</th> <th style="width: 10%;">Absolute % Cover</th> <th style="width: 10%;">Dominant Species?</th> <th style="width: 10%;">Indicator Status</th> <th style="width: 25%;">Dominance Test worksheet:</th> </tr> <tr> <td>1. <u> </u></td> <td></td> <td></td> <td></td> <td></td> <td rowspan="5"> Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>20</u> (A/B) </td> </tr> <tr><td>2. <u> </u></td><td></td><td></td><td></td><td></td></tr> <tr><td>3. <u> </u></td><td></td><td></td><td></td><td></td></tr> <tr><td>4. <u> </u></td><td></td><td></td><td></td><td></td></tr> <tr><td>5. <u> </u></td><td></td><td></td><td></td><td></td></tr> <tr> <td colspan="2"></td> <td>=Total Cover</td> <td></td> <td></td> <td></td> </tr> <tr> <th>Sapling/Shrub Stratum</th> <th>(Plot size: <u>5'x5'</u>)</th> <th></th> <th></th> <th></th> <th rowspan="5"> Prevalence Index worksheet: Total % Cover of: <u> </u> Multiply by: OBL species <u> </u> x 1 = <u> </u> FACW species <u> </u> x 2 = <u> </u> FAC species <u> </u> x 3 = <u> </u> FACU species <u> </u> x 4 = <u> </u> UPL species <u> </u> x 5 = <u> </u> Column Totals: <u> </u> (A) <u> </u> (B) Prevalence Index = B/A = <u> </u> </th></tr></table>			Tree Stratum	(Plot size: <u> </u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	1. <u> </u>					Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>20</u> (A/B)	2. <u> </u>					3. <u> </u>					4. <u> </u>					5. <u> </u>							=Total Cover				Sapling/Shrub Stratum	(Plot size: <u>5'x5'</u>)				Prevalence Index worksheet: Total % Cover of: <u> </u> Multiply by: OBL species <u> </u> x 1 = <u> </u> FACW species <u> </u> x 2 = <u> </u> FAC species <u> </u> x 3 = <u> </u> FACU species <u> </u> x 4 = <u> </u> UPL species <u> </u> x 5 = <u> </u> Column Totals: <u> </u> (A) <u> </u> (B) Prevalence Index = B/A = <u> </u>
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1. <u>Genista monosperma</u>		<u>80</u>	<u>Yes</u>	<u>NL</u>																																										
2. <u>Racchus pilularis</u>		<u>20</u>	<u>Yes</u>	<u>NL</u>																																										
3. <u> </u>																																														
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Herb Stratum	(Plot size: <u>5'x5'</u>)				Hydrophytic Vegetation Indicators: 1 - Rapid Test for Hydrophytic Vegetation 2 - Dominance Test is >50% 3 - Prevalence Index is ≤3.0 ¹ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) 5 - Wetland Non-Vascular Plants ¹ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																																									
1. <u>Cortaderia zellana</u>		<u>10</u>	<u>Yes</u>	<u>FACU</u>																																										
2. <u> </u>																																														
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Woody Vine Stratum	(Plot size: <u>5'x5'</u>)				Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u>																																									
1. <u>Rubus ursinus</u>		<u>10</u>	<u>Yes</u>	<u>FACU</u>																																										
2. <u>Toxicodendron diversilobum</u>		<u>10</u>	<u>Yes</u>	<u>FAC</u>																																										
		<u>20</u>	=Total Cover																																											
% Bare Ground in Herb Stratum <u>90</u>																																														
Remarks:																																														

Sampling Point: SP-41

HYDROLOGY			
Wetland Hydrology Indicators:			
<u>Primary Indicators (minimum of one is required; check all that apply)</u>		<u>Secondary Indicators (2 or more required)</u>	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B)	
☐ High Water Table (A2)	☐ Salt Crust (B11)	☐ Drainage Patterns (B10)	
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Geomorphic Position (D2)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ FAC-Neutral Test (D5)	
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)	
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)	
☐ Inundation Visible on Aerial Imagery (B7)			
☐ Sparsely Vegetated Concave Surface (B8)			
Field Observations:			
Surface Water Present?	Yes ☐ No ☒	Depth (inches):	
Water Table Present?	Yes ☐ No ☒	Depth (inches):	
Saturation Present?	Yes ☐ No ☒	Depth (inches):	
(includes capillary fringe)		Wetland Hydrology Present? Yes ☐ No ☒	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

Appendix 3

Representative Review Area Photographs



SP-1: From 30"-40", loamy sand with pebbles, 10YR3/1.



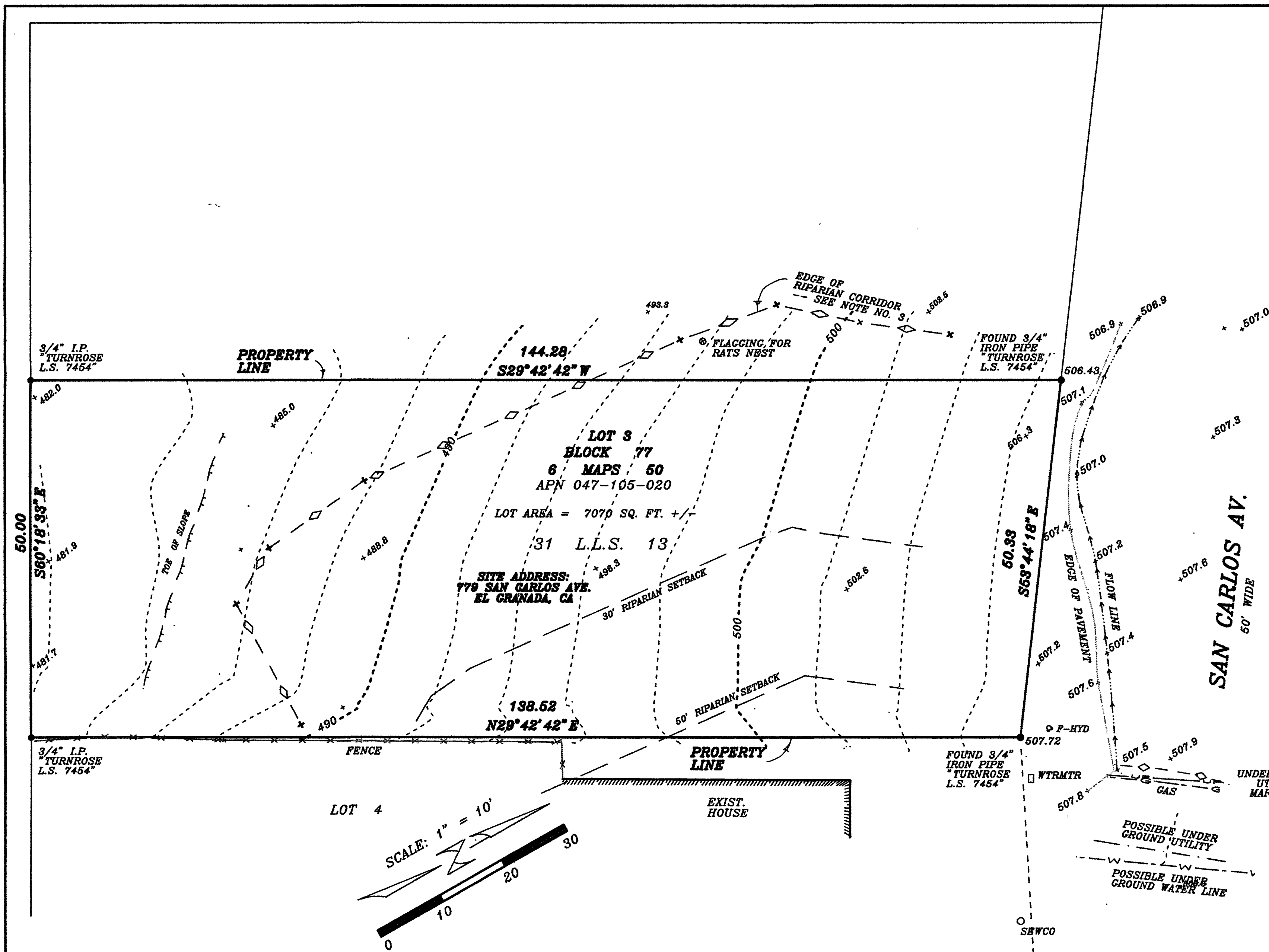
SP-2: From 11"-29", Sandy Loam with pebbles, 10YR3/3.



SP-3: Flat topography, augur hole shown in photo dug to 34".

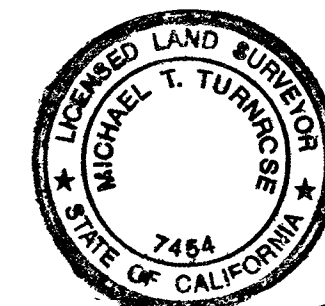
Appendix 4

Turnrose Land Surveying Topographic Map



506.4
O SEW VLV

BENCH MARK
518.25
Δ L-5 HT SA
ON TOP OF BANK
OF VACANT LOT



7/6/2020

Michael T. Turnrose

PGE BX
BOUNDARY & TOPOGRAPHIC MAP
OF LOT 3, BLOCK 77 AS SHOWN IN BOOK 6 OF
MAPS PAGE 50 BEING MORE COMMONLY KNOWN AS
ASSESSOR'S PARCEL NUMBER 047-105-020, SAN
MATEO COUNTY RECORDS, CALIFORNIA.

--FOR--
ROD LACASIA
4 EL SERENO DR.
SAN CARLOS, CA 94070
650.766.2463

UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

SCALE: 1" = 10' SURVEY DATE: MAY 2020

TURNROSE LAND SURVEYING

125 EAST MAIN ST.--SUITE 4
RIPON, CA 95366
209.599.5100
BAY AREA 650.324.3316

JOB 20-09

LEGEND & NOTES:

- ELEVATIONS SHOWN WERE BASED UPON A SET HUB WITH TACK & SHINER SHOWN AS BENCH MARK "L-5" WITH AN ASSUMED ELEVATION OF 518.25 FEET.
 - SCALE: 1" = 10'; CONTOUR INTERVAL = 2'.
 - THE RIPARIAN CORRIDOR LOCATION WAS DETERMINED FROM FLAGS PLACED BY COAST RIDGE ECOLOGY, LLC. (CONTACT PATRICK KOERNUS 650-269-3894)
 - THERE ARE NO EASEMENTS OF RECORD ENCUMBERING THIS PROPERTY AS PER A PRELIMINARY REPORT PREPARED BY CHICAGO TITLE COMPANY DATED DECEMBER 16, 2004 WITH TITLE NO. 05-87700669.
 - SEE RECORD OF SURVEY MAP FILED IN VOLUME 31 OF L.L.S. MAPS AT PAGE 13 FOR BOUNDARY INFORMATION.
 - UNDERGROUND UTILITIES WERE DERIVED FROM PAINT MARKINGS ON STREET PAVEMENT.
 - CONTOURS & OTHER FEATURES WERE GENERALLY DERIVED FROM TOPOGRAPHIC MAP PREPARED BY THIS OFFICE IN SEPTEMBER 2004.
- * CROSS SYMBOL INDICATES RIPARIAN CORRIDOR FLAG



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT H

ATTACHMENT H – Full Chronology (PLN2021-00478)

<u>Date</u>	<u>Action</u>
January 2000; June 2004	- Previous property owners perform illegal removal of vegetation, including riparian vegetation within the Montecito Riparian Corridor located at the rear of the parcel. The County's Code Compliance Section issues Notices of Violation (VIO 2000-00011; VIO 2004-00085). County instructs owners to obtain a biology report for the site and submit an application for an after-the-fact Coastal Development Permit (CDP).
October 15, 2004	- Tom Mahoney (plant ecologist) of Albion Environmental, Inc., prepares a report titled "Riparian Delineation on San Carlos Avenue Parcel," for previous property owners. Subsequently, interested neighbors expressed concerns that the limit of riparian vegetation prior to the clearing is different from that presented in Mr. Mahoney's 2004 report.
June 6, 2005	- Current owners applied for a CDP, Design Review and a Variance to construct a single-family residence that would encroach upon 10 feet of the required minimum 20-foot front setback (PLN 2005-00248), along with a CDP for illegal vegetation removal (PLN 2004-00398). While permits for the house were approved by the Zoning Hearing Officer on April 11, 2007, the decision was appealed to the Planning Commission, who upheld the appeal and denied the permits for the house until the property was restored per the CDP issued for the illegal vegetation removal.
April 11, 2006	- Patrick Kobernus (biologist) of TRA Environmental Consultants is retained by the owner to review Mahoney's riparian delineation at the site. Mr. Kobernus, after reviewing reports prepared by Mahoney, aerial photos, and photos provided by a neighbor, concurs with the location of the riparian boundary as marked by Mahoney and recorded by Turnrose. Kobernus states cleared areas should likely return in time to riparian corridor if all invasive species on-site are controlled and replanting is performed according to the November 29, 2005 "conceptual revegetation plan".
June 6, 2005	- Current owners applied for a CDP, Design Review and a Variance to construct a single-family residence that would encroach upon 10 feet of the required minimum 20-foot front setback (PLN 2005-00248), along with a CDP for illegal

- vegetation removal (PLN 2004-00398). The Planning Commission denied the permits for the house, stating that property should be restored first.
- September 9, 2008 - Board of Supervisors, on appeal, approve the CDP for after-the-fact clearing and restoration of the property.
 - August 8, 2013 - Biologist confirms that the restoration of the property and 3-year monitoring per PLN2004-00398 is complete. Staff concurs.
 - December 16, 2020 - Applicant applies for a Certificate of Compliance Type B (PLN 2020-00448). COC is recorded on November 10, 2021.
 - December 15, 2021 - Applicant applies for subject permits for a new residence and attached Accessory Dwelling Unit (ADU) with a reduced front setback.
 - August 7, 2022 - Comments letter from Green Foothills states that, based on the observations contained in previous biological reports, the site may contain wetlands.
 - February 9, 2023 - CDRC recommends approval of the project, including a 13 feet front setback, to the Design Review permit to the Planning Commission.
 - Subsequently, staff identifies an error in the application of the riparian setback in the plans and informs that applicant that the design would need to be modified to comply with the setback.
 - April 24, 2023 –
May 15, 2023 - Initial Study/Mitigated Negative Declaration is released for public review. At the time, no wetland analysis has been performed, so the IS/MND determined that there was potential for a wetland at the site, which requires a 100 feet setback.
 - May 15, 2024 - Applicant submits a revised design with proper application of the riparian setback for a new 1,670 sq. ft. three-story, single-family residence with an attached 371 sq. ft. garage and 791 sq. ft. ADU. Application includes a request for a Variance to allow a front yard setback of 3 feet where 20 feet is required, as well as a variance to allow development within a 100-foot setback associated with a potential wetland.

- September 12, 2024 - CDRC, after reviewing the revised design of the residence and receiving public comment, renders no recommendation of the Design Review permit due to a split 1:1 vote, but offers recommended changes for the applicant to consider.
- October 18, 2024 - The owner submits an updated biological report by Mr. Kobernus for the property and a description of vegetation clearing necessary for story pole construction, which states that the clearing work has not impacted the vegetation community boundaries as it pertains to the proposed project and riparian corridor setbacks. He also notes that San Francisco Dusky-footed woodrat nests were flagged and avoided during story pole construction.
- Robert Perrera of Huffman-Broadway Group, Inc. (HBG), prepares an Aquatic Resource Delineation Letter Report for the property to assess the potential of the property to support wetland, determining that the property does not support wetlands, as defined by the San Mateo County Local Coastal Program. The report does not address off-site areas within 100 feet of the proposed building site.
- February 13, 2025 - CDRC recommends approval of the revised design to the Planning Commission.
- May 9, 2025 - Applicant submits a biological report describing a recent assessment of lands adjacent to the subject site for potential wetlands based on soils, hydrology, vegetation and topographic information (LIDAR), using existing available information. The report concludes that "it is unlikely that wetlands (either US Army Corps or Coastal Commission) are present on surrounding properties within 100 feet of the proposed building envelope".
- July 23, 2025 - Planning Commission meeting