

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

DATE: August 13, 2025

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a request by the Granada Community Services District (GCSD) pursuant to Government Code Section 65402, that the County report whether the proposed Granada Community Park and Recreation Center Project (Project) conforms to the adopted County General Plan.

County File Number: PLN2025-00161

PROPOSAL

Consideration of a request by the Granada Community Services District (GCSD) pursuant to Government Code Section 65402, that the County report whether the proposed Granada Community Park and Recreation Center Project (Project) conforms to the adopted County General Plan.

RECOMMENDATION

That the Planning Commission report that the Granada Community Services District proposed Granada Community Park and Recreation Center Project conforms to the adopted County General Plan.

BACKGROUND

Report Prepared By: Chanda Singh, Senior Transportation Planner
(csingh@smcgov.org)

Applicant: Tom Conroy, Kankel Conroy Rose & Hill Landscape Architecture

Owner: Granada Community Services District (GCSD)

Public Notification: A notice for the hearing was posted in the San Mateo County Times for general public circulation.

Location: El Granada, Burnham Strip between Obispo Road and Highway 1, from 480 Avenue Alhambra to Coronado Street

APN(s): 047-251-110, 047-251-100, 047-262-010, Caltrans right-of-way, San Mateo County right-of-way

Size: 7.72 acres

Existing Zoning: Community Open Space Conservation District/Design Review District/Coastal Development District (EG/DR)

General Plan Designation: Open Space with Park Overlay

Local Coastal Plan Designation: Open Space with Park Overlay, Coastal Zone, Urban Midcoast

Sphere-of-Influence: Half Moon Bay

Existing Land Use: Undeveloped except for a 3,000 square foot building currently leased to a preschool provider, a 17,200 square foot (0.39 acre) 400,000-gallon passive underground sewer wet weather retention basin (Wet Weather Management System), a skateboard ramp, and an informal parking area on a dirt lot.

Water Supply: Coastside County Water District

Sewage Disposal: Granada Community Services District

Flood Zone: Zone X, Area of Minimal Flood Hazard

Environmental Evaluation: A report that the Project conforms to the County General Plan is exempt from environmental review because the County's ministerial functions performed under Government Code Section 65402 are not an approval of a project within the meaning of the California Environmental Quality Act (CEQA). The Granada Community Services District, as the lead agency under CEQA, held a public hearing and approved an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring Reporting Program for the Project on March 20, 2025.

Setting: Undeveloped open space adjacent to central El Granada with adjacent residential and commercial land uses. Surfer's Beach and Highway 1 are southwest of the site. Site has coastal views. Burnham Creek and additional drainage features meander through the site. Habitats include arroyo willow thicket, non-native grassland/ruderal and developed.

DISCUSSION

A. KEY ISSUES

1. Project Description

The Granada Community Services District (GCSD) is an independent special district with a five-member, locally elected Board of Directors. GCSD is responsible for operation and maintenance of sewer services, solid waste and recycling, and parks and recreation in the unincorporated areas of El Granada, Miramar and Princeton. GCSD is proposing a new community park, the Granada Community Park and Recreation Center Project (Project), on the parcels locally known as the “Burnham Strip” in El Granada and within the County and Caltrans rights-of-way, north of Coronado Street between the Caltrans Highway 1 right-of-way and Obispo Road, and south of 480 Obispo Road (Attachment B).

The existing site is undeveloped except for an ~3,000 square foot building currently leased to Picasso Preschool, a 0.39-acre passive underground sewer wet weather storage facility retention basin, and a skateboard ramp and parking on an informal dirt lot (partially in the Caltrans right-of-way). The site includes Burnham Creek and associated riparian area near the southeastern end of the Project site and two unnamed drainages.

The proposed Project would develop the area into a 7.72-acre park that includes active and passive recreational zones, walking paths, fitness stations, park restrooms, outdoor showers, a dog park, small and large group picnic areas, kids’ play structures, skate ramp and related skate features, parking areas, and a renovated and expanded community recreation center. The Project is designed in three sections: a “village green” to the south, an active recreation area in the center, and a large area to the north with small picnic and exercise areas, natural landscaping, and ocean views. A mix of wide and narrow trails run throughout the park, including a trail that would lead to the highway crossing and connect to the Midcoast Multimodal Trail and Coastal Trail across Coronado Street (see Attachment C, L1.0, p.2).

The GCSD, as the lead agency under CEQA, held a public hearing and approved an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring Reporting Program for the Project on March 20, 2025 (Attachment D). The County submitted comments on the IS/MND (Attachment E, No. 90). Per California Government Code Section 65402, prior to development of the property for public purposes, GCSD must request a report on the proposed project’s conformity with the County General Plan.

2. General Plan and Local Coastal Program Analysis

The major General Plan (GP) topics related to the Project include urban land use, visual quality, transportation, park and recreation, soil resources, and vegetative, water, fish, and wildlife resource. The Local Coastal Program (LCP) considerations associated with this project are contained in the locating and planning new development, visual resources, sensitive habitats, public works, shoreline access, park and recreation resources, and agriculture components are discussed below.

a. Urban Land Use Policies (GP) and Locating and Planning New Development Component (LCP)

GP Policy 8.12 (General Plan Land Use Designations for Urban Areas), states to a. adopt the land use designations of the (1) Local Coastal Program.

LCP Policy 1.5 (Land Uses and Development Densities in Urban Areas) permits in urban areas land uses designated on the LCP Land Use Plan Map and conditional uses up to the densities specific in Tables 1.2 and 1.3. The use and amount of development allowed on a parcel, including parcels designated “General Open Space,” “Agriculture,” or “Public Recreation-Community Park” shall be limited to the uses and to the amount, density and size of development permitted by the Local Coastal Program, including the density credit requirements of Policy 1.8c and Table 1.3.

LCP Policy 1.19 (Ensure Adequate Public Services and Infrastructure for New Development in Urban Areas) requires new urban area development permits to demonstrate adequate water supplies and wastewater treatment; development relying on CCWD municipal water must have allocations consistent with the El Granada Pipeline Project CDP.

LCP Policy 1.36 (Half Moon Bay Airport Influence Area Requirements) states that new development and land uses must comply with all Federal Aviation Administration standards and criteria regarding safety, flashing lights, reflective material, land uses which may attract large concentrations of birds, HVAC exhaust fans, and land uses which may generate electrical or electronic interference with aircraft communication and/or instrumentation.

Discussion: The Project conforms with the GP Urban Land Use policies and LCP Locating and Planning New Development Component by providing public recreation and open space opportunities, consistent with the “Open Space with Park Overlay” designation.

The Project is within Preliminary Airport influence Area (AIA) of the Half Moon Bay Airport, per LCP Map 1.5. Per the [Airport Land Use Compatibility Plan \(ALUCP\) for the Environs of the Half Moon Bay Airport](#) (link only), the Project is preliminarily compatible with the Noise Compatibility Criteria per Table 4A for recreational uses and does not inherently conflict with LCP Policy 1.36. The County is required to refer development projects within the AIA boundary to the Airport Land Use Commission (ALUC) for a determination of consistency at the Coastal Development Permit stage.

The Project will require extension of potable water and other utilities, with anticipated additional water demand generated by on-site bathrooms, irrigation, outdoor showers, dog park, and recreation center. Per the Project’s IS/MND (Attachment D, Section 3.10 and 3.19), CCWD has indicated sufficient water capacity to serve the Project. The Project requires a Coastal Development Permit, at which point the County would confirm the Project meets the requirements of the above referenced LCP policies.

b. Agriculture Component (LCP) and Soil Resources Policies (GP)

LCP Policy 5.1 (Definition of Prime Agricultural Lands) defines prime agricultural lands as a. all land which qualifies for rating as Class 1 or Class 2 in the U.S. Department of Agriculture Soil Conservation Service Land Use capability classification, and b. all land which qualifies for rating 80-100 in the Storie Index Rating.

LCP Policy 5.5 (Permitted Uses on Prime Agricultural Lands Designated as Agriculture), b. conditionally permits uses, including (3) public recreation and shoreline access trails.

GP Policy 2.20 (Regulate Location and Design of Development in Areas with Productive Soil Resources) in a manner which is most protective of productive soil resources, including but not limited to measures which require clustering of structures.

GP Policy 2.21 (Protect Productive Soil Resources Against Soil Conversion) regulates land use of productive soil resources and encourage appropriate management practice to protect against soil conversion.

Discussion: Although the site is not within the Planned Agricultural Zoning District, it does contain prime agricultural soils with a Land Capability Classification (LCC) Class 2 designation and Storie Index Rating of 81; however, the LCP conditionally permits public recreation on prime agricultural lands, thus the Project does not inherently conflict with these policies. Similarly, the Project conforms with GP Soil Resources Policies by clustering structures at the northern end and retaining open spaces, thus protecting productive soil resources and avoiding inherent conflict. A more detailed consistency review will be done as part of the Coastal Development Permit application process.

c. Vegetative, Water, Fish and Wildlife Resources Policies (GP) and Sensitive Habitats Component (LCP)

GP Policy 1.30 (Uses Permitted in Sensitive Habitats) requires the County permit only activities that are compatible with the protection of sensitive habitats, such as wildlife management activities, trails and scenic overlooks, and necessary public service and private infrastructure.

GP Policy 1.31 (Uses Permitted in Buffer Zones) permits land use activities that are compatible with the protection of sensitive habitats, similar to GP Policy 1.30, and (2) land uses which are compatible with the surrounding land uses and will mitigate their impact by enhancing or replacing sensitive habitats, and (3) if no feasible alternative exists, land uses which are compatible with the surrounding land uses.

LCP Policy 7.1 (Definition of Sensitive Habitats) defines sensitive habitats as any area in which plant or animal life or their habitats are either rare or especially valuable and any area which meets at least one of several criteria, including (2) all perennial and intermittent streams and their tributaries. Sensitive habitat areas include riparian corridors and wetlands, among others.

LCP Policy 7.4 (Permitted Uses in Sensitive Habitats) allows permitting only resource dependent uses in sensitive habitats, including for riparian corridors, as identified in Policies 7.9, 7.16, 7.23, 7.26, 7.30, 7.33 and 7.44.

LCP Policy 7.5 (Permit Conditions) requires applicants to demonstrate no significant impact on sensitive habitats; if impacts may occur, requires a report with mitigation measures and a monitoring program to protect resources.

LCP Policy 7.7 (Definition of Riparian Corridor) defines corridors by the “limit of riparian vegetation,” i.e., a line determined by the association of plant and animal species normally found near streams, lakes and other bodies of freshwater: red alder, jaumea, pickleweed, big leaf maple, narrow-leaf cattail, arroyo willow, broadleaf cattail, horsetail, creek dogwood, black cottonwood, and box elder. Such a corridor must contain at least a 50% cover of some combination of plants listed.

LCP Policy 7.9 (Permitted Uses in Riparian Corridors) permits limited uses, including (4) trails and scenic overlooks on public lands, and when no feasible or practicable alternative exists, (2) flood control projects, (3) bridges when supports are not in conflict with corridor resources, and (4) repair or maintenance of roadways or road crossings, among others.

LCP Policy 7.11 (Establishment of Buffer Zones) establishes that a. on both sides of riparian corridors from the “limit of riparian vegetation,” extend buffer zones 50 feet outward for perennial streams and 30 feet outward for intermittent streams; b. where no riparian vegetation exists along both sides of riparian corridors, extend buffer zones 50 feet from the predictable high water point for perennial streams and 30 feet from the midpoint of intermittent streams; and c. along lakes, ponds, and other wet areas, extend buffer zones 100 feet from the high water point.

LCP Policy 7.12 (Permitted Uses in Buffer Zones) permits (1) uses permitted in riparian corridors, and (3) on parcels designated as Open Space, residential structures or impervious surfaces only if no feasible alternative exists, among others.

Discussion: The site contains three hydrological features: Burnham Creek (a riparian corridor and sensitive habitat), Unnamed Drainage 2 (intermittent with potential riparian/sensitive habitat), and Unnamed Drainage 1 (ephemeral) (Attachment C, L0.1). The Project plans to widen and realign Unnamed Drainages 1 and 2 to improve sinuosity, water percolation, and vegetation (Attachment C, L3.0 and L4.0). Based on current information, the Project does not inherently conflict with GP Vegetative, Water, Fish and Wildlife Resources Policies and LCP Sensitive Habitats Component, as preliminary plans show trails as the primary use in potential sensitive habitat and buffer zones. However, clarity is needed regarding the impact on existing riparian areas, newly established sensitive habitats/corridors due to changes to unnamed drainages, and potential uses (e.g., village green) within existing and new riparian buffer zones. The Project will require a

Coastal Development Permit to demonstrate full compliance with the LCP's Sensitive Habitat Component.

d. Visual Quality Policies (GP) and Visual Resources Component (LCP)

GP Policy 4.21 (Utility Structures) requires the County to minimize the adverse quality of utility structures, including overhead wires and utility poles.

GP Policy 4.45 (Designation of Scenic Roads and Corridors) designates those State and County travel routes listed in Table 4.6 as Scenic Roads, which designates Cabrillo Highway from Junipero Serra Freeway to the northern limits of the City of Half Moon Bay as a County designated route.

LCP Policy 8.5 (Location of Development) requires that new development be located on a portion of a parcel where the development is (1) least visible from County Scenic Roads, (2) is least likely to impact views from public viewpoints, and (3) best preserves the visual and open space qualities of the parcel overall.

LCP Policy 8.15 (Coastal Views) prevents development from substantially blocking views to the shoreline from coastal roads, vista points, recreation areas, and trails, among others.

Discussion: The Project conforms to the GP Visual Quality and LCP Visual Resources Component. Per the Project's site plan and conceptual renderings (Attachment C, L1.0 to L1.06) and Project description, it involves renovating an existing building and constructing new single-story structures, which are clustered at the northern and middle portions of the site and are no taller than 28 feet, thereby minimizing view impacts from Highway 1 (a scenic corridor) and surrounding roads. The Project also includes new trails with coastal views and proposes to relocate overhead utilities to the east side of Obispo Road, further supporting visual quality. A full review of the Project's consistency with GP and LCP visual protection policies will be completed as part of the Coastal Development Permit application process.

e. Transportation (GP) and Public Works (LCP)

GP Policy 12.21 (Local Circulation Policies) plans to provide b. improved streets, sidewalks, shared-use paths, and other features; c. minimal through traffic in residential areas; e. access for emergency vehicles; f. safe and efficient bicycle and pedestrian travel, and i. parking areas for ridesharing, among others.

GP Policy 12.45 (Bicycle Storage Facilities) promotes the provision of bicycle lockers and other storage facilities at activity centers.

GP Policy 12.48 (Pedestrian Paths) encourages the provision of safe paths in new development, connecting activity centers.

LCP Policy 2.50 (Improvements for Bicycle and Pedestrian) trails encourages e. through coordination with Caltrans, promote the development of a continuous Midcoast pedestrian/bicycle/multi-purpose path parallel to Highway 1 as part of the overall California Coastal Trail (CCT) system, and h. ensures that no roadway repair or maintenance project blocks or damages any existing or formally planned public trail segment.

LCP Policy 2.52 (Traffic Mitigation for all Development in the Urban Midcoast) requires new development generating net vehicle trip increases on Highways 1 and/or 92 to develop and implement a traffic impact analysis and mitigation plan, with necessary information provided before coastal development permit approval.

Discussion: The proposed Project does not inherently conflict with the GP Transportation and LCP Public Works Component. It integrates multiuse trails, pedestrian crossing improvements, and on-site vehicle and bicycle parking, consistent with GP policies. While the Project includes a trail connecting to the Midcoast Multimodal Parallel Trail at Coronado Street, its full alignment and designation as the Parallel Trail are not explicitly detailed. A Coastal Development Permit will be required for this Project, necessitating a Traffic Impact Analysis and Mitigation Plan, and a determination of the Parallel Trail's alignment by the County to ensure consistency with proposed uses in the County right-of-way.

f. Shoreline Access Component (LCP)

LCP Policy 10.16 (Vertical Access (Trails)) states when building trails, provide a right-of-way at least 10 feet in width to provide unobstructed access from the nearest public roadway to the mean high tide line. Require 5-foot minimum separation between the edges of the right of way and adjacent uses.

LCP Policy 10.22 (Parking) provides to b. minimize the negative impacts of existing official off-street parking by (1) requiring the landscaping of existing facilities which are visible from public roads, vista points, or recreation areas without blocking ocean views from these areas, and c. use criteria when developing or relocating new off-

street parking facilities for shoreline access areas, including (1) base the amount of parking on the level of public use appropriate for a site's size, environmental sensitivity and amount of land suitable for parking, and (2) give preference to sites which are now used informally for shoreline access parking, and e. provide trails linking parking facilities to nearby shoreline destinations that do not have existing parking facilities, among others.

Discussion: The Project's primary 10-foot-wide trail system provides connections to major roads and the Highway 1 crossing for access to the Multimodal Parallel Trail and California Coastal Trail (Attachment C, L1.1), conforming to LCP Policy 10.16. The Project proposes 55 on-site parking spaces across three areas, replacing an existing informal dirt lot used for coastal access, and includes landscaping to shield parking areas. These parking facilities connect to the park's internal trail system. While the Project does not inherently conflict with LCP Policy 10.22 (by providing on-site parking, avoiding sensitive habitats, and connecting to shoreline destinations), it lacks an estimate of the informal dirt lot's capacity and the basis for proposed spaces. The Coastal Development Permit process will confirm parking requirements and require compliance with these requirements.

g. Park and Recreation Resources Policies (GP) and Recreation/Visitor Serving Facilities Component (LCP)

GP Policy 6.14 (Site Planning for Public and Private Facilities) a. encourages providers to design sites to accommodate recreation uses that minimize adverse effects on the natural environment and adjoining private ownership, and b. design sites that accommodate a variety of recreational activities where feasible.

LCP Policy 11.4 (Recreation and Visitor-Serving Facilities Permitted) in the Coastal Zone permits (2) commercial recreation and public recreation facilities which (a) are designed to enhance public opportunities for coastal recreation, (b) do not substantially alter the natural environment, and (c) do not subvert the unique small town, rural character of the individual communities on the Coastside.

LCP Policy 11.13 (Trails) designates Local Coastal Program trails, including the California Coastal Trail, trails located within the coastal zone offered by property owners for public use, and all future trails in the coastal zone.

LCP Policy 11.14 (Public Recreation Facilities) requires a. use the locational and development standards included through this component, b. when the route of a bike path in the County's Bikeways Plan corresponds to a LCP trail, construct the trail to accommodate bicycle and pedestrian use.

LCP Policy 11.26 (Requirements for Trails and Recreational Development) requires the dedication by public agencies of trail easements along the routes of the LCP Trails, as defined by Policy 11.13b., c. require each agency, board, department or commission of the State with property interests or regulatory authority in coastal areas to the extent feasible to cooperate in planning and making lands available for the CCT Plan, and within the right-of-way when no other preferable CCT alignment is available, and d. promote the development of a continuous Midcoast pedestrian/bicycle/multipurpose path parallel to Highway 1.

Discussion: The proposed Project conforms with the GP Park and Recreation Resource Policies and the LCP Recreation/Visitor Serving Component. As a public park, it will enhance access to coastal recreation opportunities, including trails, fitness stations, picnic areas, play structures, skate ramps, a dog park, and a community recreation center (Attachment D, Sec. 2.1). The Project's trails will be designated as LCP Trails, and their design and alignment will be evaluated during the Coastal Development Permit application for consistency with LCP Policies 11.14 and 11.26

B. ALTERNATIVES

The alternative to a report of conformity with the General Plan is for the Planning Commission to report that the Project does not conform to the policies of the adopted County General Plan. Another alternative is to take no action. Upon expiration of 40 days from submittal, failure to make a report will be deemed a finding that the Project as described in the submittal is in conformity with the adopted General Plan.

C. ENVIRONMENTAL REVIEW

A report that the Project conforms to the County General Plan is exempt from environmental review because the County's ministerial functions performed under Government Code Section 65402 are not an approval of a project within the meaning of the California Environmental Quality Act (CEQA). The Granada Community Services District, as the lead agency under CEQA, held a public hearing and approved a Mitigated Negative Declaration and Mitigation Monitoring Reporting Program for the Project on March 20, 2025.

D. REVIEWING AGENCIES

County Attorney's Office

ATTACHMENTS

- A. Recommended Findings
- B. Location Map
- C. Park Plans
- D. [Initial Study/Mitigated Negative Declaration \(IS/MND\)](#) (link only)
- E. [Comments on IS/MND](#) and [Response to Comments](#) (links only)

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2025-00161

Hearing Date: August 13, 2025

Prepared By: Chanda Singh

For Adoption By: Planning Commission

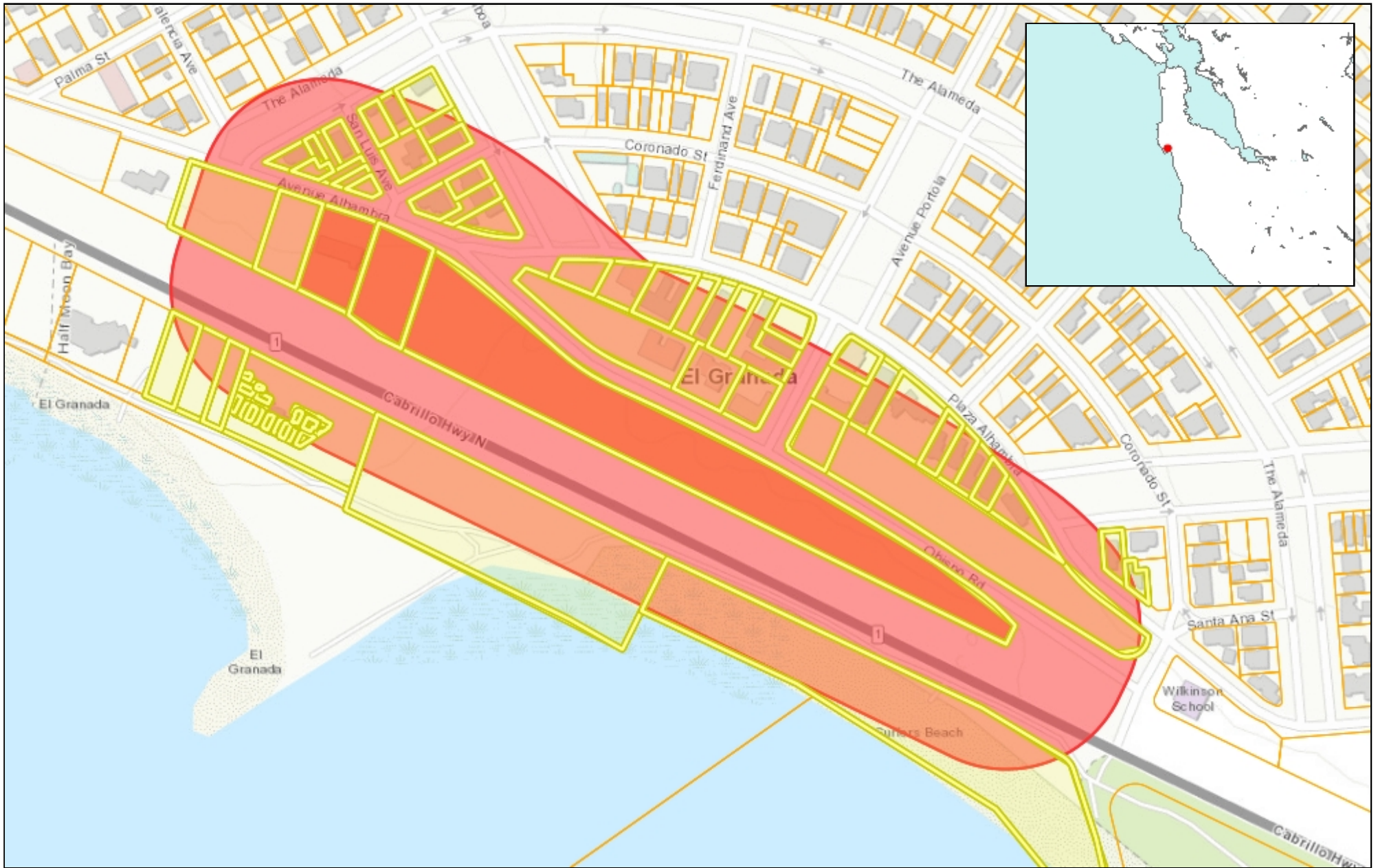
RECOMMENDED FINDINGS

That the Planning Commission report that the Granada Community Services District proposed Granada Community Park and Recreation Center Project conforms to the adopted County General Plan.




COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.15 0 0.08 0.15 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:4,791 

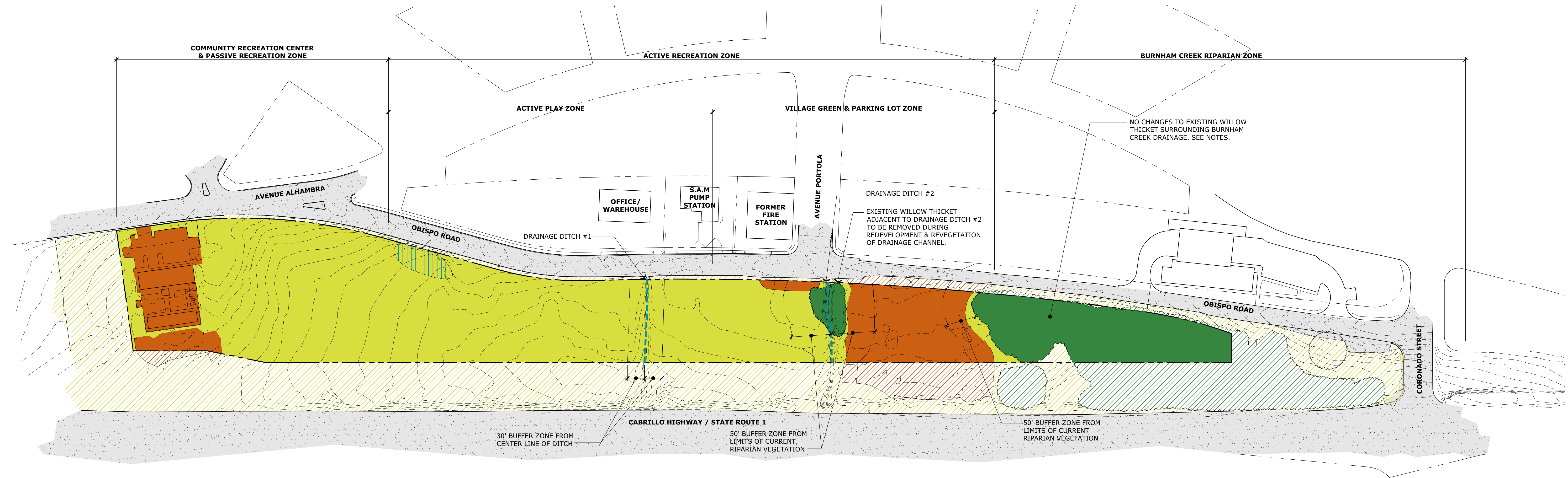
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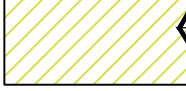






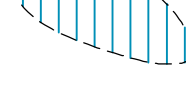



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C



EXISTING CONDITIONS PLAN LEGEND

-  RUDERAL / NON-NATIVE GRASSLAND: LIMITS OF RUDERAL / NON-NATIVE GRASSLANDS. SEE EXISTING SPECIES LIST FOR PLANTS IDENTIFIED WITHIN STUDY AREAS.
-  ADJACENT AREA OUTSIDE OF PROJECT SCOPE WITH SIMILAR CONDITIONS AS ABOVE (SHOWN FOR CONTEXT ONLY, NO VEGETATION SURVEY DATA AVAILABLE)
-  DEVELOPED / DISTURBED AREA: LIMITS OF COMPACTED GRAVEL PAVING AREA, EXISTING PAVING, STRUCTURES, ETC. SEE EXISTING SPECIES LIST FOR PLANTS IDENTIFIED WITHIN STUDY AREAS.
-  ADJACENT AREA OUTSIDE OF PROJECT SCOPE WITH SIMILAR CONDITIONS AS ABOVE (SHOWN FOR CONTEXT ONLY, NO VEGETATION SURVEY DATA AVAILABLE)
-  ARROYO WILLOW THICKET / POTENTIAL RIPARIAN AREA: SEE EXISTING SPECIES LIST FOR TREES AND UNDERSTORY PLANTS IDENTIFIED WITHIN STUDY AREAS.
-  ADJACENT AREA OUTSIDE OF PROJECT SCOPE WITH SIMILAR CONDITIONS AS ABOVE (SHOWN FOR CONTEXT ONLY, NO VEGETATION SURVEY DATA AVAILABLE)
-  DRAINAGE DITCHES
SEE EXISTING SPECIES LIST FOR PLANTS IDENTIFIED WITHIN STUDY AREAS.
-  AREA INVESTIGATED FOR WETLAND POTENTIAL - LIMITED TO NO EVIDENCE FOUND. AREA TO BE RESTORED AND REHABILITATED FOR FUTURE RAIN GARDEN. SEE EXISTING SPECIES LIST FOR PLANTS IDENTIFIED WITHIN SAMPLE AREAS. SEE WETLAND DETERMINATION AND INITIAL DELINEATION PREPARED BY SAN MATEO COUNTY RESOURCE CONSERVATION DISTRICT, DATED 6/4/2021
-  EXISTING OFF-SITE HARDSCAPE (OUTSIDE OF PROJECT SCOPE, SHOWN FOR CONTEXT ONLY.)
-  PROPERTY BOUNDARY

EXISTING CONDITIONS NOTES

1. NO DEVELOPMENT, GRADING, OR VEGETATION MANAGEMENT IS PROPOSED FOR THE EXISTING WILLOW THICKET THAT SURROUNDS THE BURNHAM CREEK DRAINAGE.
2. THE REMAINDER OF THE SITE IS TO BE DEVELOPED AS SHOWN THROUGHOUT THE PARK PLANS. REGRADING, PAVING, AND MISCELLANEOUS EXCAVATIONS AND INSTALLATIONS WILL RESULT IN SIGNIFICANT IMPROVEMENTS TO EXISTING RUDERAL VEGETATION. SEE OTHER DRAWINGS FOR LIMITS OF NEW PAVING AND PLANTING AREAS.

EXISTING VEGETATION MANAGEMENT NOTES

- UNLESS OTHERWISE NOTED, EXISTING VEGETATION MANAGEMENT ON THE PROJECT SITE SHALL BE PER THE FOLLOWING STEPS:
1. REMOVE INVASIVE SPECIES: ALL SPECIES LISTED AS MODERATELY OR HIGHLY INVASIVE SHALL BE REMOVED.
 2. RESTORE NATIVE SPECIES: AREAS DISTURBED DURING INVASIVE SPECIES REMOVAL OR THROUGH ADJACENT CONSTRUCTION ACTIVITIES SHALL BE PLANTED WITH NEW SPECIES APPROPRIATE FOR THE AREA AS SHOWN IN THE SCHEMATIC PLANTING PLAN, SHEET L6.0.
 3. ONGOING: AT LEAST SEMI-ANNUALLY, AREA SHALL BE REVIEWED FOR NEWLY-SPROUTING OR UNSUCCESSFULLY REMOVED INVASIVES, AND REMOVAL AND REPLANTING PERFORMED ASAP.

EXISTING SPECIES LIST

RUDERAL/NON-NATIVE GRASSLANDS

5.0 AC			
SPECIES OBSERVED		NATIVE	INVASIVENESS RATING **
ALBIZIA LOPHANTHA	(Plume Acacia)	N	LIMITED
ANAGALLIS ARVENSIS	(Scarlet Pimpernel)	N	-
AVENA BARBATA	(Slender Wild Oat)	N	MODERATE
AVENA FATUA	(Wild Oat)	N	MODERATE
BACCHARIS PILULARIS	(Coyote Brush)	Y	-
BRASSICA RAPA	(Field Mustard)	N	LIMITED
BROMUS CATHARTICUS	(Rescue Grass)	N	-
BROMUS DIANDRUS	(Ripgut Brome)	N	MODERATE
BROMUS MADRITENSIS SSP. RUBENS	(Foxtail Brome)	N	HIGH
CARDUUS PYNOCEPHALUS SSP. PYNOCEPHALUS	(Italian Thistle)	N	-
CIRSIIUM VULGARE	(Bull Thistle)	N	MODERATE
CONIUM MACULATUM	(Poison Hemlock)	N	MODERATE
CORTADERIA JUBATA	(Pampas Grass)	N	HIGH
CYPERUS ERAGROSTIS	(Tall Flatsedge)	Y	-
DELAIREA ODORATA	(Cape Ivy)	N	HIGH
EUCALYPTUS GLOBULUS	(Blue Gum)	N	LIMITED
EQUISETUM TELMATEIA SSP. BRAUNII	(Giant Horsetail)	Y	-
FESTUCA CALIFORNICA	(California Fescue)	Y	-
FESTUCA PERENNIS	(Italian Ryegrass)	N	MODERATE
FRANGULA CALIFORNICA	(California Coffeeferry)	Y	-
FRAGARIA CHILOENSIS	(Beach Strawberry)	Y	-
GAZANIA LINEARIS	(Gazania)	N	MODERATE
GENISTA MONSPESSULANA	(French Broom)	N	HIGH
GERANIUM DISSECTUM	(Wild Geranium)	N	LIMITED
HEDERA HELIX	(English Ivy)	N	HIGH
HELMINTHOTHeca ECHIOIDES	(Bristly Ox-Tongue)	N	LIMITED
HIRSCHFELDIA INCANA	(Shortpod Mustard)	N	MODERATE
HOLCUS LANATUS	(Velvet Grass)	N	MODERATE
HORDEUM MURINUM SSP. LEPORINUM	(Foxtail Barley)	N	-
HYPOCHAERIS RADICATA	(Rough Cat's Ear)	N	MODERATE
JUNCUS PATENS	(Common Rush)	Y	-
JUNCUS PHAEOCEPHALUS VAR. PHAEOCEPHALUS	(Brownhead Rush)	Y	-
LOTUS CORNICULATUS	(Bird's Foot Trefoil)	N	-
MALVA PARVIFLORA	(Cheeseweed)	N	-
MEDICAGO POLYMORPHA	(Burclover)	N	LIMITED
MELILOTUS INDICUS	(Yellow Sweetclover)	Y	-
MERCURIALIS ANNUA	(Annual Mercury)	N	-
OXALIS PES-CAPRAE	(Bermuda Buttercup)	N	MODERATE
PINUS RADIATA	(Monterey Pine)	Y	-
PLANTAGO LANCEOLATA	(English Plantain)	N	LIMITED
POA ANNUA	(Annual Blue Grass)	N	-
POTENTILLA ANSERINA SSP. PACIFICA	(Pacific Silverweed)	Y	-
RAPHANUS SATIVUS	(Wild Radish)	N	LIMITED
RUBUS ARMENIACUS	(Himalayan Blackberry)	N	HIGH
RUBUS URSINUS	(California Blackberry)	Y	-
RUMEX TRANSITORIUS	(Pacific Willow Dock)	Y	-
SALIX LASIOLEPIS	(Arroyo Willow)	Y	-
SENECIO VULGARIS	(Common Groundsel)	N	-
SCHOENOPLECTUS PUNGENS VAR. LONGISPICATUS	(Common Threesquare Bulrush)	Y	-
TARAXACUM OFFICINALE	(Common Dandelion)	N	-
TROPAEOLUM MAJUS	(Garden Nasturtium)	N	-
VICIA SATIVA SSP. SATIVA	(Spring Vetch)	N	-
ZANTEDESCHIA AETHIOPICA	(Calla Lily)	N	LIMITED

NOTES:
THE ABOVE LISTS ARE NOT INTENDED TO BE INCLUSIVE OF ALL SPECIES IN THE LISTED COMMUNITIES, BUT ARE AS IDENTIFIED IN THE FOLLOWING DOCUMENTS:

- NATURAL RESOURCES MANAGEMENT PLAN, GRANADA COMMUNITY SERVICES DISTRICT, BURNHAM STRIP PROPERTY PREPARED BY SAN MATEO COUNTY RESOURCE CONSERVATION DISTRICT, DATED 4/18/2017
- WETLAND DETERMINATION AND INITIAL DELINEATION PREPARED BY SAN MATEO COUNTY RESOURCE CONSERVATION DISTRICT, DATED 6/4/2021
- BIOLOGICAL RESOURCES REPORT PROPOSED GRANADA COMMUNITY PARK AND RECREATION CENTER PROJECT PREPARED BY MONTROSE ENVIRONMENTAL, DATED 9/2023

* NATIVE PLANTS IDENTIFIED VIA CALFLORA (CALFLORA.ORG)
** INVASIVENESS RATING PER THE CALIFORNIA INVASIVE PLANT COUNCIL (CAL-IPC.ORG):
HIGH: SPECIES HAVE SEVERE AND IMMEDIATE IMPACTS ON THE LOCAL ECOLOGY.
MODERATE: SPECIES HAVE SUBSTANTIAL IMPACTS ON THE LOCAL ECOLOGY.
LIMITED: SPECIES ARE INVASIVE, BUT ECOLOGICAL IMPACTS ARE MINOR OR UNDETERMINED.
*** SEE SPECIFIC REMOVAL NOTES FOR COMPLETE INFORMATION, SEE VM1.0

DRAINAGE DITCHES

0.26 AC			
SPECIES OBSERVED		NATIVE*	INVASIVENESS RATING **
ALBIZIA LOPHANTHA	(Plume Acacia)	N	-
ARTEMISIA DOUGLASIANA	(California Mugwort)	Y	-
BACCHARIS PILULARIS	(Coyote Brush)	Y	-
BORAGO OFFICINALIS	(Common Borage)	N	-
COTONEASTER LACTEUS	(Late Cotoneaster)	N	MODERATE
EUPHORBIA HELIOSCOPIA	(Sun Spurge)	N	-
EUPHORBIA PEPLUS	(Petty Spurge)	N	-
GLEBIONIS CORONARIA	(Crown Daisy)	N	MODERATE
HELMINTHOTHeca ECHIOIDES	(Bristly Ox-Tongue)	N	LIMITED
HIRSCHFELDIA INCANA	(Shortpod Mustard)	N	MODERATE
HYPOCHAERIS RADICATA	(Rough Cat's Ear)	N	MODERATE
LOBULARIA MARITIMA	(Sweet Alyssum)	N	LIMITED
MALVA ARBOREA	(Tree Mallow)	N	-
NASTURTIUM OFFICINALE	(Watercress)	Y	-
OENOTHERA ELATA SSP. HOOKERI	(Hooker's Evening Primrose)	Y	-
OXALIS PES-CAPRAE	(Bermuda Buttercup)	N	MODERATE
PINUS RADIATA	(Monterey Pine)	Y	-
RUMEX TRANSITORIUS	(Pacific Willow Dock)	Y	-
SALIX LASIOLEPIS	(Arroyo Willow)	Y	-
TROPAEOLUM MAJUS	(Garden Nasturtium)	N	-

DEVELOPED/DISTURBED AREA

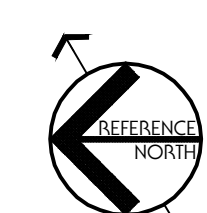
1.09 AC			
SPECIES OBSERVED		NATIVE*	INVASIVENESS RATING **
CARDUUS PYNOCEPHALUS SSP. PYNOCEPHALUS	(Italian Thistle)	N	-
GLEBIONIS CORONARIA	(Crown Daisy)	N	MODERATE
HORDEUM MURINUM SSP. LEPORINUM	(Foxtail Barley)	N	-
MALVA PARVIFLORA	(Cheeseweed)	N	-
SPERGULA ARVENSIS	(Starwort)	N	-

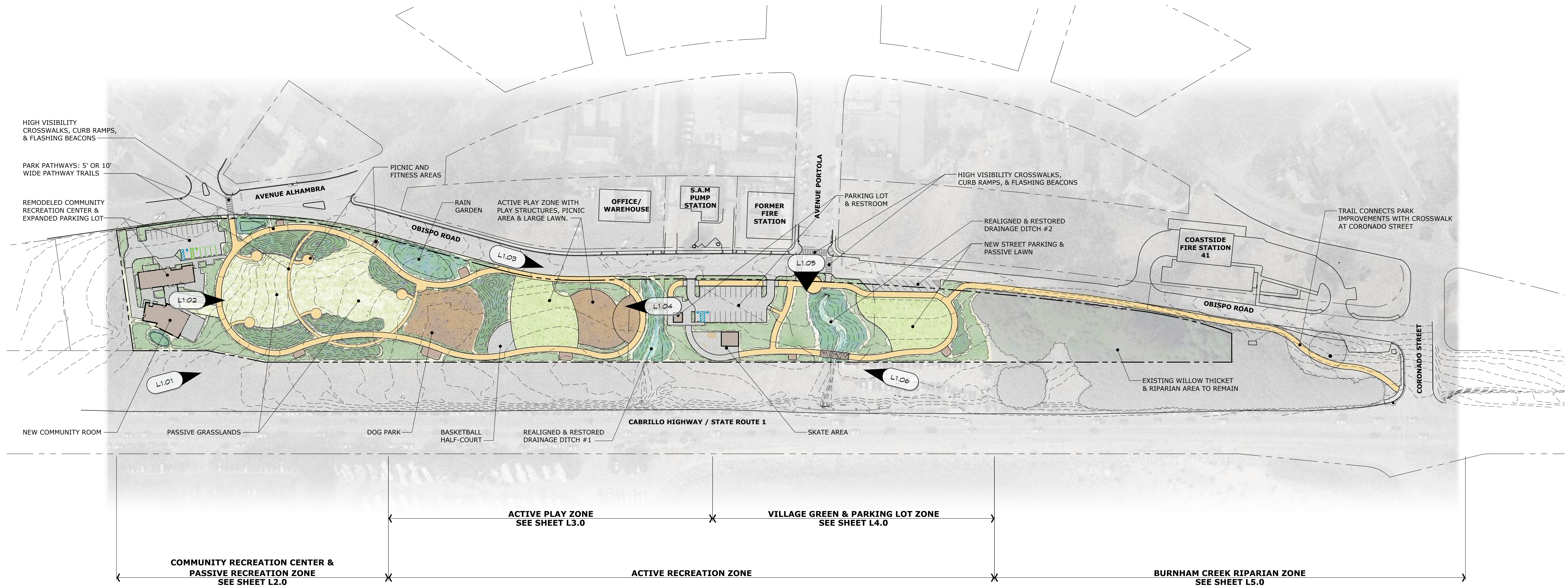
AREA INVESTIGATED FOR WETLAND POTENTIAL

0.1 AC			
SPECIES OBSERVED		NATIVE*	INVASIVENESS RATING **
AVENA BARBATA	(Slender Wild Oat)	N	MODERATE
BRASSICA RAPA	(Field Mustard)	N	LIMITED
BROMUS DIANDRUS	(Ripgut Brome)	N	MODERATE
CORTADERIA SP.	(Pampas Grass)	N	HIGH
EPILOBIUM CILIATUM	(Fringed Willowherb)	Y	-
FESTUCA PERENNIS	(Italian Ryegrass)	N	MODERATE
FUMARIA CAPREOLATA	(White Ramping Fumitory)	N	-
GERANIUM DISSECTUM	(Wild Geranium)	N	LIMITED
HELMINTHOTHeca ECHIOIDES	(Bristly Ox-Tongue)	N	LIMITED
JUNCUS PATENS	(Common Rush)	Y	-
POTENTILLA ANSERINA SSP. PACIFICA	(Pacific Silverweed)	Y	-
RAPHANUS SATIVUS	(Wild Radish)	Y	LIMITED
SYMPHOTRICHUM CHILENSE	(Pacific Aster)	Y	-

WILLOW THICKET/POTENTIAL RIPARIAN AREA

1.0 AC			
SPECIES OBSERVED		NATIVE*	INVASIVENESS RATING **
AGAPANTHUS ORIENTALIS	(African Lily)	N	-
ALBIZIA LOPHANTHA	(Plume Acacia)	N	LIMITED
AVENA BARBATA	(Slender Wild Oat)	N	MODERATE
BACCHARIS PILULARIS	(Coyote Brush)	Y	-
BROMUS DIANDRUS	(Ripgut Brome)	N	MODERATE
CARDAMINE OLIGOSPERMA	(Bitter Cress)	Y	-
CARPOBROTUS SP.	(Ice Plant)	N	HIGH
CHASMANTHE FLORIBUNDA	(African Cornflag)	N	-
CIRSIIUM VULGARE	(Bull Thistle)	N	MODERATE
CORTADERIA SP.	(Pampas Grass)	N	HIGH
CONIUM MACULATUM	(Poison Hemlock)	N	MODERATE
COTONEASTER SP.	(Cotoneaster)	N	HIGH
CYPERUS ERAGROSTIS	(Tall Flatsedge)	Y	-
DELAIREA ODORATA	(Cape Ivy)	N	HIGH
ECHIUM PININANA	(Tower Of Jewels)	N	-
EPILOBIUM CILIATUM SSP. WATSONII	(Willow Herb)	Y	-
EQUISETUM SP.	(Horsetail)	Y	-
EHRHARTA RECTA	(Panic Veldtgrass)	N	MODERATE
ERODIUM MOSCHATUM	(Whitestem Filaree)	N	-
EUCALYPTUS GLOBULUS	(Blue Gum)	N	LIMITED
FESTUCA PERENNIS	(Italian Ryegrass)	N	MODERATE
FRANGULA CALIFORNICA	(California Coffeeferry)	Y	-
GALIUM APARINE	(Goose Grass)	Y	-
GENISTA MONSPESSULANA	(French Broom)	N	HIGH
GERANIUM DISSECTUM	(Wild Geranium)	N	LIMITED
GERANIUM CORE-CORE	(New Zealand Geranium)	N	-
HEDERA HELIX	(English Ivy)	N	HIGH
HELMINTHOTHeca ECHIOIDES	(Bristly Ox-Tongue)	N	LIMITED
HOLCUS LANATUS	(Velvet Grass)	N	MODERATE
JUNCUS BALTICUS	(Baltic Rush)	Y	-
JUNCUS HESPERIUS	(Coast Rush)	Y	-
LINUM BIENNE	(Pale Flax)	N	-
MALVA ARBOREA	(Tree Mallow)	N	-
MALVA PSEUDOLAVATERA	(Cornish Mallow)	N	-
MEDICAGO POLYMORPHA	(Burclover)	N	LIMITED
OXALIS PES-CAPRAE	(Bermuda Buttercup)	N	MODERATE
PERSICARIA PUNCTATA	(Dotted Smartweed)	Y	-
PINUS RADIATA	(Monterey Pine)	Y	-
PLANTAGO CORONOPUS	(Cut Leaf Plantain)	N	-
PLANTAGO LANCEOLATA	(English Plantain)	N	LIMITED
POA ANNUA	(Annual Blue Grass)	N	-
RAPHANUS SATIVUS	(Wild Radish)	N	LIMITED
RUBUS URSINUS	(California Blackberry)	Y	-
RUMEX CRISPUS	(Curly Dock)	N	LIMITED
RUMEX TRANSITORIUS	(Pacific Willow Dock)	Y	-
SALIX LASIOLEPIS	(Arroyo Willow)	Y	-
SALIX SITCHENSIS	(Sitka Willow)	Y	-
SENECIO VULGARIS	(Common Groundsel)	N	-
SCABIOSA SP.	(Pincushion Flower)	N	-
SCHOENOPLECTUS PUNGENS VAR. LONGISPICATUS	(Common Threesquare Bulrush)	Y	-
SCIRPUS MICROCARPUS	(Small Fruited Bulrush)	Y	-
SCROPHULARIA CALIFORNICA	(California Figwort)	Y	-
SONCHUS OLERACEUS	(Common Sow Thistle)	N	-
SYMPHOTRICHUM CHILENSE	(Pacific Aster)	Y	-
TARAXACUM OFFICINALE	(Common Dandelion)	N	-
TROPAEOLUM MAJUS	(Garden Nasturtium)	N	-
VICIA SATIVA SSP. SATIVA	(Spring Vetch)	N	-
ZANTEDESCHIA AETHIOPICA	(Calla Lily)	N	LIMITED

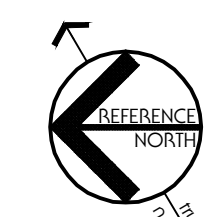




PARK PLAN NOTES

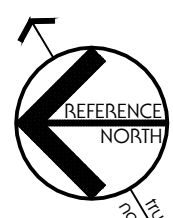
- SEE AREA PLANS & ENLARGEMENTS, SHEETS L2.0-L5.0 FOR DETAILED INFORMATION ON ALL PROPOSED IMPROVEMENTS.
- SEE SITE CIRCULATION & SURFACING PLAN, SHEET L1.1, FOR FULL DESCRIPTION OF ALL PAVING TYPES PROPOSED ON SITE.
- SEE SCHEMATIC PLANTING PLAN, SHEET L6.0, AND SCHEMATIC PLANT LISTS, SHEETS P1.1-P1.6, FOR FULL DESCRIPTION OF ALL PLANT COMMUNITIES.

INDICATES VANTAGE POINT OF CONCEPTUAL RENDRINGS



CONCEPTUAL RENDERING

SEE SHEET L1.0 FOR LOCATION KEY



CONCEPTUAL RENDERING

SEE SHEET L1.0 FOR LOCATION KEY

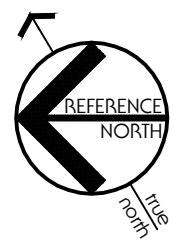


FITNESS CENTER
(1 OF 8)

SMALL PICNIC AREA

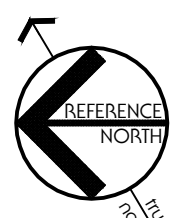
PASSIVE GRASSLANDS

ADA ACCESSIBLE
WALKING TRAILS



CONCEPTUAL RENDERING

SEE SHEET L1.0 FOR LOCATION KEY



CONCEPTUAL RENDERING

SEE SHEET L1.0 FOR LOCATION KEY



ACTIVE PLAY AREA
(2-5 YEARS OLD)

REMODELED COMMUNITY
RECREATION CENTER
(BEYOND)

FAMILY & LARGE GROUP PICNIC AREA

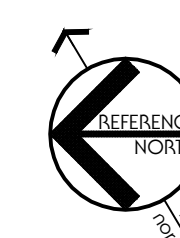
BRIDGE

CONCEPTUAL RENDERING

SEE SHEET L1.0 FOR LOCATION KEY

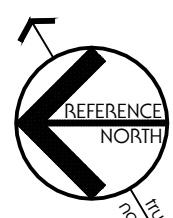
REALIGNED & RESTORED
DRAINAGE DITCH #2

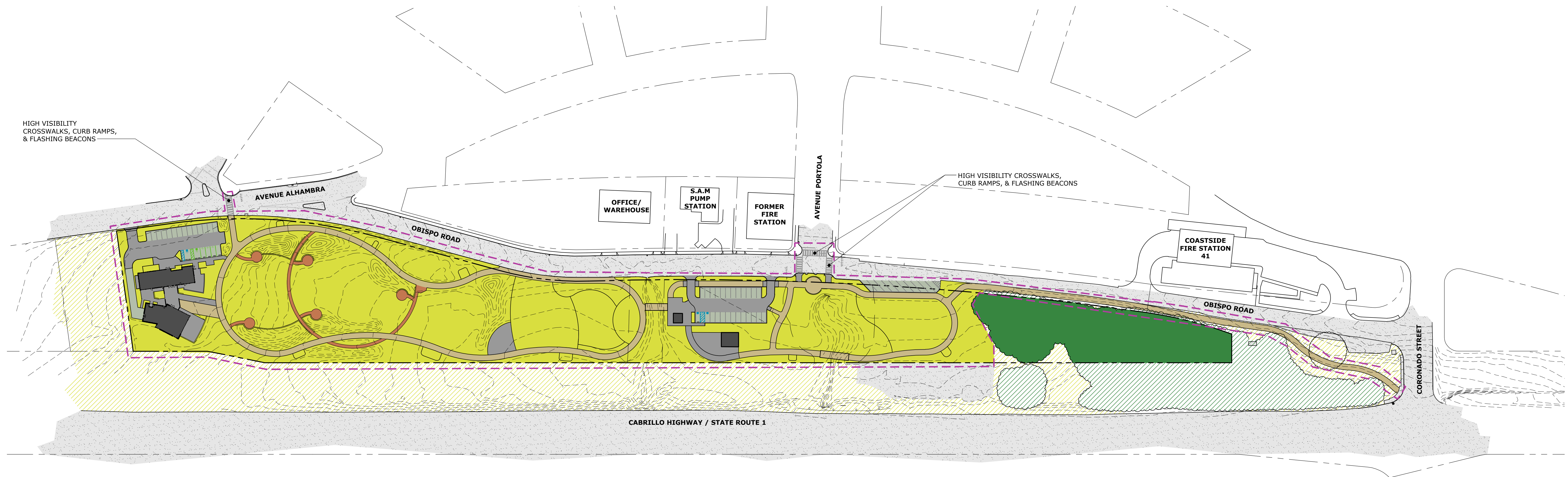
RESTORED DRAINAGE
DITCH #2 OUTLOOK



CONCEPTUAL RENDERING

SEE SHEET L1.0 FOR LOCATION KEY

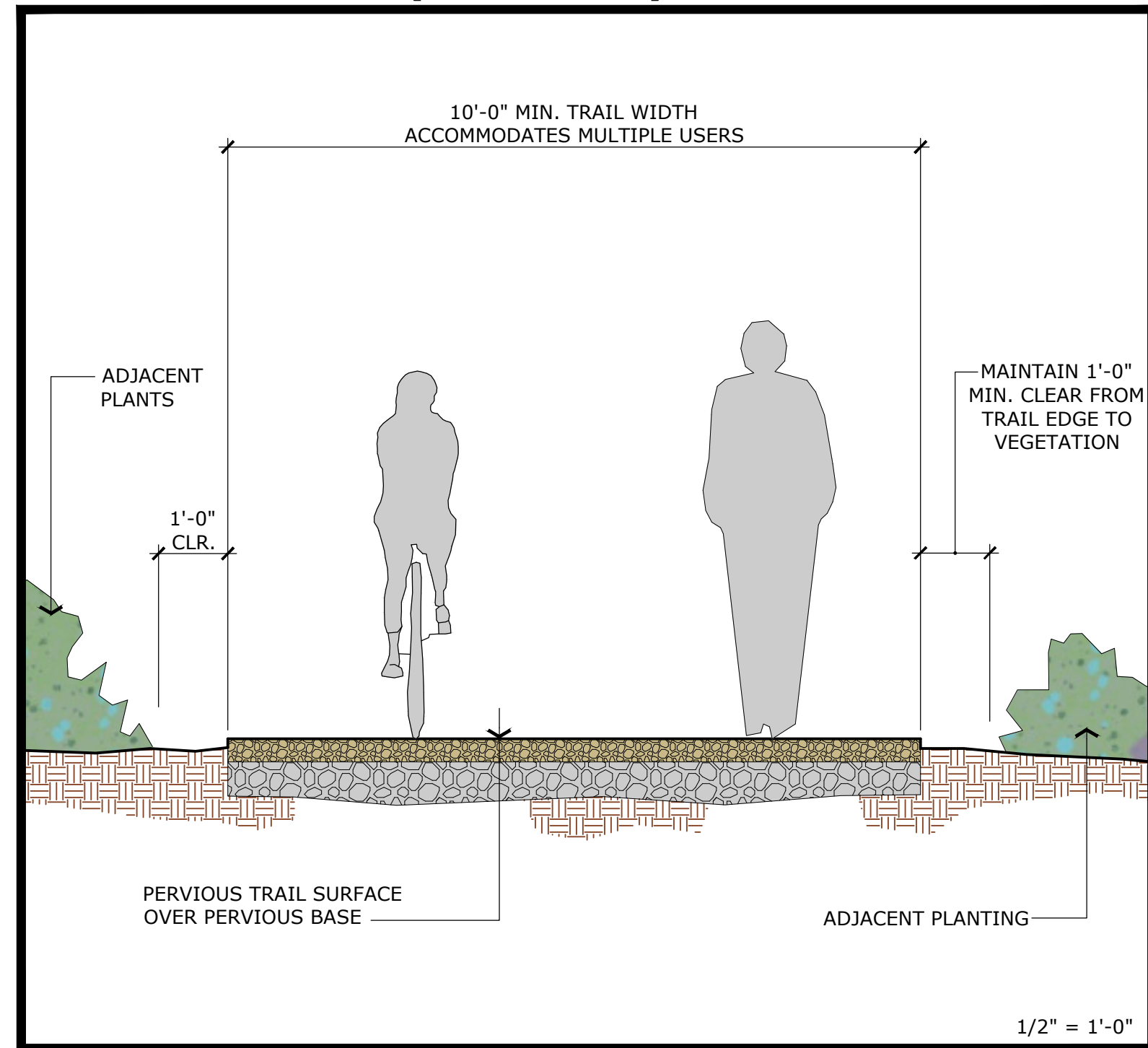




SITE CIRCULATION & SURFACING PLAN LEGEND

- SOFTSCAPE AREA (EXISTING OR PROPOSED); NEW OR RESTORED PLANTING AREAS, BARK MULCH, OR OTHER NATURAL, PERVIOUS SURFACES (APPROX. 200,000 SF, 4.5 AC)
- HARDSCAPE AREA - PERVIOUS: SURFACE VARIES BY LOCATION. SEE DESCRIPTIONS AT RIGHT. (APPROX. 11,100 SF, 0.25 AC)
- HARDSCAPE AREA - IMPERVIOUS: INTEGRAL COLORED CONCRETE OR ASPHALT; ADA-ACCESSIBLE (APPROX. 28,300 SF, 0.65 AC)
- STRUCTURES (EXISTING OR PROPOSED) - IMPERVIOUS (APPROX. 7,000 SF)
- WILLOW THICKET / POTENTIAL RIPARIAN AREA: NO SITE WORK PROPOSED.
- ADJACENT AREA OUTSIDE OF PROJECT SCOPE WITH SIMILAR CONDITIONS AS ABOVE (SHOWN FOR CONTEXT ONLY)
- EXISTING OFF-SITE RUDERAL/NON-NATIVE GRASSLAND (OUTSIDE OF PROJECT SCOPE, SHOWN FOR CONTEXT ONLY.)
- EXISTING OFF-SITE HARDSCAPE (OUTSIDE OF PROJECT SCOPE, SHOWN FOR CONTEXT ONLY.)
- PROPERTY BOUNDARY
- APPROX. LIMITS OF SCOPE OF WORK

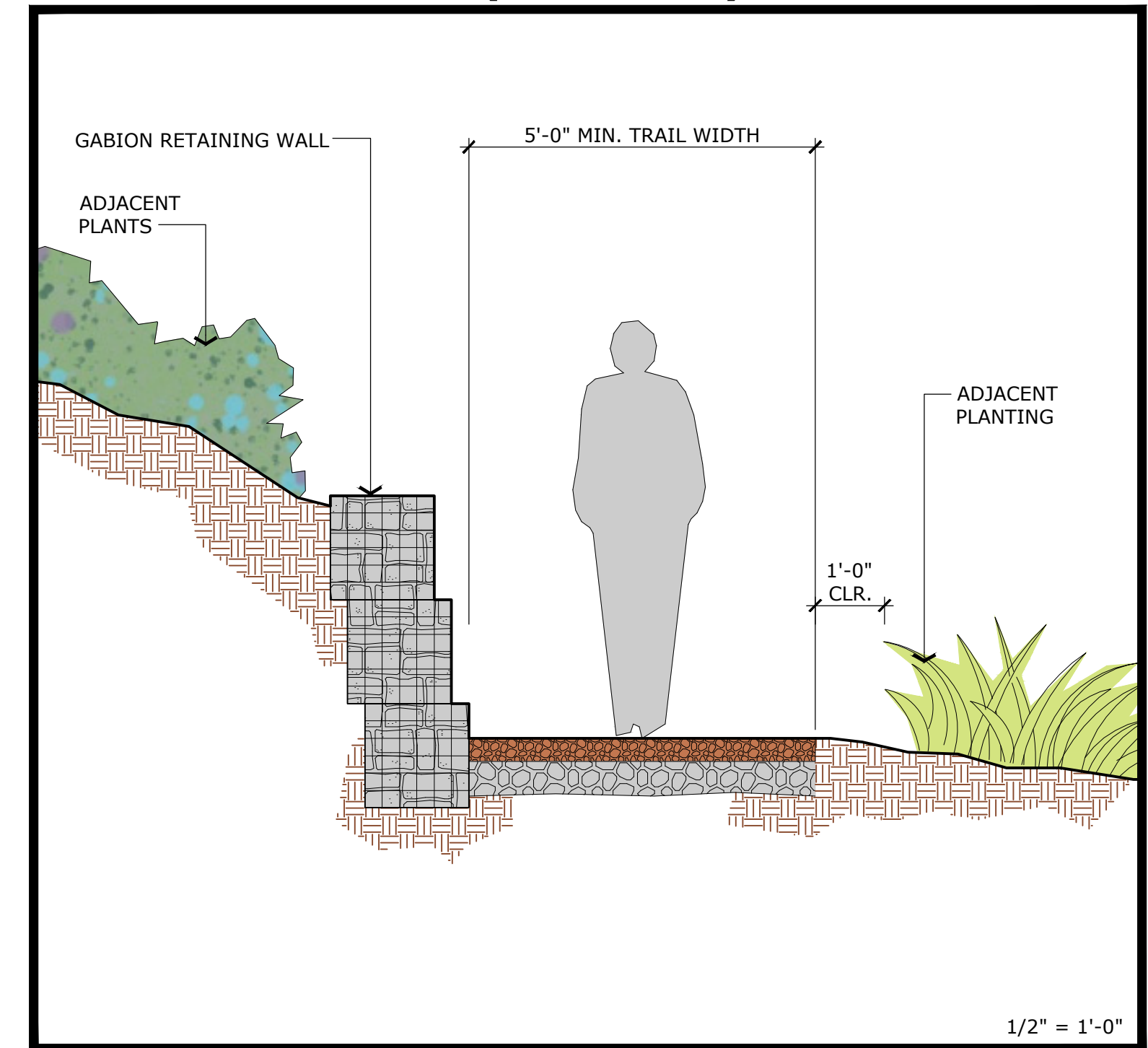
PRIMARY TRAILS (PERVIOUS)



PRIMARY TRAILS SHALL BE PERVIOUS, CONSTRUCTED OF PERVIOUS CONCRETE, DECOMPOSED GRANITE OR A COMBINATION OF OTHER, APPROVED SURFACING. ALL PRIMARY TRAILS SHALL BE 10'-0" MIN. WIDE AND SHALL BE ENTIRELY ADA-ACCESSIBLE.

APPROX. 39,000 SF
4,000 LF

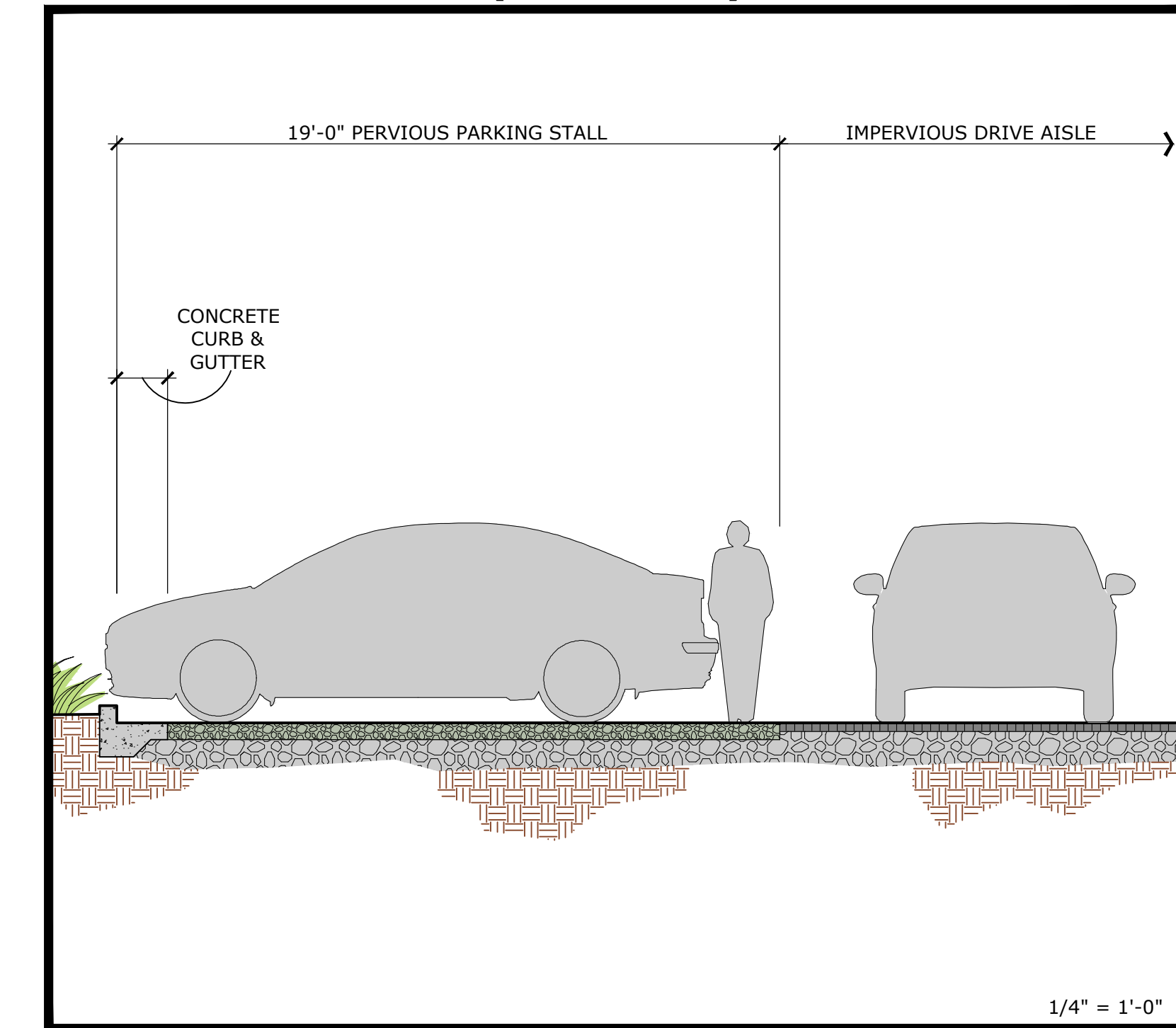
SECONDARY TRAILS (PERVIOUS)



SECONDARY TRAILS SHALL BE PERVIOUS AND CONSTRUCTED FROM DECOMPOSED GRANITE. SECONDARY TRAILS SHALL BE A MINIMUM OF 5'-0" WIDE AND SHALL BE ENTIRELY ADA-ACCESSIBLE.

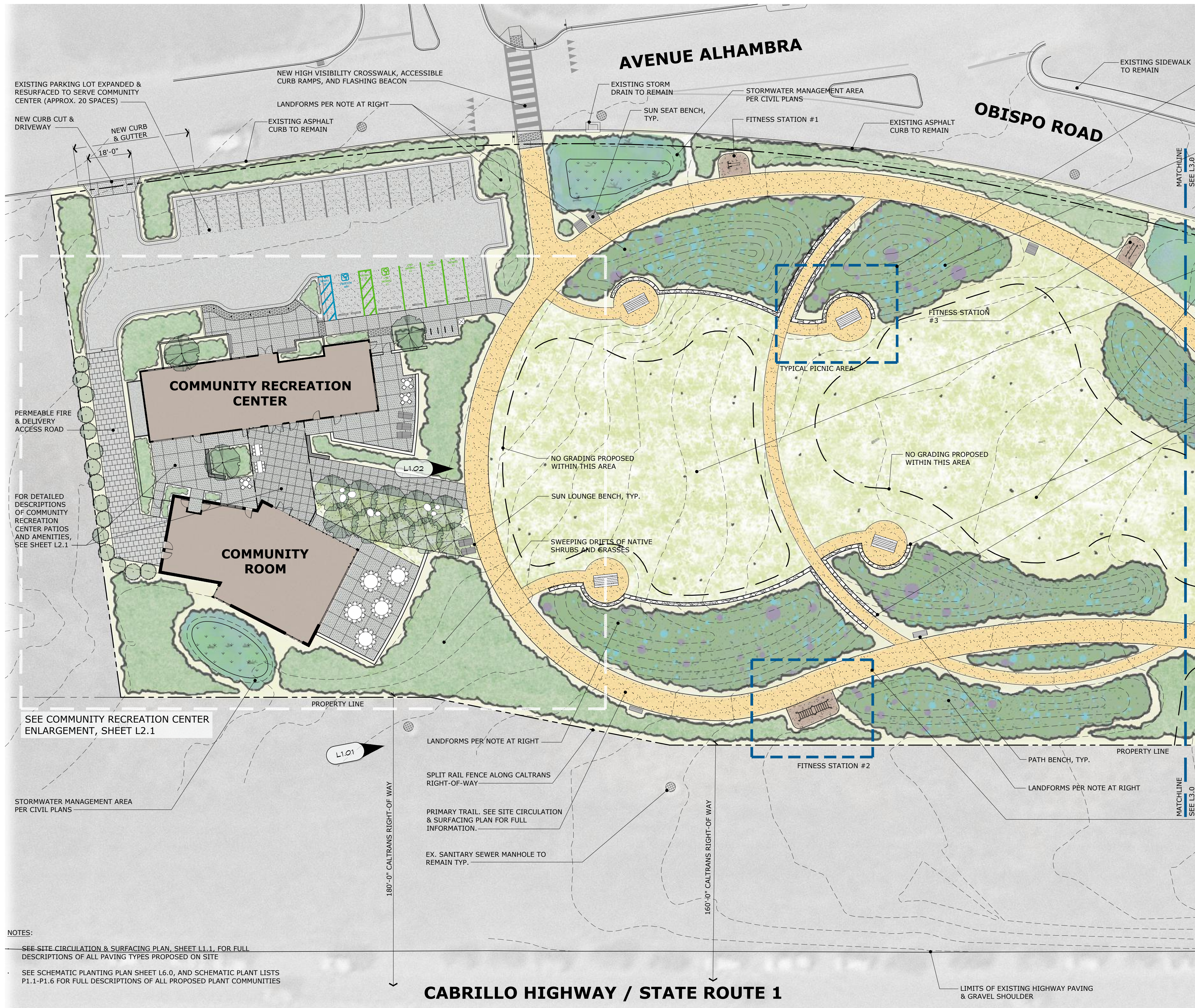
APPROX. 4,000 SF
500 LF

VEHICULAR PAVING (PERVIOUS)



VEHICULAR PAVING SHALL BE A COMBINATION OF PERVIOUS CONCRETE IN PARKING STALLS AND ASPHALTIC CONCRETE IN DRIVE AISLES

APPROX. 11,000 SF



PICNIC AREA

SMALL, SEMI-PRIVATE AREAS NOTCHED INTO ADJACENT LANDFORMS CONTAIN ACCESSIBLE PICNIC TABLE FOR PUBLIC USE. THE PICNIC AREAS ARE GENERALLY ORIENTED TO OPEN ONTO THE PASSIVE GRASSLANDS, WITH LOW GABION WALLS AND ADJACENT VEGETATION PROVIDING PROTECTION FROM OCEAN WINDS.

LANDFORMS

PASTORAL, GENTLY ROLLING TOPOGRAPHY SHELTERS AND PROTECTS PARK USERS FROM THE BUSY ADJACENT STREETS & HIGHWAY AND PROVIDES STRUCTURE TO ENCLOSE THE PASSIVE GRASSLANDS OF THE NORTHERN SECTION OF THE PARK.

THESE BERMS RISE AS MUCH AS SIX FEET TALL AND WILL BE COVERED WITH A DENSE MIXTURE OF COASTAL SCRUB NATIVES, INCLUDING EVERGREEN SHRUBS, PERENNIALS, AND FORBS. THESE PLANTINGS WILL HELP SUPPORT BIRDS, BEES, AND OTHER WILDLIFE ADAPTED TO THE COASTAL FOG AND DROUGHT CONDITIONS. THIS PLANT COMMUNITY'S DEEP ROOTS WILL AID IN SOIL STABILITY AND HELP RETAIN MOISTURE; NO PERMANENT IRRIGATION.

PASSIVE GRASSLANDS

WITH LIMITED GRADING INTENDED TO PROVIDE UNIVERSAL ACCESSIBILITY, THE PASSIVE GRASSLAND AREAS ALLOW FOR OVERFLOW FROM ADJACENT PICNIC AREAS AND COMMUNITY CENTER EVENTS.

EXISTING VEGETATION SHALL BE MANAGED IN ACCORDANCE WITH THE PROJECT'S VEGETATION MANAGEMENT PLAN. HIGHLY INVASIVE SPECIES SHALL BE ERADICATED, AND ANNUAL EFFORTS SHALL BE MADE TO ENSURE THEY DON'T RETURN.

AREAS DISTURBED BY GRADING, SITE CONSTRUCTION, OR VEGETATION MANAGEMENT SHALL BE REVEGETATED VIA PLUGS OR SEED PER THE PROJECT'S SCHEMATIC PLANTING PLAN. PERMANENT IRRIGATION SHALL NOT BE INSTALLED.

LOW WALLS

THE LANDFORMS ARE SUPPORTED IN PART BY GABION (ROCK CAGE) RETAINING WALLS OF VARYING HEIGHTS & LENGTHS. THESE LOW-COST STRUCTURES ARE A MORE NATURAL ALTERNATIVE TO CONCRETE OR CHEMICALLY-TREATED WOOD WALLS, AND CAN PROVIDE SPORADIC SEATING ALONG THE NETWORK OF PATHWAYS & PICNIC AREAS.

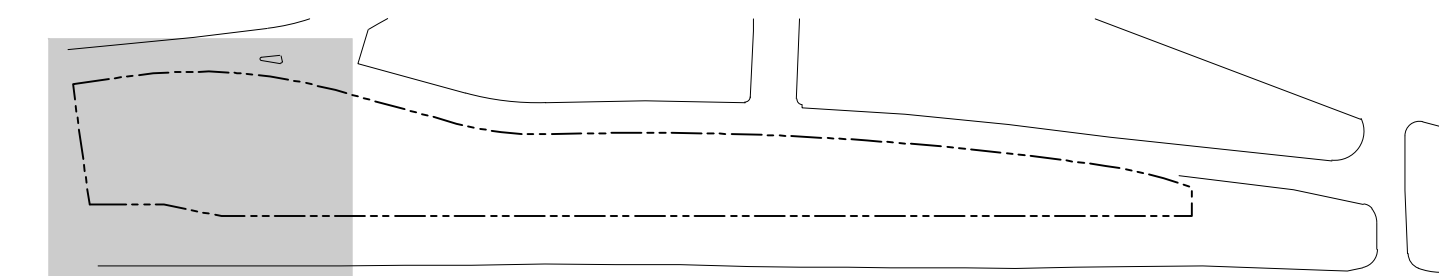


TYPICAL GABION WALLS & GABION BENCHES

FITNESS STATIONS

DISTRIBUTED APPROXIMATELY EVERY 200-300' ALONG THE MAIN PARK PATHWAY ARE 'PARCOURSE' FITNESS STATIONS. MADE OF NATURAL MATERIALS SUCH AS ROT AND INSECT-RESISTANT ROBINIA OR CEDAR WOOD AND STAINLESS STEEL, THESE FACILITIES ARE DESIGNED TO BE USED BY TEENS AND ADULTS FOR ACTIVE OUTDOOR EXERCISE.

THIS NETWORK OF SMALL STRUCTURES ACT AS A FITNESS CIRCUIT FOR USERS AS THEY CIRCULATE THROUGH THE PARK. OPTIONS EXIST FOR SMALL INSTRUCTIONAL PLACARDS OR A QR-CODE, APP-BASED APPROACH. SEE EXAMPLES AT RIGHT.





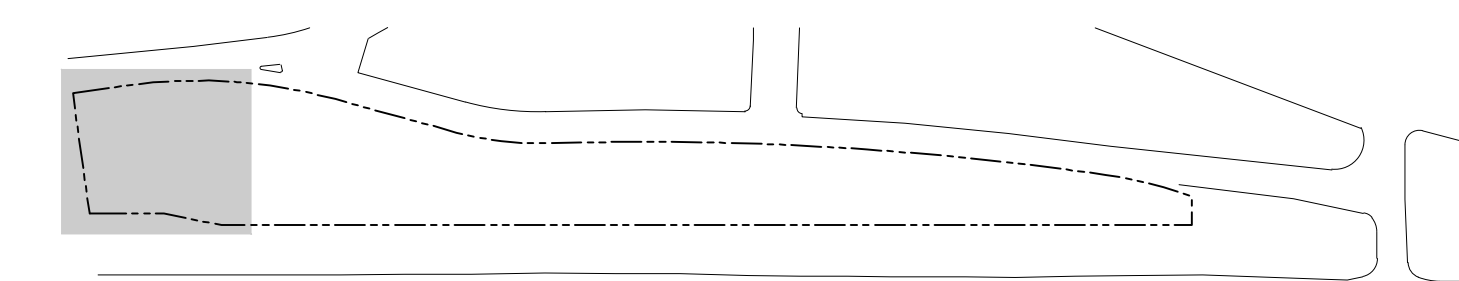
PARKING LOT:

20 STALLS; INCLUDES DEDICATED ADA & EV CHARGING ACCOMMODATIONS. PARKING SPACES SHALL BE PERMEABLE (ASPHALT OR CONCRETE); DRIVE AISLES AND DRIVEWAYS SHALL BE ASPHALT.

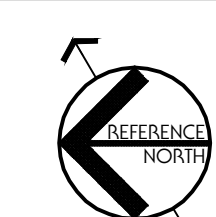


COMMUNITY COURTYARD:

OUTDOOR GATHERING AREA, COLORED CONCRETE PAVING; HIGH TRELLIS ABOVE, BUILT-IN AND MOVABLE SEATING; STRONG CONNECTION TO PARK



Site Key - indicates area shown above





DRAINAGE DITCH #1 RENOVATION

EXISTING CHANNEL TO BE RESHAPED TO BE WIDER, LONGER, AND MORE SINUOUS. FLOW LINE SHALL MEANDER THROUGH CHANNEL FLOOR TO IMPROVE PERCOLATION AND FILTRATION. SEE CIVIL DRAWINGS FOR SPECIFIC GRADING INFORMATION. AFTER GRADING, NEW BANKS AND CHANNEL SHALL BE STABILIZED AND REVEGETATED PER THE SCHEMATIC PLANTING PLAN. SEE SHEET L6.0 FOR MORE INFORMATION.

ENTRY PLAZA

CENTRAL HUB BETWEEN PARK PATH, PARKING LOT, AND ACTIVE CENTER OF THE PARK. CONTAINS SEATING AREAS, BIKE RACKS, TRASH CANS, AND A DRINKING FOUNTAIN.

PARKING LOT

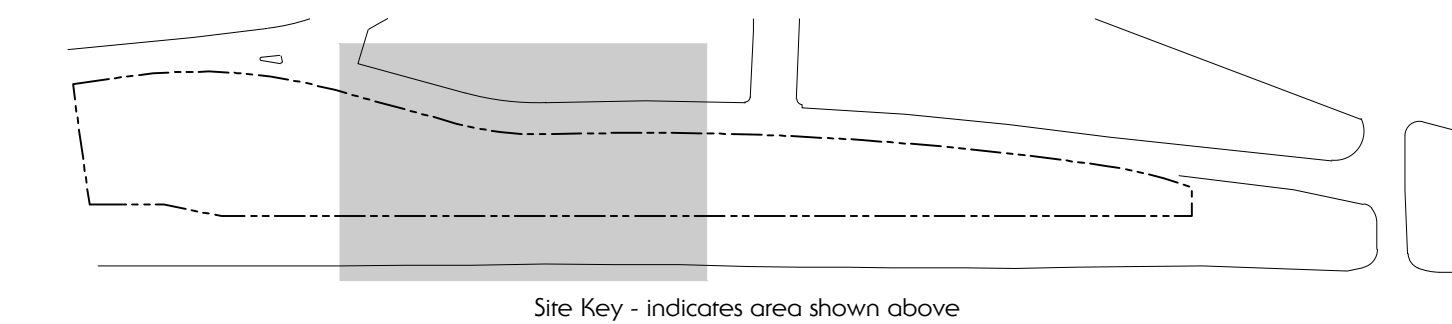
25 STALLS; PERMEABLE STALLS W/ ASPHALT DRIVE AISLES. SIM TO L2.1

PARK RESTROOM

MODULAR PREFABRICATED STRUCTURE WITH FINISHES TO MATCH REMODELED COMMUNITY RECREATION CENTER.

NOTES:
 SEE SITE CIRCULATION & SURFACING PLAN, SHEET L1.1, FOR FULL DESCRIPTIONS OF ALL PAVING TYPES PROPOSED ON SITE
 SEE SCHEMATIC PLANTING PLAN SHEET L6.0, AND SCHEMATIC PLANT LISTS P1.1-P1.6 FOR FULL DESCRIPTIONS OF ALL PROPOSED PLANT COMMUNITIES

CABRILLO HIGHWAY / STATE ROUTE 1

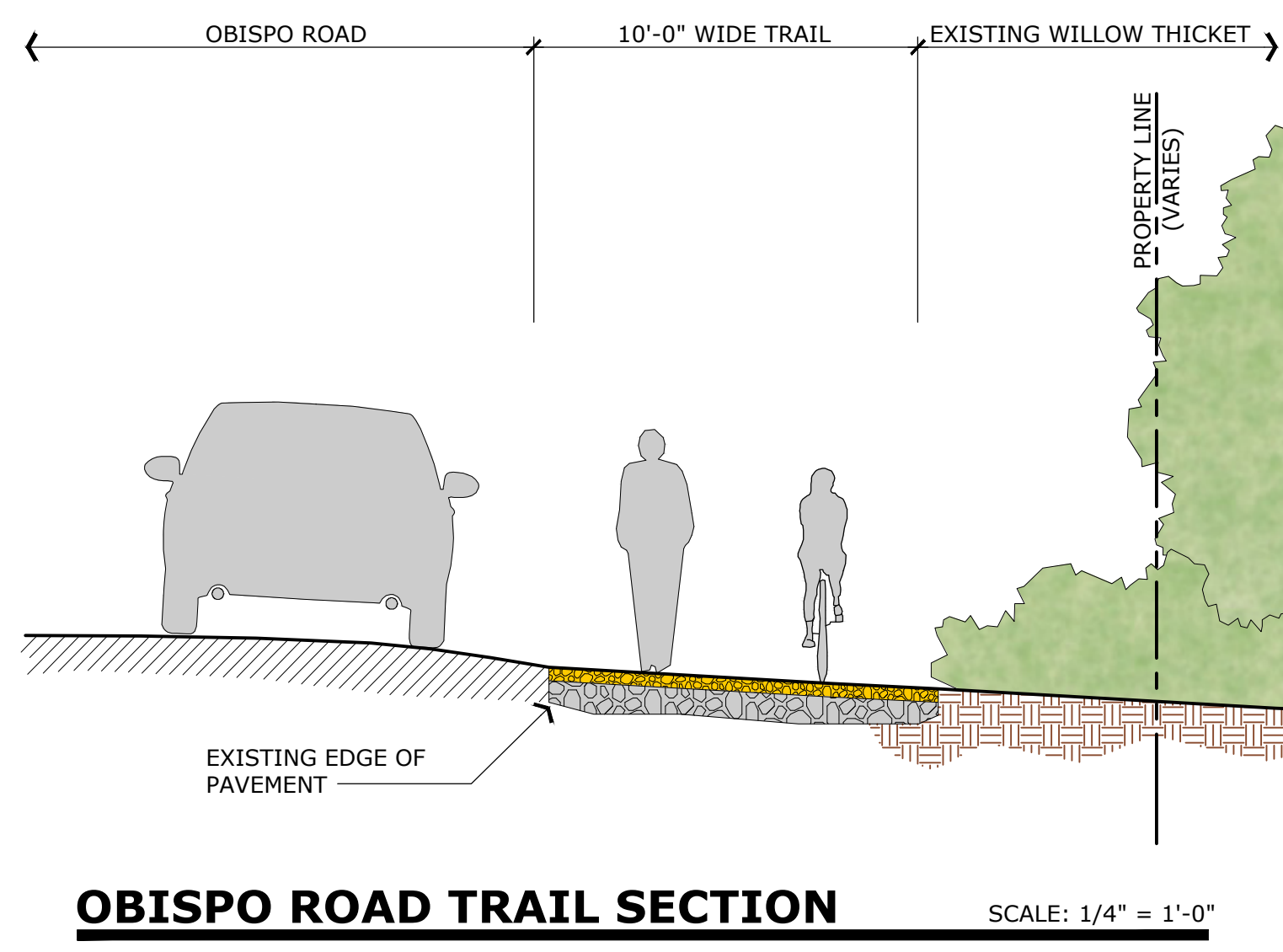
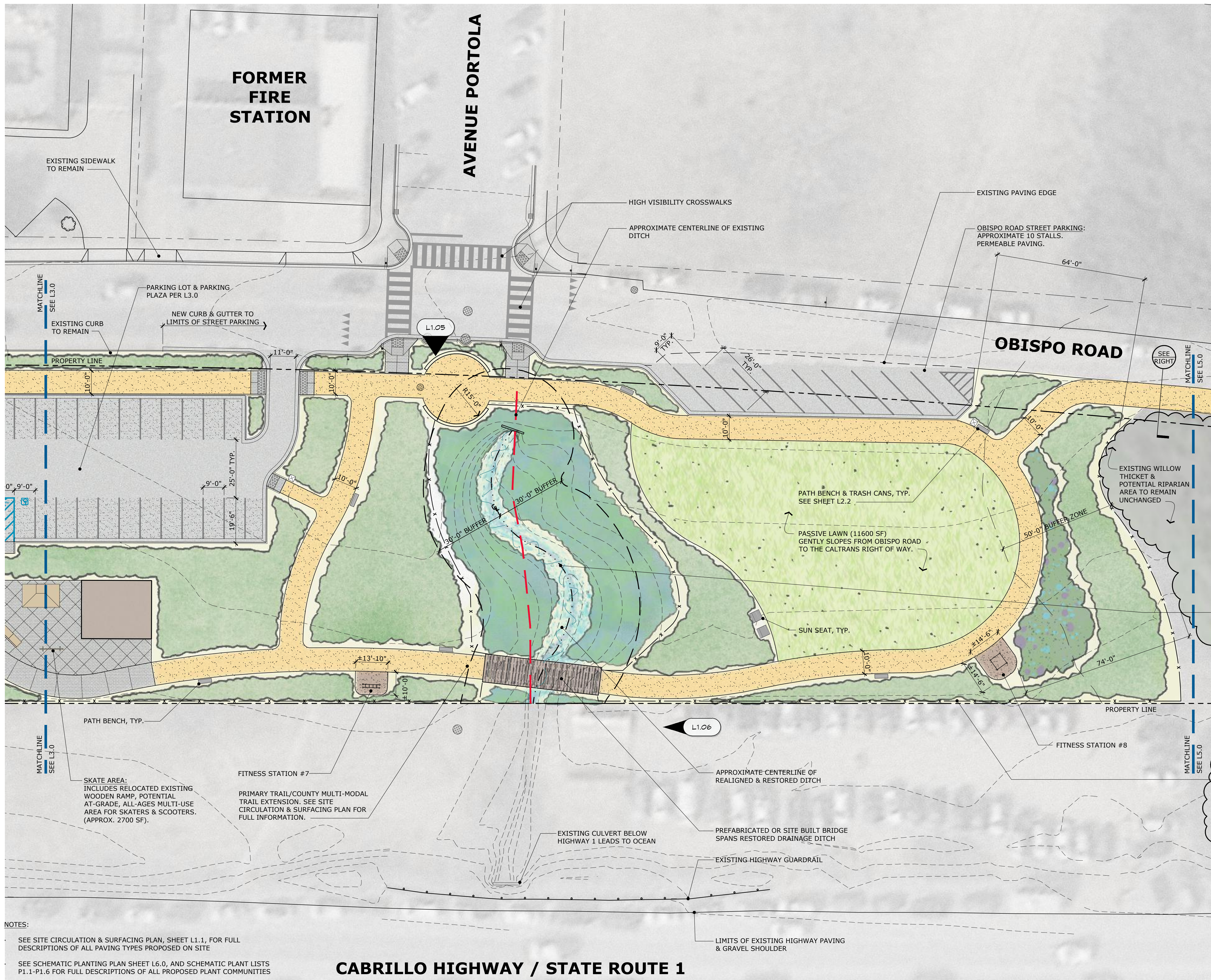


GRANADA COMMUNITY PARK & RECREATION CENTER

EL GRANADA, CA
 APNs: 047-251-100
 047-251-110
 047-262-010

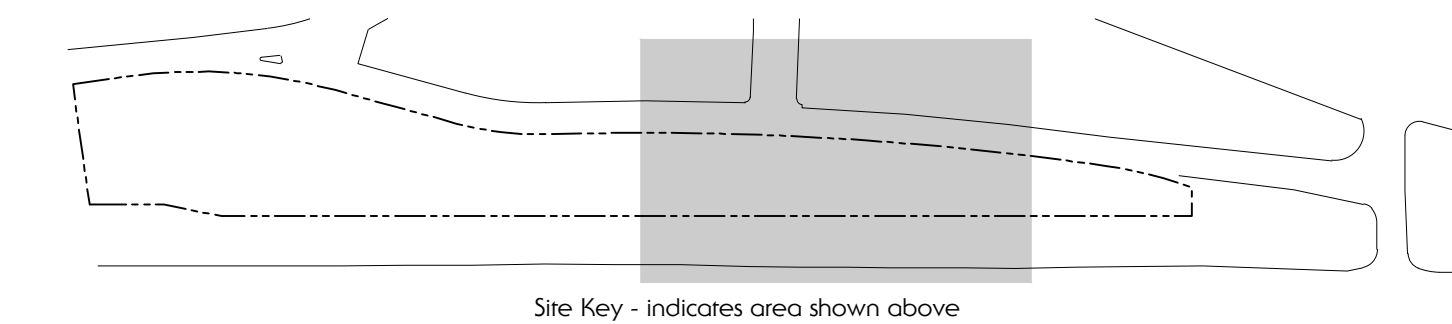
Date: 05/23/25 PRE-APPLICATION SUBMITTAL
 Revised:
 Drawn by: TWC/SR
 Scale: 1/20" = 1'-0"
 0 10' 20' 40'

ACTIVE PLAY AREA SITE PLAN
 Sheet
L3.0



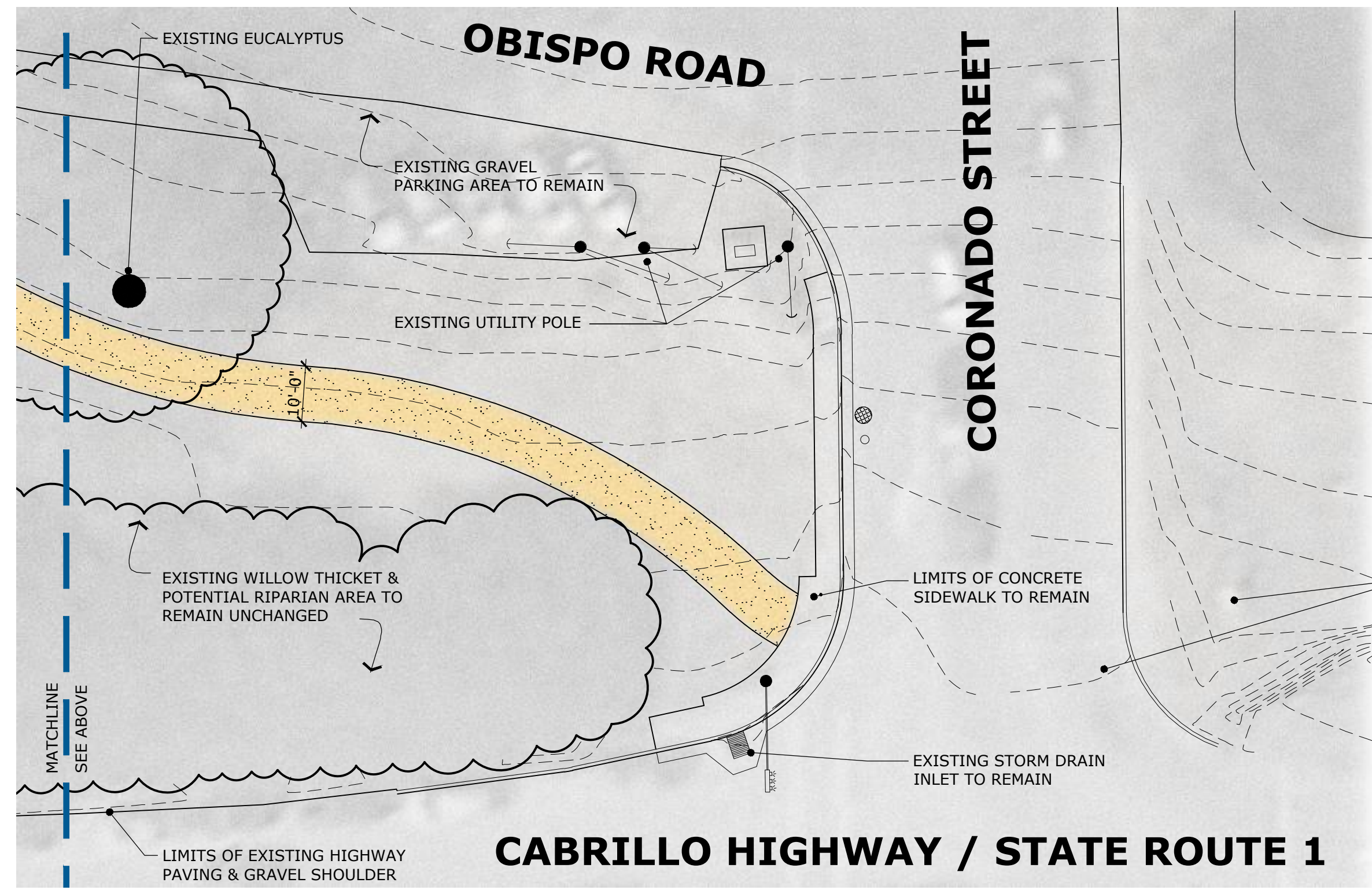
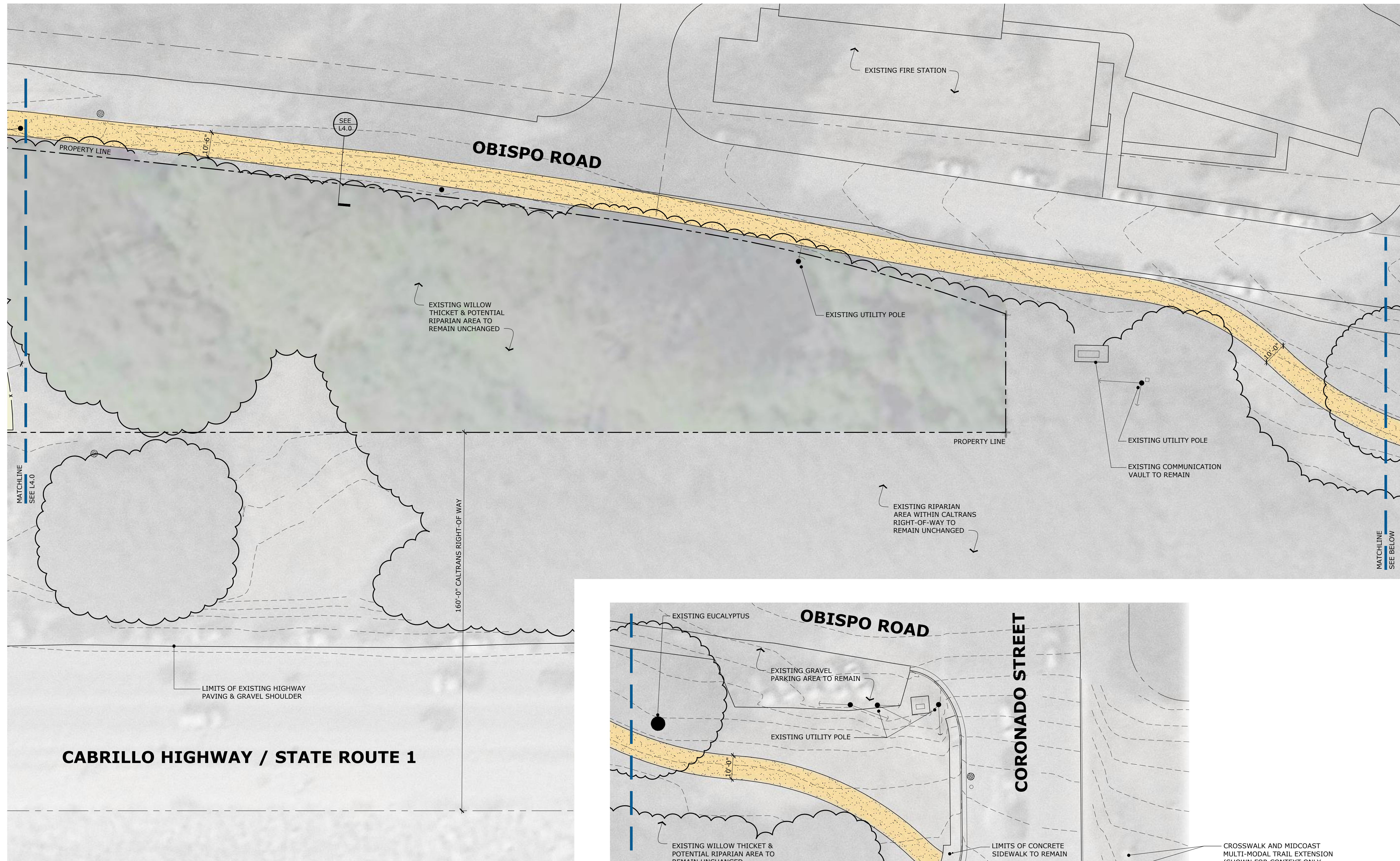
DRAINAGE DITCH #2 RESTORATION
 EXISTING CHANNEL TO BE RESHAPED TO BE WIDER, LONGER, AND MORE SINUOUS. FLOW LINE SHALL MEANDER THROUGH CHANNEL FLOOR TO IMPROVE PERCOLATION AND FILTRATION. SEE CIVIL DRAWINGS FOR SPECIFIC GRADING INFORMATION. AFTER GRADING, NEW BANKS AND CHANNEL SHALL BE STABILIZED AND REVEGETATED PER THE SCHEMATIC PLANTING PLAN. SEE SHEET L6.0 FOR MORE INFORMATION.

SPLIT RAIL FENCING
 SPLIT RAIL FENCE ALONG CALTRANS RIGHT-OF-WAY. SEE PICTURE BELOW

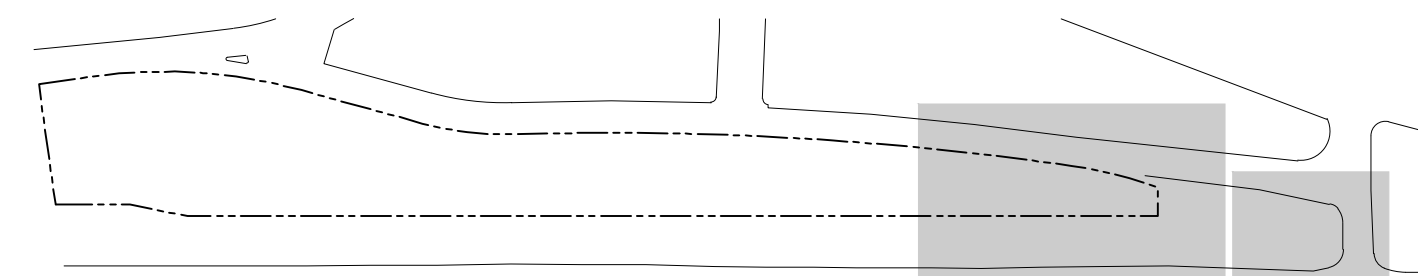


NOTES:
 SEE SITE CIRCULATION & SURFACING PLAN, SHEET L1.1, FOR FULL DESCRIPTIONS OF ALL PAVING TYPES PROPOSED ON SITE
 SEE SCHEMATIC PLANTING PLAN SHEET L6.0, AND SCHEMATIC PLANT LISTS P1.1-P1.6 FOR FULL DESCRIPTIONS OF ALL PROPOSED PLANT COMMUNITIES

CABRILLO HIGHWAY / STATE ROUTE 1



CROSSWALK AND MIDCOAST MULTI-MODAL TRAIL EXTENSION (SHOWN FOR CONTEXT ONLY, CURRENTLY UNDER CONSTRUCTION)



Site Key - indicates area shown above

- NOTES:
- SEE SITE CIRCULATION & SURFACING PLAN, SHEET L1.1, FOR FULL DESCRIPTIONS OF ALL PAVING TYPES PROPOSED ON SITE
 - SEE SCHEMATIC PLANTING PLAN SHEET L6.0, AND SCHEMATIC PLANT LISTS P1.1-P1.6 FOR FULL DESCRIPTIONS OF ALL PROPOSED PLANT COMMUNITIES

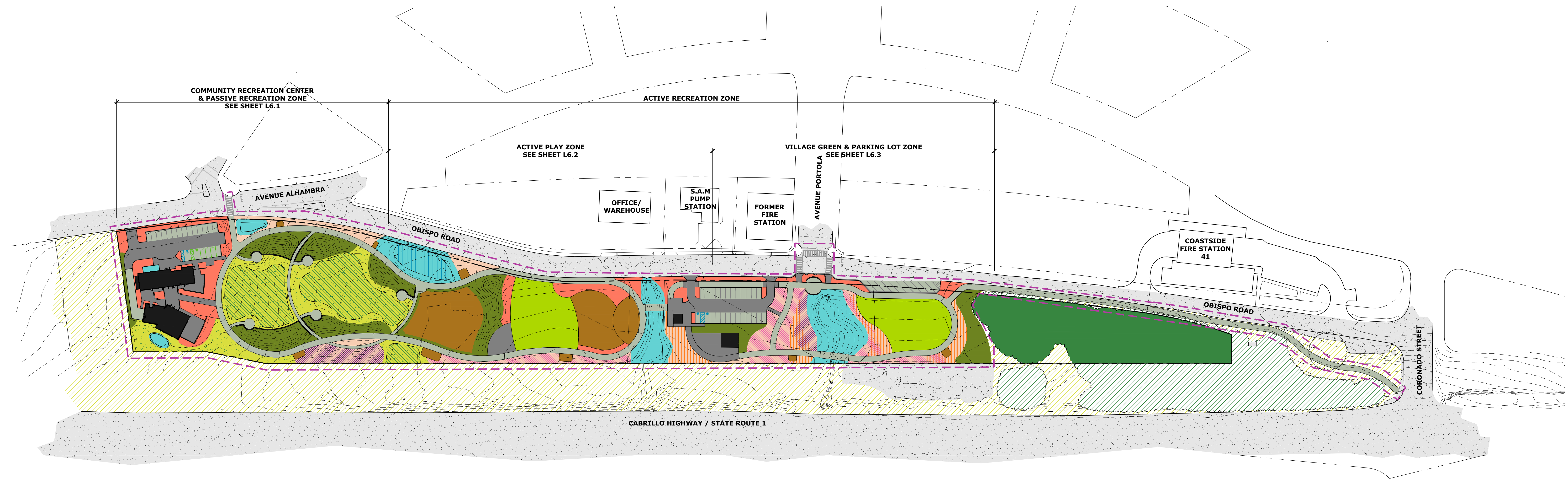


GRANADA COMMUNITY PARK & RECREATION CENTER

EL GRANADA, CA
 APNs: 047-251-100
 047-251-110
 047-262-010

Date: 05/23/25 PRE-APPLICATION SUBMITTAL
 Revised:
 Drawn by: TWC/SR
 Scale: 1/20" = 1'-0"

RIPARIAN AREA SITE PLAN
 Sheet
L5.0



SCHEMATIC PLANTING LEGEND

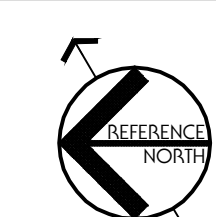
<p> PASSIVE GRASSLANDS (41,000 SF): EXISTING RUDERAL GRASSLAND AREAS TO BE REHABILITATED AND RESTORED. ALL HIGHLY INVASIVE SPECIES SHALL BE REMOVED, AND ALL DISTURBED AREAS SHALL BE REPLANTED WITH A MIXTURE OF LOW-GROWING NATIVE PERENNIAL GRASSES AND FORBS TO PROVIDE HABITAT AND FORAGE FOR NATIVE WILDLIFE AND SEASONAL WILDFLOWER DISPLAYS. NO PERMANENT IRRIGATION.</p> <p> INDICATES AREAS OF EXISTING TOPOGRAPHY AND VEGETATION EXPECTED TO REMAIN UNGRADED OR OTHERWISE UNDISTURBED. EXISTING VEGETATION MANAGEMENT ONLY IN THESE AREAS, WITH POTENTIAL FOR SMALL AREAS OF FULL COASTAL PRAIRIE RESTORATION.</p> <p> COASTAL SCRUB (32,000 SF): A MIXTURE OF TYPICALLY LOW-GROWING SHRUBS & PERENNIALS PROVIDE HABITAT FOR NATIVE SPECIES AND YEAR-ROUND VISUAL INTEREST.</p> <p> STORMWATER MANAGEMENT & HABITAT RESTORATION (25,000 SF): A MIXTURE OF GRASSES, SHRUBS, AND PERENNIALS INTENDED TO SLOW AND TREAT STORMWATER. THESE PLANTINGS PROVIDE REHABILITATED VEGETATIVE COVER AND BANK STABILITY ON NEWLY GRADED SLOPES IN DRAINAGE AREAS, AND POPULATE FLOW-THROUGH PLANTERS IN TREATMENT AREAS. NO PERMANENT IRRIGATION.</p> <p> RAIN GARDEN (3,800 SF): NO GRADING SHALL OCCUR WITHIN THE DESIGNATED AREA. THE ENTIRETY OF THE EXISTING AREA SHALL HAVE ALL EXOTIC, INVASIVE SPECIES REMOVED AND SHALL BE REPLANTED WITH NATIVE GRASSES AND PERENNIALS TO IMPROVE WILDLIFE HABITAT AND STORMWATER TREATMENT. NO PERMANENT IRRIGATION.</p> <p> LAWN AREAS (24,000 SF): DROUGHT AND TRAFFIC-TOLERANT SOD LAWN AREAS. TYPICAL BLEND OF 90% TALL FESCUE AND 10% BLUEGRASS.</p>	<p> POLLINATOR GARDENS (31,000 SF): A DIVERSE MIX OF NATIVE SHRUBS, GRASSES, AND PERENNIALS TO PROVIDE FORAGE AND COVER FOR NATIVE POLLINATORS & OTHER WILDLIFE. AREAS INDICATED BELOW HAVE THE FOLLOWING CONCENTRATIONS:</p> <p> BEE GARDENS: LOW AND MID-HEIGHT SHRUBS AND PERENNIALS SUPPORTING BEES & BUMBLEBEES.</p> <p> HUMMINGBIRD GARDENS: SHRUBS AND PERENNIALS PROVIDING NECTAR OR COVER ATTRACTIVE TO OR SUPPORTING HUMMINGBIRDS.</p> <p> BUTTERFLY GARDENS: SHRUBS AND PERENNIALS TO PROVIDE FORAGE & COVER FOR THE ENTIRETY OF BUTTERFLY/MOTH LIFECYCLES</p> <p> INSECT 'HOTELS': SMALL STRUCTURES TO PROVIDE HABITAT SUPPORT TO VARIOUS INSECTS.</p> <p> ORNAMENTAL PLANTING AREAS (20,600 SF): NATIVE AND ADAPTED, NON-NATIVE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES LOCATED IN HIGH-TRAFFIC, HIGH-IMPACT AREAS TO HELP PROVIDE SCALE, SCREENING, AND SEASONAL AESTHETIC INTEREST TO PROMINENT AREAS OF THE PARK.</p> <p> OTHER SOFTSCAPE (PERVIOUS) (22,000 SF): SURFACES COVERED WITH BARK MULCH (DOG PARK, GROUP PICNIC AREA), ENGINEERED WOOD FIBERS (PLAYGROUND/FITNESS STATIONS)</p> <p> WILLOW THICKET / POTENTIAL RIPARIAN AREA (42,000 SF): NO SITE WORK PROPOSED.</p> <p> ADJACENT AREA OUTSIDE OF PROJECT SCOPE WITH SIMILAR CONDITIONS AS ABOVE (SHOWN FOR CONTEXT ONLY)</p>	<p> HARDSCAPE AREA - PERVIOUS: SURFACE VARIES BY LOCATION; ADA-ACCESSIBLE (±23,000 SF)</p> <p> HARDSCAPE AREA - IMPVIOUS: INTEGRAL COLORED CONCRETE OR ASPHALT; ADA-ACCESSIBLE (APPROX. 29,000 SF)</p> <p> STRUCTURES (EXISTING OR PROPOSED) - IMPVIOUS</p> <p> EXISTING OFF-SITE HARDSCAPE (OUTSIDE OF PROJECT SCOPE, SHOWN FOR CONTEXT ONLY.)</p> <p> EXISTING OFF-SITE RUDERAL/NON-NATIVE GRASSLAND (OUTSIDE OF PROJECT SCOPE, SHOWN FOR CONTEXT ONLY.)</p> <p> PROPERTY BOUNDARY</p> <p> APPROX. LIMITS OF SCOPE OF WORK</p>
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SCHEMATIC PLANTING NOTES

- SCHEMATIC PLANT LISTS ON SHEETS P1.1-P1.6 ARE INTENDED TO CONVEY THE GENERAL TYPES AND CHARACTER OF THE INTENDED PLANT COMMUNITY. SIGNIFICANT OVERLAP MAY OCCUR BETWEEN PLANT COMMUNITIES.
- SEE SCHEMATIC IRRIGATION PLAN FOR LIMITS OF PERMANENTLY-INSTALLED IRRIGATION.
- PERMANENT IRRIGATION SHALL ONLY BE INSTALLED FOR ORNAMENTAL PLANTING AREAS WHERE NOTED.
- SEE EXISTING CONDITIONS PLAN AND EXISTING VEGETATION LIST FOR RECOMMENDATIONS FOR INVASIVE SPECIES REMOVAL.
- SEE ARCHITECT'S DRAWINGS FOR LIMITS & DISPOSITION OF ALL STRUCTURES. SEE CIVIL DRAWINGS FOR ALL GRADING, UTILITIES, AND DRAINAGE.
- ALL ORNAMENTAL PLANTINGS AREAS SHALL RECEIVE A 3" LAYER OF MULCH EXCEPT SEEDED AREAS.
- IN AREAS OF EXISTING VEGETATION TO REMAIN, SUCH AS UNGRADED PASSIVE GRASSLANDS, REVEGETATION SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF INVASIVE SPECIES REMOVAL ACTIVITIES.

INSECT 'HOTELS'

- REPLICAS OF NATURAL HABITATS USED BY INSECTS IN THE WILD. PROVIDE NESTING SITES AND SHELTER FOR INSECTS, BUT ALSO OFFER EDUCATIONAL ENGAGEMENT FOR SITE USERS.



PASSIVE GRASSLANDS

DESCRIPTION

A MIXTURE OF LOW-GROWING NATIVE PERENNIAL GRASSES AND FORBS ENDEMIC TO THE AREA, INCLUDING MANY CURRENTLY FOUND IN THE EXISTING RUDERAL GRASSLAND. THESE DEEP-ROOTED PLANTS HELP TO CAPTURE, FILTER, AND STORE STORMWATER AND FOG DRIP THROUGHOUT THE YEAR. PASSIVE GRASSLAND HELP SEQUESTER CARBON AND PREVENT EROSION.

GRASSLANDS PROVIDE HABITAT AND FORAGE FOR NATIVE WILDLIFE, INCLUDING BIRDS, BUTTERFLIES & MOTHS, AND BEES & BUMBLEBEES.

THE LOW-GROWING NATIVES FOUND IN PASSIVE GRASSLANDS ENSURE OPEN, EXPANSIVE VIEWS ACROSS BURNHAM PARK AND TO THE OCEAN VISTAS BEYOND.

EXISTING VEGETATION MANAGEMENT

FOR AREAS WITH NO SIGNIFICANT GRADING, THE FOLLOWING STEPS SHALL OCCUR.

1. REMOVE INVASIVE SPECIES: ALL SPECIES DESIGNATED AS 'MODERATE' OR 'HIGH' CONCERN BY THE CALIFORNIA INVASIVE PLANT COUNCIL SHALL BE REMOVED.
2. RESTORE NATIVE SPECIES: AREAS DISTURBED DURING INVASIVE SPECIES REMOVAL OR THROUGH ADJACENT CONSTRUCTION ACTIVITIES SHALL BE PLANTED WITH NEW SPECIES APPROPRIATE FOR THE PASSIVE GRASSLAND COMMUNITY AS SHOWN IN THE SCHEMATIC LIST ON THIS PAGE AND IN THE PHOTOGRAPH BELOW.
3. ONGOING: AT LEAST SEMI-ANNUALLY, AREA SHALL BE REVIEWED FOR NEWLY-SPROUTING OR UNSUCCESSFULLY REMOVED INVASIVES, AND REMOVAL AND REPLANTING PERFORMED. TIMED MOWING TO OCCUR FOR ONGOING WEED CONTROL.

SCHEMATIC PLANT LIST

GRASSES SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WILDLIFE SUPPORTED				FORBS SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WILDLIFE SUPPORTED			
				BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES					BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES
CAREX Densa	(Dense Sedge)	Grass	SMCO	-	-	X	-	ACHILLEA MILLEFOLIUM	(Common Yarrow)	Perennial	SMCO	X	-	X	X
DANTHONIA CALIFORNICA	(California Oatgrass)	Grass	SMCO	-	-	X	-	BACCHARIS PILULARIS	(Coyote Brush)	Shrub	SMCO	X	-	X	X
DESCHAMPSIA CAESPITOSA	(Tufted Hair-grass)	Grass	SMCO	-	-	X	-	CLARKIA RUBICUNDA	(Reddened Clarkia)	Perennial	SMCO	-	-	X	X
FESTUCA IDAHOENSIS	(Blue Bunchgrass)	Grass	SMCO	-	-	X	-	ERIGERON GLAUCUS	(Seaside Fleabane)	Perennial	SMCO	-	-	X	X
HORDEUM BRACHYANTHERUM	(Meadow Barley)	Grass	SMCO	-	-	X	-	ERIOGONUM LATIFOLIUM	(Coast Buckwheat)	Perennial	SMCO	X	-	X	X
KOELARIA MACRANTHA	(Prairie Junegrass)	Grass	SMCO	-	-	X	-	ERIOPHYLLUM LANATUM	(Common Woolly Sunflower)	Perennial	SMCO	-	-	X	X
STIPA PULCHRA	(Purple Needlegrass)	Grass	SMCO	-	-	X	-	ERYSIMUM FRANCISCANUM	(San Francisco Wallflower)	Perennial	SMCO	-	-	X	-
								ESCHSCHOLZIA CALIFORNICA	(California Poppy)	Perennial	SMCO	X	-	X	X
								FRAGARIA CHILOENSIS	(Beach Strawberry)	Perennial	SMCO	X	-	X	-
								IRIS DOUGLASIANA	(Douglas Iris)	Perennial	SMCO	-	-	X	-
								LUPINUS NANUS	(Sky Lupine)	Perennial	SMCO	X	X	X	X
								OENOTHERA ELATA SSP. HOOKERI	(Hooker's Evening Primrose)	Perennial	SMCO	-	-	X	-
								PLANTAGO SUBNUDA	(Naked Plantain)	Perennial	SMCO	-	-	X	-
								SIDALCEA MALVIFLORA	(Checker Mallow)	Perennial	SMCO	X	-	X	X
								SISYRINCHIUM BELLUM	(Blue-eyed Grass)	Perennial	SMCO	-	-	X	-
								TARAXIA OVATA	(Sun Cup)	Perennial	SMCO	-	-	-	-

PLANT IMAGES

GRASSES



CAREX Densa



DANTHONIA CALIFORNICA



DESCHAMPSIA CAESPITOSA



FESTUCA IDAHOENSIS



HORDEUM BRACHYANTHERUM



KOELERIA MACRANTHA



STIPA PULCHRA

PERENNIALS/FORBS



ACHILLEA MILLEFOLIUM



CLARKIA RUBICUNDA



ERIGERON GLAUCUS



ERIOGONUM LATIFOLIUM



ERIOPHYLLUM LANATUM



ERYSIMUM FRANCISCANUM



ESCHSCHOLZIA CALIFORNICA



FRAGARIA CHILOENSIS

SHRUBS



BACCHARIS PILULARIS



IRIS DOUGLASIANA



LUPINUS NANUS



OENOTHERA ELATA SSP. HOOKERI



PLANTAGO SUBNUDA



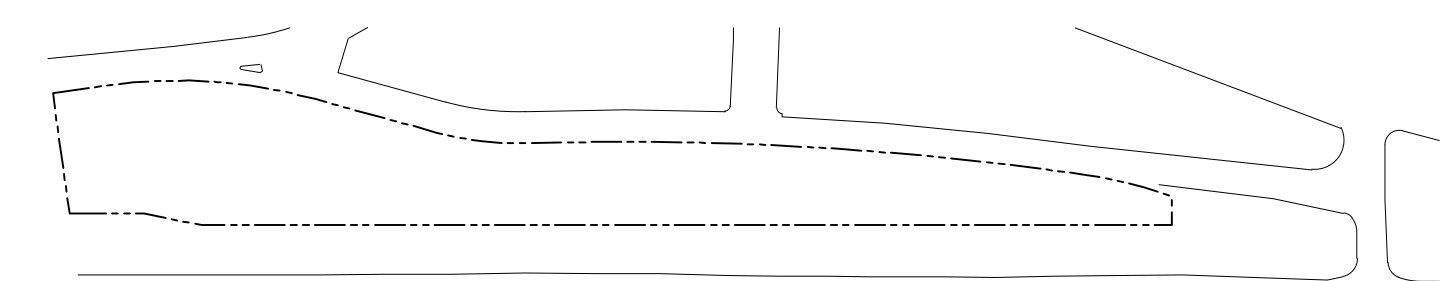
SIDALCEA MALVIFLORA



SISYRINCHIUM BELLUM



TARAXIA OVATA



Site Key - indicates area shown above

COASTAL SCRUB

DESCRIPTION

A MIXTURE OF LOW-GROWING EVERGREEN SHRUBS, NATIVE PERENNIALS AND FORBS, THIS COMMUNITY FORMS AN INTERPLANTED MATRIX WITH THE PASSIVE GRASSLANDS ALONG ITS MARGINS. GENERALLY COASTAL SCRUB PLANTS ARE DESIGNATED FOR THE BUILT-UP LANDFORMS (BERMS), BUT ARE ALSO USED FOR SCREENING IN CERTAIN LOCATIONS. NO PERMANENT IRRIGATION.

THE COASTAL SCRUB COMMUNITY SUPPORTS HUNDREDS OF DIFFERENT SPECIES OF BIRDS, BEES, BUTTERFLIES, AND OTHER WILDLIFE. THE DEEP, FIBROUS-ROOTED SPECIES CONTRIBUTE TO SOIL STABILITY AND ARE WELL-ADAPTED TO THE SUMMER FOG AND DROUGHT CONDITIONS ALONG THE BURNHAM STRIP.

EXISTING VEGETATION MANAGEMENT

AREAS DESIGNATED AS COASTAL SCRUB COMMUNITIES ARE LARGELY BUILT-UP ON NEWLY GRADED SURFACES. AFTER GRADING IS COMPLETE, AREA SHALL BE REGULARLY WATERED TO INITIATE GERMINATION OF EXPOSED SEEDS. AFTER SUCCESSFUL GERMINATION, WEEDS SHALL BE REMOVED, AND PLANTING SHALL OCCUR.

SCHEMATIC PLANT LIST

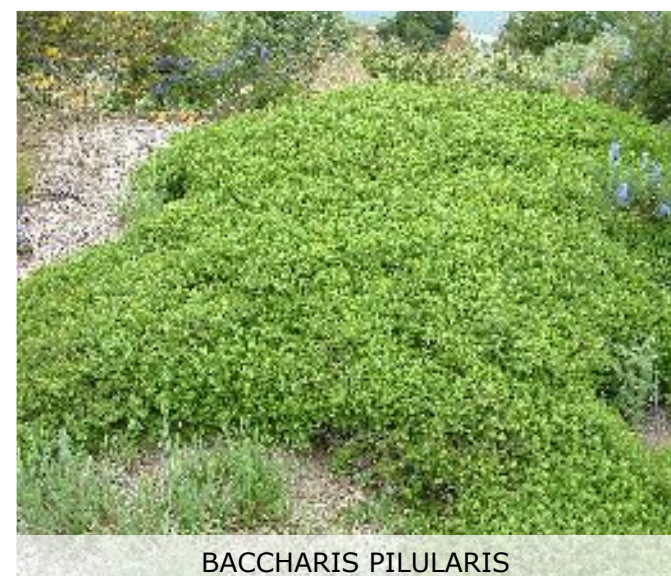
SHRUBS SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WILDLIFE SUPPORTED				FORBS SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WILDLIFE SUPPORTED			
				BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES					BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES
ARTEMISIA CALIFORNICA	(California Sagebrush)	Shrub	SMCO	X	-	X	-	ACHILLEA MILLEFOLIUM	(Common Yarrow)	Perennial	SMCO	X	-	X	X
BACCHARIS PILULARIS	(Coyote Brush)	Shrub	SMCO	X	-	X	X	CASTILLEJA AFFINIS	(Indian Paintbrush)	Perennial	SMCO	-	-	X	-
DIPLODENDRON DESERTI	(Monkeyflower)	Shrub	SMCO	-	X	X	X	DUDLEYA FARINOSA	(Powdery Liveforever)	Perennial	SMCO	X	X	X	-
FRANGULA CALIFORNICA	(Coffeeberry)	Shrub	SMCO	X	-	X	X	EPILOBIUM CANUM	(California Fuchsia)	Perennial	SMCO	X	X	X	-
LUPINUS ARBOREUS	(Coastal Bush Lupine)	Shrub	SMCO	X	-	X	X	ERIGERON GLAUCUS	(Seaside Fleabane)	Perennial	SMCO	-	-	X	X
RHUS INTEGRIFOLIA	(Lemonade Berry)	Shrub	CA	X	-	X	-	ERIOGONUM LATIFOLIUM	(Coast Buckwheat)	Perennial	SMCO	X	-	X	X
RHUS URSINUS	(California Blackberry)	Shrub	SMCO	X	-	X	-	ERIOPHYLLUM STAECHADIFOLIUM	(Lizard Tail)	Perennial	SMCO	-	-	X	X
SALVIA APIANA	(White Sage)	Shrub	CA	X	X	X	X	FRAGARIA CHILOENSIS	(Beach Strawberry)	Perennial	SMCO	X	-	X	-
SALVIA MELLIFERA	(Black Sage)	Shrub	SMCO	X	-	X	X	IRIS DOUGLASIANA	(Douglas Iris)	Perennial	SMCO	-	-	X	-
								LASTHENIA CALIFORNICA	(California Goldfields)	Perennial	SMCO	-	-	X	X
								LUPINUS BICOLOR	(Miniature Lupine)	Perennial	SMCO	X	-	X	X
								SYMPHYOTRICHUM CHILENSE	(California Aster)	Perennial	SMCO	X	-	X	X

PLANT IMAGES

SHRUBS



ARTEMISIA CALIFORNICA



BACCHARIS PILULARIS



DIPLODENDRON DESERTI



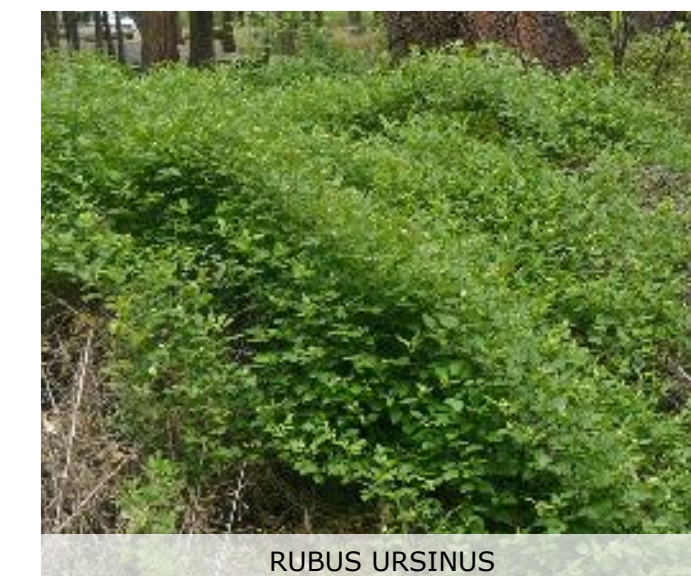
FRANGULA CALIFORNICA



LUPINUS ARBOREUS



RHUS INTEGRIFOLIA



RHUS URSINUS



SALVIA APIANA



SALVIA MELLIFERA

PERENNIALS/FORBS



ACHILLEA MILLEFOLIUM



CASTILLEJA AFFINIS



DUDLEYA FARINOSA



EPILOBIUM CANUM



ERIGERON GLAUCUS



ERIOGONUM LATIFOLIUM



ERIOPHYLLUM STAECHADIFOLIUM



FRAGARIA CHILOENSIS



IRIS DOUGLASIANA



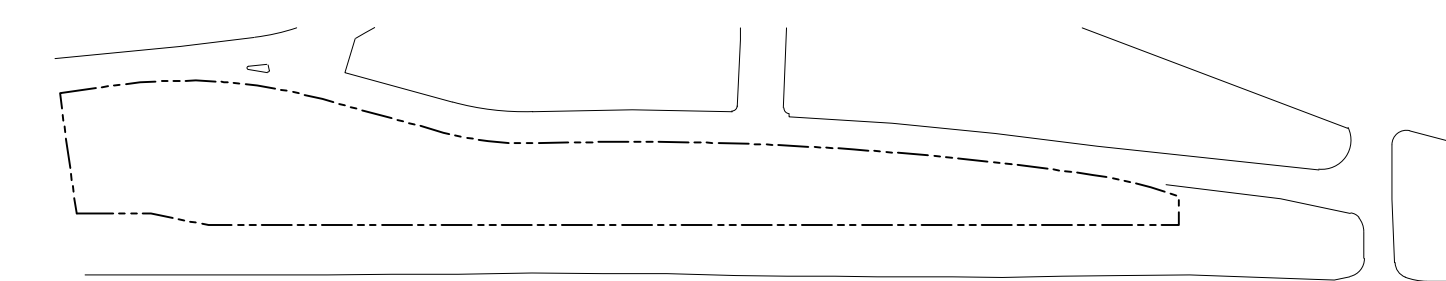
LASTHENIA CALIFORNICA



LUPINUS BICOLOR



SYMPHYOTRICHUM CHILENSE



Site Key - indicates area shown above

STORMWATER MANAGEMENT & HABITAT RESTORATION

DESCRIPTION

PLANTING AREAS INTENDED AS A FIRST LEVEL OF TREATMENT FOR STORMWATER FLOWING FROM ADJACENT PAVED SURFACES OR FROM STRUCTURE ROOFS.

POPULATED WITH A MIX OF NATIVE PERENNIAL GRASSES, FORBS, AND LOW SHRUBS, THESE PLANT COMMUNITIES FILTER AND SLOW STORMWATER RUNOFF BEFORE ENTERING THE PRIMARY DRAINAGE CHANNELS THAT LEAD TO THE OCEAN. SOME AREAS MAY BE A COMBINATION OF SEEDED AREAS AND PLANTED GRASSES, FORBS, AND LOW SHRUBS.

SELECTED PLANTS ARE ADAPTED TO BEING OCCASIONALLY SUBMERGED DURING HIGH FLOW EVENTS, YET CAN ALSO TOLERATE SUMMER DROUGHT AND COASTAL FOG DRIP. THE COMBINATION OF SPECIES IS DESIGNED TO BE ATTRACTIVE YEAR-ROUND AND PROVIDE HABITAT FOR WILDLIFE.

EXISTING VEGETATION MANAGEMENT

AREAS DESIGNATED FOR STORMWATER MANAGEMENT ARE GENERALLY NEWLY GRADED AREAS ON THE BANKS OF THE RESHAPED DRAINAGE CHANNELS.

AFTER GRADING IS COMPLETE, AREA SHALL BE REGULARLY WATERED TO INITIATE GERMINATION OF EXPOSED SEEDS. AFTER SUCCESSFUL GERMINATION, WEEDS SHALL BE REMOVED, AND PLANTING SHALL OCCUR.

SCHEMATIC PLANT LIST

SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	TREATMENT AREA			WILDLIFE SUPPORTED			
				BASIN/FLOWLINE	BANKS	UPLAND	BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEEES & BUMBLEBEES
CAREX DIVULSA	(Grassland Sedge)	Grass	-	X	X	X	X	-	-	-
DESCHAMPSIA CAESPITOSA	(Tufted Hair-grass)	Grass	SMCO	-	X	X	-	-	X	-
ELYMUS TRITICOIDES	(Creeping Wild Rye)	Grass	SMCO	-	X	X	-	-	X	-
JUNCUS EFFUSUS	(Soft Rush)	Grass	SMCO	X	X	X	-	-	X	-
JUNCUS PATENS	(Common Rush)	Grass	SMCO	X	X	X	-	-	X	-
MUHLENBERGIA RIGENS	(Deergrass)	Grass	SMCO	-	X	X	-	-	X	-
STIPA PULCHRA	(Purple Needlegrass)	Grass	SMCO	X	X	X	-	-	X	-
ARCTOSTAPHYLOS UVA-URSI	(Southern Kinnikinnick)	Shrub	CA	-	X	X	X	X	X	X
FRANGULA CALIFORNICA	(Coffeeberry)	Shrub	SMCO	-	X	X	X	-	X	X
RIBES SANGUINEUM VAR. GLUTINOSUM	(Blood Currant)	Shrub	SMCO	-	X	X	X	X	X	X
RUBUS URSINUS	(California Blackberry)	Shrub	SMCO	-	X	X	X	-	X	-
SAMBUCUS NIGRA	(Black Elderberry)	Shrub	SMCO	-	X	X	X	-	X	X
ACHILLEA MILLEFOLIUM	(Common Yarrow)	Perennial	SMCO	-	X	X	X	-	X	X
ARTEMISIA DOUGLASIANA	(Mugwort)	Perennial	SMCO	-	X	X	X	-	X	-
BACCHARIS GLUTINOSA	(Saltmarsh Baccharis)	Perennial	SMCO	-	X	X	X	-	X	X
CLINOPODIUM DOUGLASII	(Yerba Buena)	Perennial	SMCO	-	X	X	-	-	X	-
ERIOGONUM LATIFOLIUM	(Coast Buckwheat)	Perennial	SMCO	-	X	X	X	-	X	X
ERYTHRANTHE GUTTATA	(Seep Monkey Flower)	Perennial	SMCO	-	X	X	X	X	X	X
FRAGARIA CHILOENSIS	(Beach Strawberry)	Perennial	SMCO	-	X	X	X	-	X	-
IRIS DOUGLASIANA	(Douglas Iris)	Perennial	SMCO	-	X	X	-	-	X	-
MONARDELLA VILLOSA	(Coyote Mint)	Perennial	SMCO	-	X	X	X	X	X	X
POLYSTICHUM MUNITUM	(Western Swordfern)	Perennial	SMCO	-	-	X	-	-	-	-
SYMPHYOTRICHUM CHILENSE	(California Aster)	Perennial	SMCO	-	X	X	X	-	X	X

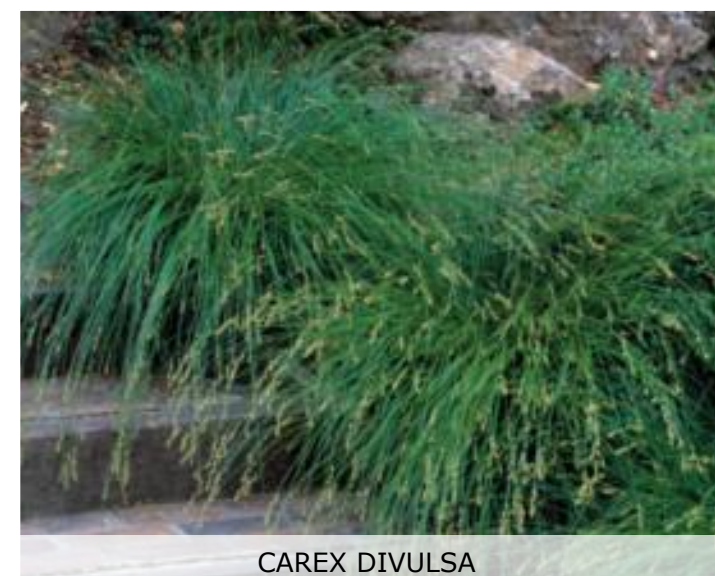
SEED MIX

SEED MIX TO CONTAIN:

CAREX PRAEGRACILIS	(Clustered Field Sedge)
DESCHAMPSIA CAESPITOSA	(Tufted Hair-grass)
FESTUCA IDAHOENSIS	(Idaho Fescue)
FESTUCA OCCIDENTALIS	(Western Field Sedge)
FESTUCA RUBRA 'MOLATE'	(Native Red Fescue)

PLANT IMAGES

GRASSES



CAREX DIVULSA



DESCHAMPSIA CAESPITOSA



ELYMUS TRITICOIDES



JUNCUS EFFUSUS



JUNCUS PATENS



MUHLENBERGIA RIGENS



STIPA PULCHRA

SHRUBS



ARCTOSTAPHYLOS UVA-URSI



FRANGULA CALIFORNICA



RIBES SANGUINEUM VAR. GLUTINOSUM



RUBUS URSINUS



SAMBUCUS NIGRA

PERENNIALS/FORBS



ACHILLEA MILLEFOLIUM



ARTEMISIA DOUGLASIANA

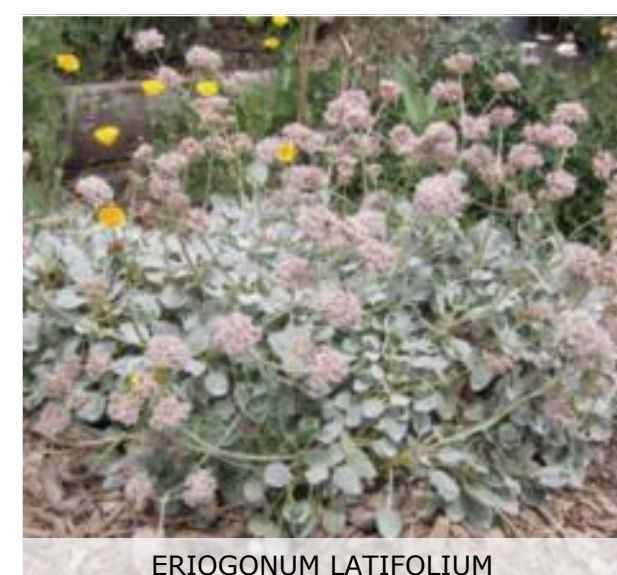


BACCHARIS GLUTINOSA

PERENNIALS/FORBS



CLINOPODIUM DOUGLASII



ERIOGONUM LATIFOLIUM



ERYTHRANTHE GUTTATA



FRAGARIA CHILOENSIS



IRIS DOUGLASIANA



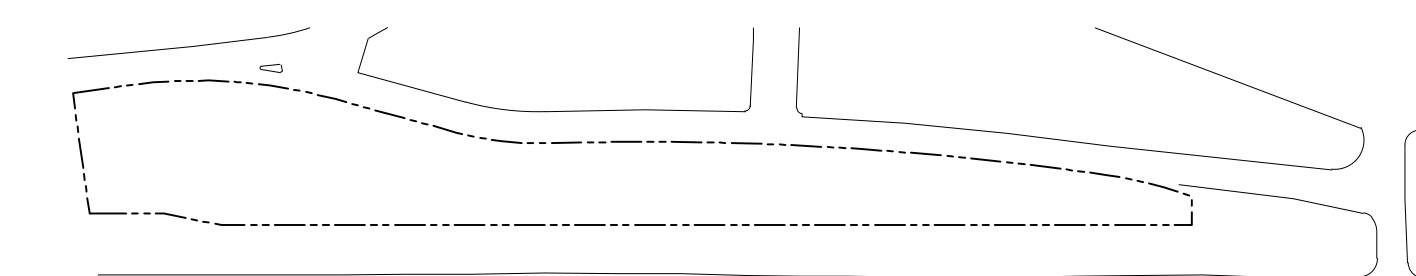
MONARDELLA VILLOSA



POLYSTICHUM MUNITUM



SYMPHYOTRICHUM CHILENSE



Site Key - indicates area shown above

RAIN GARDEN

DESCRIPTION

DOMINATED BY NON-NATIVE, COMMON RUDERAL SPECIES LIKE ITALIAN RYE (FESTUCA PERENNIS) AND WILD OAT (AVENA BARBATA), THIS AREA POTENTIALLY CONVEYS WATER FROM THE SURROUNDING PAVEMENT RESULTING IN AN EXTENDED GROWING SEASON. A SMALL AMOUNT OF FACULTATIVE WETLAND SPECIES ARE FOUND HERE, INCLUDING COMMON RUSH (JUNCUS PATENS) AND SILVERWEED CINQUEFOIL (POTENTILLA ANSERINA).

WHILE A WETLAND ASSESSMENT PERFORMED BY THE SAN MATEO COUNTY RESOURCE CONSERVATION DISTRICT CONCLUDED THE AREA IS UNLIKELY TO BE CONSIDERED A WETLAND UNDER THE COUNTY LCP, NO GRADING OR OTHER IMPROVEMENTS SHALL OCCUR WITHIN THE DESIGNATED AREA. INSTEAD, RESTORATION WORK SHALL OCCUR TO REMOVE INVASIVE SPECIES AND REINTRODUCE NATIVES TO IMPROVE HABITAT FOR WILDLIFE. SEE THE VEGETATION MANAGEMENT NOTES BELOW.

EXISTING VEGETATION MANAGEMENT

ABSOLUTELY NO GRADING SHALL OCCUR WITHIN THE RAIN GARDEN AREA.

THE FOLLOWING SHALL OCCUR:

1. REMOVE INVASIVE SPECIES: ALL SPECIES LISTED AS MODERATING OR HIGHLY INVASIVE SHALL BE REMOVED.
2. RESTORE NATIVE SPECIES: AREAS DISTURBED DURING INVASIVE SPECIES REMOVAL OR THROUGH ADJACENT CONSTRUCTION ACTIVITIES SHALL BE PLANTED WITH NEW SPECIES APPROPRIATE FOR THE AREA AS SHOWN IN THE SCHEMATIC LIST ON THIS PAGE AND IN THE PHOTOGRAPHS BELOW.
3. ONGOING: AT LEAST SEMI-ANNUALLY, AREA SHALL BE REVIEWED FOR NEWLY-SPROUTING OR UNSUCCESSFULLY REMOVED INVASIVES, AND REMOVAL AND REPLANTING PERFORMED ASAP.

SCHEMATIC PLANT LIST

SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WILDLIFE SUPPORTED			
				BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES
CAREX Densa	(Dense Sedge)	Grass	SMCO	-	-	X	-
DESCHAMPSIA CAESPITOSA	(Tufted Hair-grass)	Grass	SMCO	-	-	X	-
ELYMUS TRITICOIDES	(Creeping Wild Rye)	Grass	SMCO	-	-	X	-
HORDEUM BRACHYANTHERUM	(Meadow Barley)	Grass	SMCO	-	-	X	-
JUNCUS EFFUSUS	(Soft Rush)	Grass	SMCO	-	-	X	-
JUNCUS PATENS	(Common Rush)	Grass	SMCO	-	-	X	-
MUHLENBERGIA RIGENS	(Deergrass)	Grass	CA	-	-	X	-
ACHILLEA MILLEFOLIUM	(Common Yarrow)	Perennial	SMCO	X	-	X	X
ARTEMISIA CALIFORNICA	(California Sagebrush)	Perennial	SMCO	X	-	X	-
BACCHARIS GLUTINOSA	(Saltmarsh Baccharis)	Perennial	SMCO	X	-	X	X
CASTILLEJA AFFINIS	(Indian Paintbrush)	Perennial	SMCO	-	-	X	-
ERIGERON GLAUCUS	(Seaside Fleabane)	Perennial	SMCO	-	-	X	X
ERIOGONUM GRANDE VAR. RUBESCENS	(Red-flowered Buckwheat)	Perennial	CA	X	-	X	X
ERYTHRANTHE GUTTATA	(Seep Monkey Flower)	Perennial	SMCO	X	X	X	X
EUTHAMIA OCCIDENTALIS	(Western Goldenrod)	Perennial	CA	-	-	X	-
IRIS DOUGLASIANA	(Douglas Iris)	Perennial	SMCO	-	-	X	-
MONARDELLA VILLOSA	(Coyote Mint)	Perennial	SMCO	X	X	X	X
POTENTILLA ANSERINA	(Silverweed)	Perennial	SMCO	-	-	X	-
RUBUS URSINUS	(California Blackberry)	Perennial	SMCO	X	-	X	-
SCROPHULARIA CALIFORNICA	(Bee Plant)	Perennial	SMCO	X	X	X	X
STACHYS BULLATA	(California Hedge-nettle)	Perennial	SMCO	X	X	X	X
SYMPHYOTRICHUM CHILENSE	(California Aster)	Perennial	SMCO	X	-	X	X

PLANT IMAGES

GRASSES



CAREX Densa



DESCHAMPSIA CAESPITOSA



ELYMUS TRITICOIDES



HORDEUM BRACHYANTHERUM



JUNCUS EFFUSUS



JUNCUS PATENS



MUHLENBERGIA RIGENS

PERENNIALS/FORBS



ACHILLEA MILLEFOLIUM



ARTEMISIA CALIFORNICA



BACCHARIS GLUTINOSA



CASTILLEJA AFFINIS



ERIGERON GLAUCUS



ERIOGONUM GRANDE VAR. RUBESCENS



ERYTHRANTHE GUTTATA



EUTHAMIA OCCIDENTALIS



IRIS DOUGLASIANA



MONARDELLA VILLOSA



POTENTILLA ANSERINA



RUBUS URSINUS



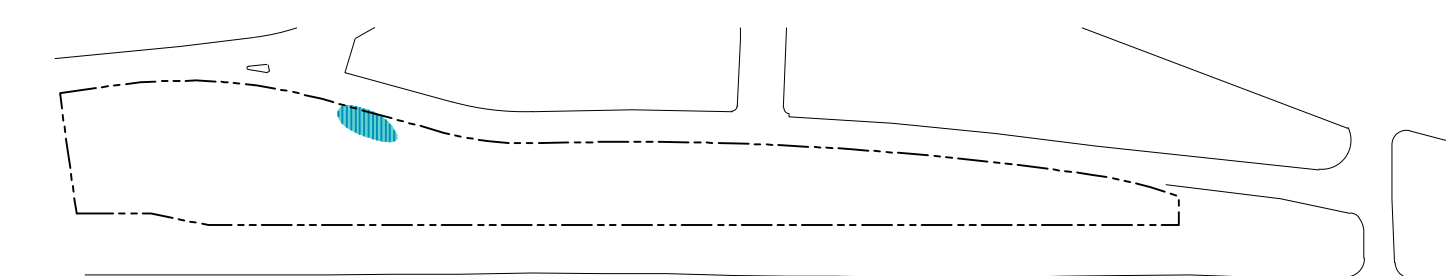
SCROPHULARIA CALIFORNICA



STACHYS BULLATA



SYMPHYOTRICHUM CHILENSE



Site Key - indicates area shown above

POLLINATOR GARDENS - BEES

DESCRIPTION

THIS MIX OF LOW AND MID-HEIGHT SHRUBS AND PERENNIALS PROVIDES FORAGE AND COVER FOR BEES AND BUMBLEBEES, IN ADDITION TO OTHER NATIVE WILDLIFE, SUCH AS BIRDS / HUMMINGBIRDS, BUTTERFLIES & MOTHS, AND SMALL MAMMALS. NO PERMANENT IRRIGATION.

EXISTING VEGETATION MANAGEMENT

SEE VEGETATION MANAGEMENT PLAN FOR EXISTING CONDITIONS

SCHEMATIC PLANT LIST

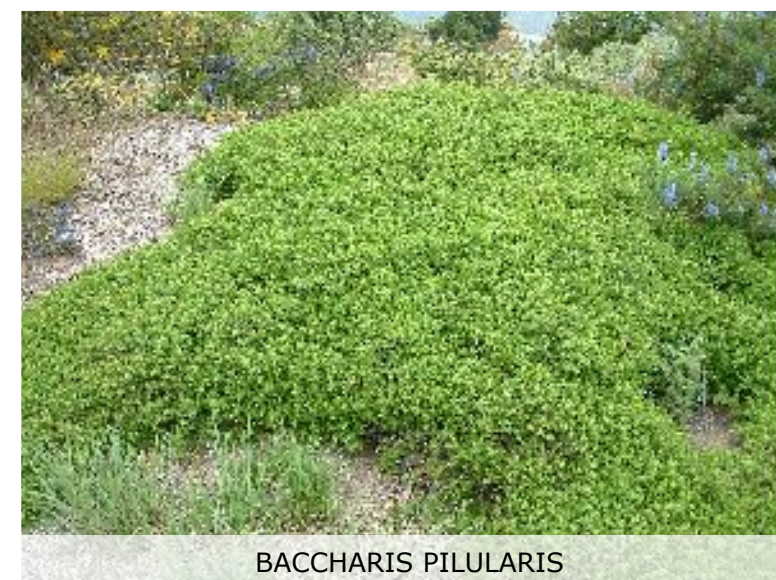
SHRUBS SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WILDLIFE SUPPORTED				FORBS SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WILDLIFE SUPPORTED			
				BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES					BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES
ARCTOSTAPHYLOS UVA-URSI	(Southern Kinnikinnick)	Shrub	CA	X	X	X	X	ACHILLEA MILLEFOLIUM	(Common Yarrow)	Perennial	SMCO	X	-	X	X
BACCHARIS PILULARIS	(Coyote Bush)	Shrub	SMCO	X	-	X	X	ERIGERON GLAUCUS	(Seaside Fleabane)	Perennial	SMCO	-	-	X	X
CEANOTHUS THYRSIFLORUS	(Blueblossom Ceanothus)	Shrub	SMCO	X	-	X	X	ERIOGONUM LATIFOLIUM	(Coast Buckwheat)	Perennial	SMCO	X	-	X	X
DIPLACUS AURANTIACUS	(Monkeyflower)	Shrub	SMCO	-	X	X	X	ESCHSCHOLZIA CALIFORNICA	(California Poppy)	Perennial	SMCO	X	-	X	X
LUPINUS ARBOREUS	(Coastal Bush Lupine)	Shrub	SMCO	X	-	X	X	FRAGARIA CHILOENSIS	(Beach Strawberry)	Perennial	SMCO	X	-	X	-
SALVIA MELLIFERA	(Black Sage)	Shrub	SMCO	X	-	X	X	GRINDELIA STRICTA	(Gumweed)	Perennial	SMCO	-	-	X	-
								LASTHENIA CALIFORNICA	(California Goldfields)	Perennial	SMCO	-	-	X	X
								LUPINUS BICOLOR	(Miniature Lupine)	Perennial	SMCO	X	-	X	X
								MONARDELLA VILLOSA	(Coyote Mint)	Perennial	SMCO	X	X	X	X
								SCROPHULARIA CALIFORNICA	(Bee Plant)	Perennial	SMCO	X	X	X	X
								STACHYS BULLATA	(California Hedge-nettle)	Perennial	SMCO	X	X	X	X
								TRIFOLIUM FUCATUM	(Sour Clover)	Perennial	SMCO	-	-	X	X

PLANT IMAGES

SHRUBS



ARCTOSTAPHYLOS UVA-URSI



BACCHARIS PILULARIS



CEANOTHUS THYRSIFLORUS



DIPLACUS AURANTIACUS



LUPINUS ARBOREUS



SALVIA MELLIFERA

PERENNIALS/FORBS



ACHILLEA MILLEFOLIUM



ERIGERON GLAUCUS



ERIOGONUM LATIFOLIUM



ESCHSCHOLZIA CALIFORNICA



FRAGARIA CHILOENSIS



GRINDELIA STRICTA



LASTHENIA CALIFORNICA



LUPINUS BICOLOR



MONARDELLA VILLOSA



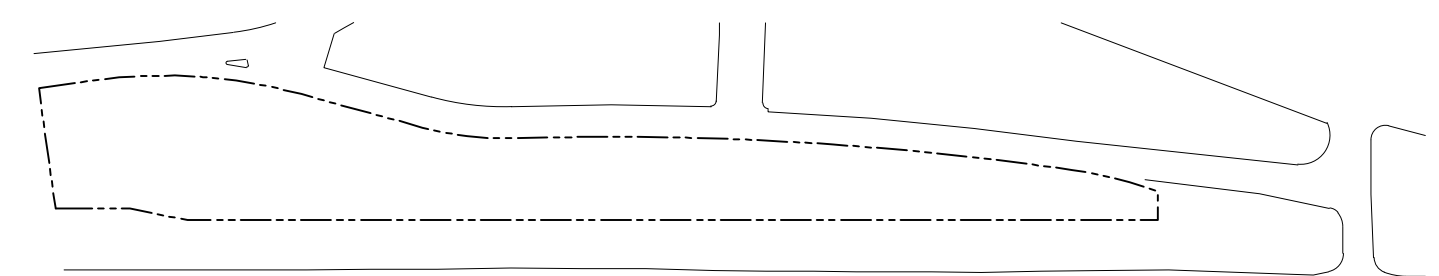
SCROPHULARIA CALIFORNICA



STACHYS BULLATA



TRIFOLIUM FUCATUM



Site Key - indicates area shown above

POLLINATOR GARDENS - HUMMINGBIRDS

DESCRIPTION

A MIX OF NATIVE SHRUBS, GRASSES, AND PERENNIALS THAT PROVIDE NECTAR OR COVER ATTRACTIVE TO AND SUPPORTING HUMMINGBIRDS. NO PERMANENT IRRIGATION

EXISTING VEGETATION MANAGEMENT

SEE VEGETATION MANAGEMENT PLAN FOR EXISTING CONDITIONS

SCHEMATIC PLANT LIST

SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WILDLIFE SUPPORTED			
				BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES
FESTUCA IDAHOENSIS	(Blue Bunchgrass)	Grass	SMCO	TR	-	X	-
FESTUCA OCCIDENTALIS	(Western Fescue)	Grass	CA	-	-	X	-
ARCTOSTAPHYLOS CRUSTACEA SSP. CRUSTACEA	(Brittle Leaf Manzanita)	Shrub	SMCO	X	X	X	X
DIPLACUS AURANTIACUS	(Monkeyflower)	Shrub	SMCO	-	X	X	-
LONICERA INVOLUCRATA	(Twinberry)	Shrub	SMCO	X	X	X	-
RIBES SANGUINEUM VAR. GLUTINOSUM	(Bood Currant)	Shrub	SMCO	X	X	X	X
RUBUS PARVIFLORUS	(Thimbleberry)	Shrub	SMCO	X	-	X	-
SALVIA CLEVELANDII	(Cleveland Sage)	Shrub	CA	X	X	X	X
SALVIA MELLIFERA	(Black Sage)	Shrub	SMCO	X	-	X	X
AQUILEGIA FORMOSA	(Western Columbine)	Perennial	CA	X	-	X	-
ERIOPHYLLUM STAECADIFOLIUM	(Lizard Tail)	Perennial	SMCO	-	-	X	X
PENSTEMON CENTRANTHIFOLIUS	(Scarlet Bugler)	Perennial	CA	X	X	X	X
SCROPHULARIA CALIFORNICA	(Bee Plant)	Perennial	SMCO	X	X	X	X
STACHYS BULLATA	(California Hedgenettle)	Perennial	SMCO	X	X	X	X

PLANT IMAGES

GRASSES



FESTUCA IDAHOENSIS



FESTUCA OCCIDENTALIS

SHRUBS



ARCTOSTAPHYLOS CRUSTACEA SSP. CRUSTACEA



DIPLACUS AURANTIACUS



LONICERA INVOLUCRATA



RIBES SANGUINEUM VAR. GLUTINOSUM



RUBUS PARVIFLORUS



SALVIA CLEVELANDII



SALVIA MELLIFERA

PERENNIALS/FORBS



AQUILEGIA FORMOSA



ERIOPHYLLUM STAECADIFOLIUM



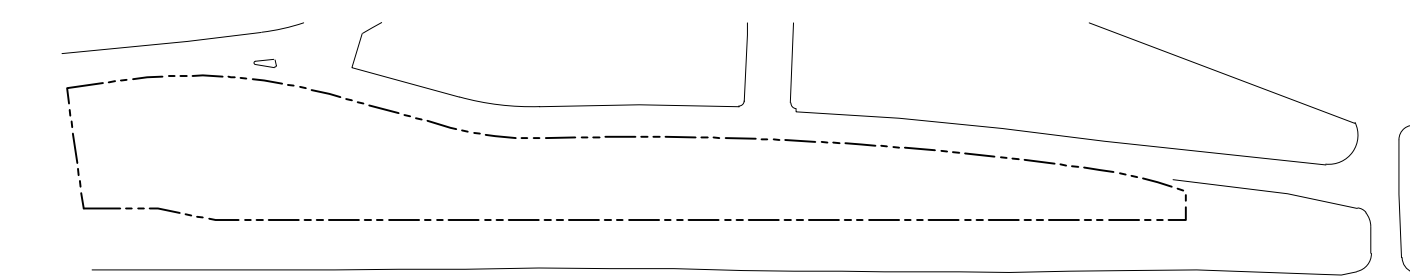
PENSTEMON CENTRANTHIFOLIUS



SCROPHULARIA CALIFORNICA



STACHYS BULLATA



Site Key - indicates area shown above

POLLINATOR GARDENS - BUTTERFLIES

DESCRIPTION

A DIVERSE MIX OF SHRUBS AND PERENNIALS PROVIDES COVER AND FORAGE FOR THE ENTIRETY OF BUTTERFLY / MOTH LIFECYCLES. NO PERMANENT IRRIGATION.

EXISTING VEGETATION MANAGEMENT

SEE VEGETATION MANAGEMENT PLAN FOR EXISTING CONDITIONS

SCHEMATIC PLANT LIST

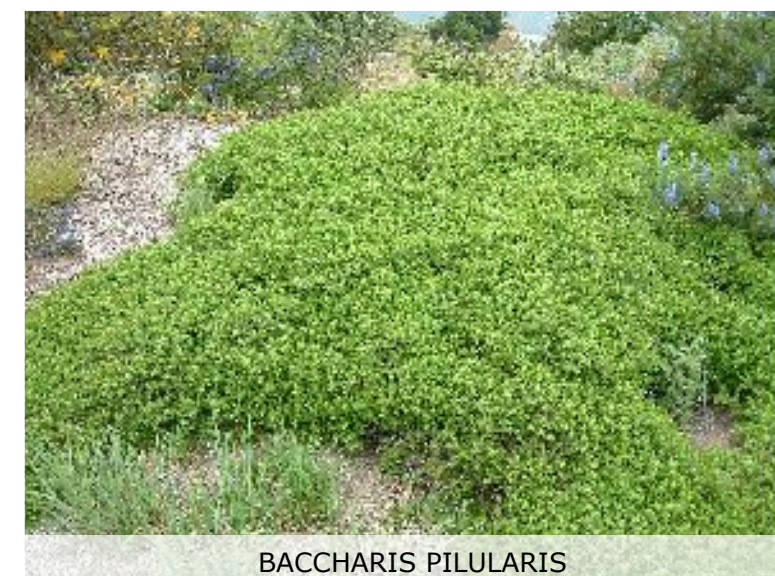
SHRUBS SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WILDLIFE SUPPORTED				FORBS SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WILDLIFE SUPPORTED			
				BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES					BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES
ARCTOSTAPHYLOS UVA-URSI	(Southern Kinnikinnick)	Shrub	CA	X	X	X	X	AQUILEGIA FORMOSA	(Western Columbine)	Perennial	CA	X	-	X	-
BACCHARIS PILULARIS	(Coyote Bush)	Shrub	SMCO	X	-	X	X	CASTILLEJA AFFINIS	(Indian Paintbrush)	Perennial	SMCO	-	-	X	-
CEANOTHUS THYRSIFLORUS	(Blueblossom Ceanothus)	Shrub	SMCO	X	-	X	X	DUDLEYA FARINOSA	(Powdery Liveforever)	Perennial	SMCO	X	X	X	-
DIPLACUS AURANTIACUS	(Monkeyflower)	Shrub	SMCO	-	X	X	-	ERIGERON GLAUCUS	(Seaside Fleabane)	Perennial	SMCO	-	-	X	X
LONICERA INVOLUCRATA	(Twinberry)	Shrub	SMCO	X	X	X	-	ERIOGONUM LATIFOLIUM	(Coast Buckwheat)	Perennial	SMCO	X	-	X	X
RIBES SANGUINEUM VAR. GLUTINOSUM	(Bood Currant)	Shrub	SMCO	X	X	X	X	ERIOPHYLLUM STAECHADIFOLIUM	(Lizard Tail)	Perennial	SMCO	-	-	X	X
RUBUS PARVIFLORUS	(Thimbleberry)	Shrub	SMCO	X	-	X	-	ESCHSCHOLZIA CALIFORNICA	(California Poppy)	Perennial	SMCO	X	-	X	X
SALVIA MELLIFERA	(Black Sage)	Shrub	SMCO	X	-	X	X	FRAGARIA CHILOENSIS	(Beach Strawberry)	Perennial	SMCO	X	-	X	-
								IRIS DOUGLASIANA	(Douglas Iris)	Perennial	SMCO	-	-	X	-
								MONARDELLA VILLOSA	(Coyote Mint)	Perennial	SMCO	X	X	X	X
								SCROPHULARIA CALIFORNICA	(Bee Plant)	Perennial	SMCO	X	X	X	X
								STACHYS BULLATA	(California Hedge-nettle)	Perennial	SMCO	X	X	X	X
								SYMPHYOTRICHUM CHILENSE	(California Aster)	Perennial	SMCO	X	-	X	X

PLANT IMAGES

SHRUBS



ARCTOSTAPHYLOS UVA-URSI



BACCHARIS PILULARIS



CEANOTHUS THYRSIFLORUS



DIPLACUS AURANTIACUS



LONICERA INVOLUCRATA



RIBES SANGUINEUM VAR. GLUTINOSUM



RUBUS PARVIFLORUS



SALVIA MELLIFERA

PERENNIALS/FORBS



AQUILEGIA FORMOSA



CASTILLEJA AFFINIS



DUDLEYA FARINOSA



ERIGERON GLAUCUS



ERIOGONUM LATIFOLIUM



ERIOPHYLLUM STAECHADIFOLIUM



ESCHSCHOLZIA CALIFORNICA



FRAGARIA CHILOENSIS



IRIS DOUGLASIANA



MONARDELLA VILLOSA



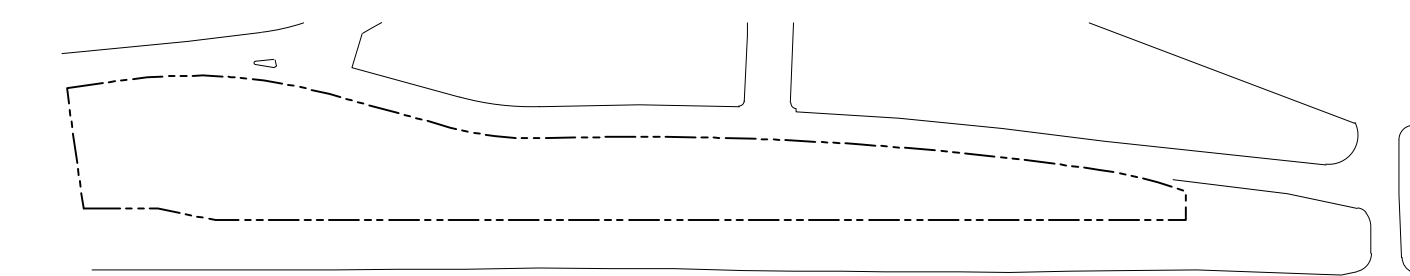
SCROPHULARIA CALIFORNICA



STACHYS BULLATA



SYMPHYOTRICHUM CHILENSE



Site Key - indicates area shown above

ORNAMENTAL PLANTING AREAS

DESCRIPTION

A DIVERSE MIX OF SHRUBS AND PERENNIALS PROVIDES COVER AND FORAGE FOR THE ENTIRETY OF BUTTERFLY / MOTH LIFECYCLES. THE ORNAMENTAL PLANTING AREAS ARE TYPICALLY PERMANENTLY IRRIGATED.

EXISTING VEGETATION MANAGEMENT

SEE VEGETATION MANAGEMENT PLAN FOR EXISTING CONDITIONS

SCHEMATIC PLANT LIST

SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WILDLIFE SUPPORTED				SCIENTIFIC NAME	COMMON NAME	TYPE	CA OR SMCO NATIVE	WILDLIFE SUPPORTED			
				BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES					BIRDS	HUMMINGBIRDS	BUTTERFLIES & MOTHS	BEES & BUMBLEBEES
BOUTELOUA 'BLONDE AMBITION'	(Blue Grama Grass)	Grass	CA	-	-	X	-	ACHILLEA MILLEFOLIUM	(Common Yarrow)	Perennial	SMCO	X	-	X	X
CAREX DENSA	(Dense Sedge)	Grass	SMCO	-	-	X	-	EPILOBIUM CANUM	(California Fuchsia)	Perennial	SMCO	X	X	X	-
MUHLENBERGIA RIGENS	(Deergrass)	Grass	CA	-	-	X	-	ERIGERON GLAUCUS	(Seaside Fleabane)	Perennial	SMCO	-	-	X	X
ARCTOSTAPHYLOS UVA-URSI	(Southern Kinnikinnick)	Shrub	CA	X	X	X	X	ERIOGONUM LATIFOLIUM	(Coast Buckwheat)	Perennial	SMCO	X	-	X	X
ARTEMISIA CALIFORNICA	(California Sagebrush)	Shrub	SMCO	X	-	X	-	HEMEROCALLIS HYBRIDS	(Daylily)	Perennial	SMCO	X	X	X	-
BACCHARIS PILULARIS	(Coyote Bush)	Shrub	SMCO	X	-	X	X	IRIS DOUGLASIANA	(Douglas Iris)	Perennial	SMCO	-	-	X	-
CEANOOTHUS THYRSIFLORUS	(Blueblossom Ceanothus)	Shrub	SMCO	X	-	X	X	OENOTHERA ELATA SSP. HOOKERI	(Hooker's Evening Primrose)	Perennial	SMCO	-	-	X	-
FRANGULA CALIFORNICA	(Coffeeberry)	Shrub	SMCO	X	-	X	X								
LAVANDULA STOECHAS	(Lavender)	Shrub	-	X	X	X	X								
SALVIA CLEVELANDII	(Cleveland Sage)	Shrub	CA	X	X	X	X								

PLANT IMAGES

GRASS



BOUTELOUA 'BLONDE AMBITION'



CAREX DENSA



MUHLENBERGIA RIGENS

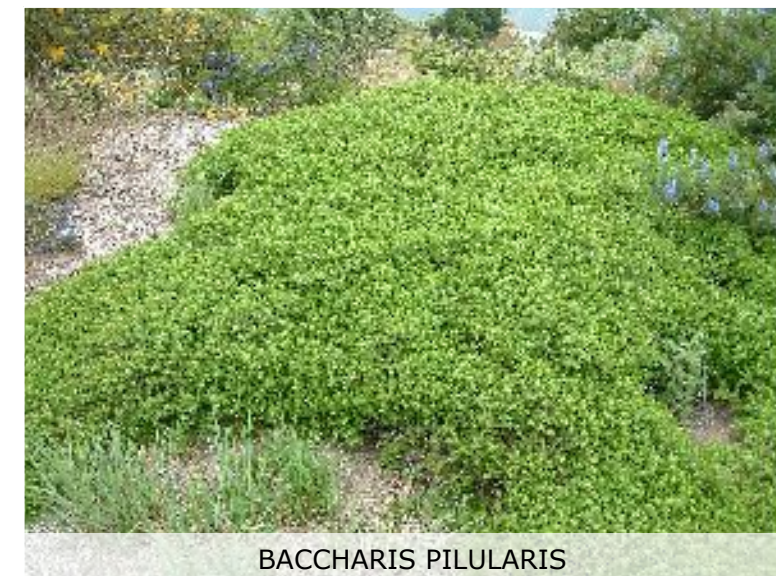
SHRUB



ARCTOSTAPHYLOS UVA-URSI



ARTEMISIA CALIFORNICA



BACCHARIS PILULARIS



CEANOOTHUS THYRSIFLORUS



FRANGULA CALIFORNICA



LAVANDULA STOECHAS



SALVIA CLEVELANDII

PERENNIALS/FORBS



ACHILLEA MILLEFOLIUM



ERIOGONUM LATIFOLIUM



HEMEROCALLIS HYBRIDS



IRIS DOUGLASIANA



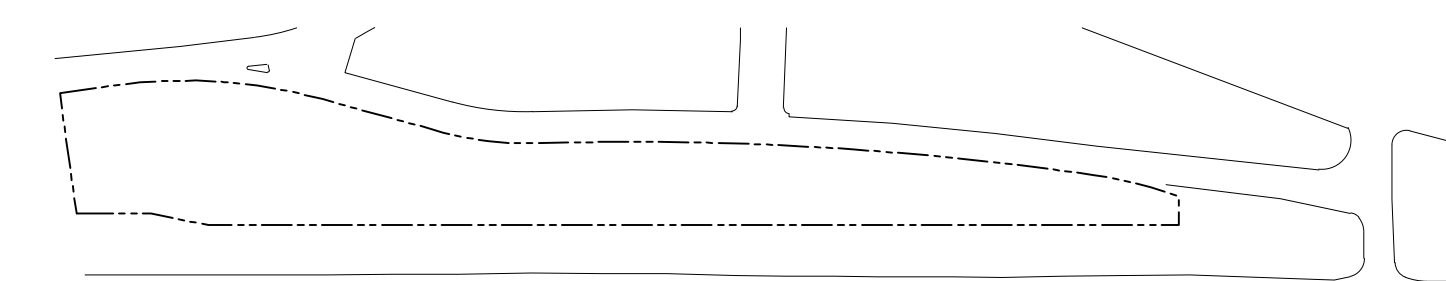
OENOTHERA ELATA SSP. HOOKERI



ACHILLEA MILLEFOLIUM



ERIOGONUM LATIFOLIUM



Site Key - indicates area shown above

CENTER

480 AVENUE, ALHAMBRA, ELK GRANADA, CA 94018
 COORDINATION SET
 FEBRUARY 09, 2023



GCSD
504 AVE. ALHAMBRA,
CA 94018

GRANADA
RECREATION
CENTER
480 AVENUE
ALHAMBRA,
ELK GRANADA,
CA 94018



PROJECT TEAM

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CONTACT: DAVID MAINO

MEP & FIRE PROTECTION:

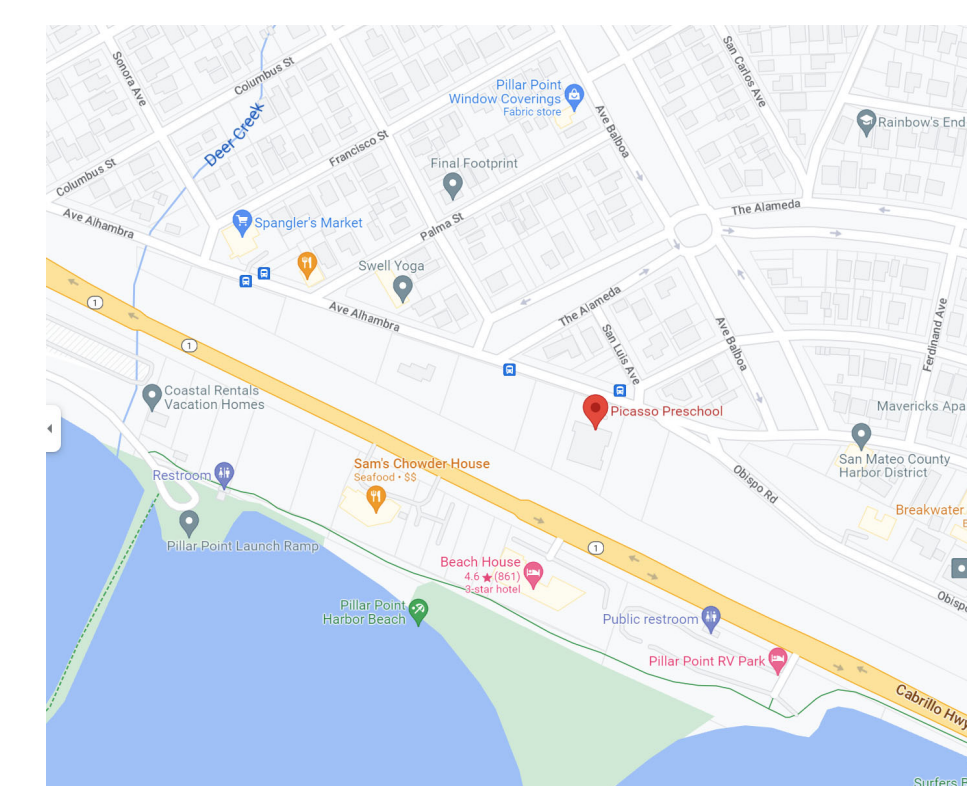
BLUE FOREST
 3622 KINGSLEY STREET
 OAKLAND, CA 94610-2833
 T: (510) 924-8205

CONTACT: TYLER BRADSHAW

PROJECT SCOPE OF WORK:

The proposed recreation center include two buildings: a ~3,000 sf existing formal preschool that will be renovated for classroom and staff space and a new ~3,000 sf building that will house a new large community room and associated spaces. The renovated building will include a central lobby that welcomes people from the entry through the building, with a staff service point. The lobby will lead to a central outdoor "living room" for both informal and formal programming. Public restrooms will be located directly off of the lobby. The renovated building will also house two classroom spaces which will be accessible from the central outdoor space: a fitness classroom for health and wellness, dance, and exercise programming, and an activity room for multi-purpose uses, including arts and crafts, trainings, classes, workshops, seminars, and use by local clubs and organizations. The fitness classroom and activity room will each have their own dedicated patio directly adjacent to the indoor space that expands the programmable space to the outdoors via glass roll up doors. The renovated building will also include a small conference room that can be used by the public or by staff. The new building will house a ~1,800 sf large community room, with an adjacent pantry or kitchen for food service and storage. Additional restrooms will be housed within the new building, accessible from the outdoors. A dedicated community room courtyard will be located adjacent to the indoor space, with sliding glass doors for indoor-outdoor programming. Site improvements will include expansion and resurfacing of the existing parking lot, located in front of the building, hardscaped patio and courtyard areas, pathways to the community park, and landscaping, including native and climate-appropriate trees, bushes, and plantings.

LOCATION MAP:



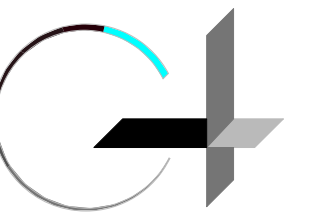
Project Arch.	...
CA REG.
PROJECT:	22581-01
ISSUE	DATE
COORDINATION SET	02/09/2024

SHEET TITLE AND NO.
 COVER SHEET

A0.0

SHEET INDEX

SHEET NO.	SHEET NAME	Phase
A0.0	COVER SHEET	SD
A0.1	SHEET INDEX	SD
A0.2	ABBREVIATIONS & LEGEND	SD
A0.4-3	CODE- EXITING PLAN	SD
A1.1-1	SITE PLAN	SD
A2.0-1	DEMOLITION FLOOR PLAN	SD
A2.0-3	DEMOLITION RCP	SD
A2.1-1	GRID PLAN	SD
A2.4-1	FLOOR PLAN- FIRST FLOOR	SD
A2.4-3	ROOF PLAN	SD
A2.5-1	ENLARGED PLANS	SD
A3.1-1	BUILDING ELEVATIONS - BUILDING A	SD
A3.1-2	BUILDING ELEVATIONS - BUILDING B	SD
A3.4-1	BUILDING SECTIONS	SD
A4.1-1	FINISH SCHEDULE & FLOOR PLAN	SD
A6.0-1	REFLECTED CEILING PLAN- FIRST FLOOR	SD
A10.1-1	FURNITURE PLAN- FIRST FLOOR (N.I.C., FOR REFERENCE ONLY)	SD



GROUP 4
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GCSD
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ELK GRANADA,
CA 94018

Project Arch. ..
CA REG.
PROJECT: 22581-01
ISSUE DATE
COORDINATION SET 02/09/2024

SHEET TITLE AND NO.
SHEET INDEX

A0.1

ARCHITECTURAL DRAWING ABBREVIATIONS

A.B.	ANCHOR BOLT	FDN.	FOUNDATION
ABV.	ABOVE	F.E.	FIRE EXTINGUISHER
A.C.	ASPHALT CONCRETE PAVING	F.E.C.	FIRE EXTINGUISHER CABINET
A.C.T.	ACOUSTIC CEILING TILE	F.F.	FINISHED FLOOR
ACOUS.	ACOUSTICAL	F.F.E.	FINISHED FLOOR ELEVATION
A.D.	AREA DRAIN	F.G.	FIXED GLASS
ADD.	ADDITIONAL	F.H.C.S.	FLAT HEAD COUNTERSUNK
ADJ.	ADJUSTABLE	FIN.	FINISH
A.E.S.S.	ARCHITECTURAL EXPOSED STRUCTURAL STEEL	FL.	FLOOR
A.F.F.	ABOVE FINISH FLOOR	FLX.	FIXTURE
AGGR.	AGGREGATE	FLASH.	FLASHING
ALT.	ALTERNATE	FLUOR.	FLUORESCENT
AL.	ALUMINUM	F.O.	FACE OF
ALUM.	ALUMINUM	F.O.C.	FACE OF CONCRETE
APPROX.	APPROXIMATE	F.O.F.	FACE OF FINISH
ARCH.	ARCHITECTURAL, ARCHITECT	F.O.M.	FACE OF MASONRY
ASPH.	ASPHALT	F.O.S.	FACE OF STUD
		F.R.P.	FIBERGLASS REINFORCED PANEL
BD.	BOARD	FRPF.	FIREPROOF
BET.	BETWEEN	FRPG.	FIREPROOFING
BIT.	BITUMEN	F.S.	FOOD SERVICE
BLDG.	BUILDING	FT.	FOOT OR FEET
BLK.	BLOCK	FTG.	FOOTING
BLKG.	BLOCKING	FURR.	FURRING
BM.	BEAM		
BND/BYND	BEYOND	GA.	GAUGE
BOT.	BOTTOM	GAL.	GALLON
B.O.	BOTTOM OF	GALV.	GALVANIZED
B.O.B.	BOTTOM OF BEAM	G.B.	GRAB BAR
B.O.C.	BOTTOM OF CONCRETE	GL.	GLASS OR GRIDLINE
B.O.S.	BOTTOM OF STEEL	GND.	GROUND
B.R.B.	BUCKLING RESTRAINT BRACE	GR.	GRADE
BTWN.	BETWEEN	GYP.	GYP SUM
B.U.W.P.	BUILT UP WATERPROOFING	G.W.B.	GYP SUM WALL BOARD
B.U.R.	BUILT UP ROOF		
		HB.	HOSE BIBB
CAB.	CABINET	HDWD.	HARDWOOD
C.B.	CATCH BASIN	HDWE.	HARDWARE
CEM.	CEMENT	H.M.	HOLLOW METAL
CER.	CERAMIC	HORIZ.	HORIZONTAL
C.G.	CORNER GUARD	H.P.	HIGH POINT
C.J.	CONTROL JOINT	HR.	HOUR
C.L.	CENTERLINE	HT.	HEIGHT
CLG.	CEILING	HVAC	HEATING, VENTILATING & AIR CONDITIONING
CLO.	CLOSET		
CLR.	MINIMUM CLEAR DIMENSION, F.O.F. TO F.O.F.	I.D.	INSIDE DIAMETER
		INSUL.	INSULATION
C.M.U.	CONCRETE MASONRY UNIT	INT.	INTERIOR
C.O.	CONCRETE OPENING		
COL.	COLUMN	J.	JUNCTION
COMP.	COMPOSITION	J.B.	JUNCTION BOX
CONC.	CONCRETE	JAN.	JANITOR
CONN.	CONNECTION	JNT.	JOINT
COND.	CONDITION	JST.	JOIST
CONSTR.	CONSTRUCTION	JT.	JOINT
CONT.	CONTINUOUS		
CORR.	CORRIDOR	KIT.	KITCHEN
CNTR.	COUNTER		
C.T.	CERAMIC TILE	LAM.	LAMINATE
CTR.	CENTER	LAV.	LAVATORY
CTSK.	COUNTERSUNK	LOC.	LOCATION
C.U.	CONDENSER UNIT	L.F.	LINEAR FEET
C.W.	CURTAIN WALL OR CUSTOM WOOD	L.P.	LOW POINT
		LT.	LIGHT
D.A.	DISABLED ACCESS	MACH.	MACHINE
DBL.	DOUBLE	MAX.	MAXIMUM
DEPT.	DEPARTMENT	MECH.	MECHANICAL
DET.	DETAIL	MEMB.	MEMBRANE
D.F.	DRINKING FOUNTAIN	MET.	METAL
DIA.	DIAMETER	MFG.	MANUFACTURER
DIAG.	DIAGONAL	MFR.	MANUFACTURER
DIM.	DIMENSION	MH.	MANHOLE
DISCONT.	DISCONTINUOUS	MIN.	MINIMUM
DISP.	DISPENSER	MIR.	MIRROR
DN.	DOWN	MISC.	MISCELLANEOUS
D.O.	DOOR OPENINGS	M.R.	MOISTURE RESISTANT
D.P.	DIMENSION POINT	M.O.	MASONRY OPENING
DR.	DOOR	MSNRY.	MASONRY
D.S.	DOWNSPOUT	M.T.	METAL THRESHOLD
S.S.P.	DRY STANDPIPE	MTD.	MOUNTED
D/W	DISHWASHER	MTG.	MOUNTING
DWG.	DRAWING		
DWR.	DRAWER	(N)	NEW
		N.	NORTH
(E)	EXISTING	N.A.	NOT APPLICABLE
E.	EAST	NOT IN CONTRACT	
EA.	EACH	NO. or #	NUMBER
E.F.	EXHAUST FAN	NOM.	NOMINAL
E.J.	EXPANSION JOINT	N.T.S.	NOT TO SCALE
EL.	ELEVATION		
ELEC.	ELECTRICAL	O.	OUTSIDE
EMER.	EMERGENCY	O/	OVER
ENCL.	ENCLOSURE	O.A.	OVERALL
E.P.	EDGE OF PAVEMENT	O.C.	ON CENTER
EPS.	EXPANDED POLYSTYRENE	O.D.	OUTSIDE DIAMETER
EQ.	EQUAL	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
EQPM.	EQUIPMENT	O.H.	OPPOSITE HAND
E.W.C.	ELECTRIC WATER COOLER	OFF.	OFFICE
EXP.	EXPANSION, EXPANDED	OPNG.	OPENING
EXPO.	EXPOSED	OPP.	OPPOSITE
EXIST.	EXISTING	O.R.D.	OVERFLOW ROOF DRAIN
EXT.	EXTERIOR	O.R.S.	OVERFLOW ROOF SCUPPER
		O.S.B.	ORIENTED STRAND BOARD
		O.S.W.	OCCUPANCY SEPARATION WALL
F.A.	FIRE ALARM		
F.D.	FLOOR DRAIN		

P.C.	PORTLAND CEMENT
PHEN.	PHENOLIC
PL.	PLATE
P.L.	PROPERTY LINE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLUMB.	PLUMBING
PLYWD.	PLYWOOD
PR.	PAIR
PRCAST.	PRECAST
PREFIN.	PREFINISHED
PT.	POINT
PTD.	PAINTED
P.T.D.	PAPER TOWEL DISPENSER
P.T.D./RE	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE
P.V.C.	POLYVINYLCHLORIDE

(R)	REMOVE EXISTING
(RL)	RELOCATE EXISTING
R.	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REFL.	REFLECTED
REFR.	REFRIGERATOR
REINF.	REINFORCED OR REINFORCING
REQ.	REQUIRED
R.E.S.	RESILIENT EDGE STRIP
RESIL.	RESILIENT
RGTR.	REGISTER
RM.	ROOM
R.O.	ROUGH OPENING
RV.	ROOF VENT
R.W.L.	RAIN WATER LEADER

S.	SOUTH
S.A.D.	SEE ARCHITECTURAL DOCUMENTS
S.C.D.	SEE CIVIL DOCUMENTS
S.E.D.	SEE ELECTRICAL DOCUMENTS
S.G.D.	SEE GRAPHIC DOCUMENTS
S.L.D.	SEE LANDSCAPE DOCUMENTS
S.M.D.	SEE MECHANICAL DOCUMENTS
S.P.D.	SEE PLUMBING DOCUMENTS
S.S.D.	SEE STRUCTURAL DOCUMENTS
S.T.D.	SEE TELECOM AND AV DOCUMENTS
S.C.	SOLID CORE
S.C.P.	SEAT COVER DISPENSER
SCHED.	SCHEDULE
S.D.	SOAP DISPENSER
S.F.	SQUARE FOOT
SH.	SHELF
SHLV.	SHELVES
SECT.	SECTION
SHWR.	SHOWER
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
SK.	SINK
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
SOF.	SOFFIT
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
STUCT.	STRUCTURE
SUSP.	SUSPENDED
SYM.	SYMMETRICAL

T.	TREAD
T.B.	TOWEL BAR
T.C.	TOP OF CURB
TEL.	TELEPHONE
TEMP.	TEMPERED
TEXT.	TEXTURE
THK.	THICK
THRES.	THRESHOLD
T.P.	TOP OF PAVEMENT
T.P.D.	TOILET PAPER DISPENSER
T.S.	TUBE STEEL
T.O.	TOP OF
T.O.B.	TOP OF BEAM
T.O.C.	TOP OF CURB OR TOP OF CONCRETE
T.O.P.	TOP OF PARAPET
T.O.R.	TOP OF ROOF
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TYP.	TYPICAL

UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL

V.C.T.	VINYL COMPOSITE TILE
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
V.T.R.	VENT TO ROOF

W.	WEST
W/	WITH

W.C.	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
WIND.	WINDOW
W/O	WITHOUT
WP.	WATERPROOF OR WATERPROOFING
W.P.	WORK POINT
WSCT.	WAINSCOT
WT.	WEIGHT

&	AND
∠	ANGLE
@	AT
⊕	CENTERLINE
∅	DIAMETER
PERP.	PERPENDICULAR
DN.	SLOPE DOWN/STAIR DOWN

ARCHITECTURAL DRAWING TITLE ABBREVIATIONS

NOTE: THE ABBREVIATIONS BELOW APPLY TO DETAIL DRAWING TITLES.

I	INTERIOR
E	EXTERIOR
BC	BICYCLE CANOPY
CL	CEILING
CS	CASEWORK
DA	DISABLED ACCESS COMPLIANCE
DR	DOOR
EQ	EQUIPMENT
FL	FLOOR
GL	WINDOW
MP	METAL PANEL
PN	PENETRATIONS
RF	ROOF
SG	SIGNAGE
ST	SITE
VC	VERTICAL CIRCULATION
WA	WALL
WP	WATERPROOFING BELOW GRADE
WS	WINDOW SCHEDULE

NOTE: THE ABBREVIATIONS BELOW APPLY TO PLAN AND ELEVATION DRAWING TITLES.

(E)	EXISTING
CP	CEILING PLAN
CPE	ENLARGED CEILING PLAN
EE	ENLARGED ELEVATION
EL	ELEVATION
FP	FLOOR PLAN
FPE	ENLARGED FLOOR PLAN
FPR	REFERENCE FLOOR PLAN
GR	GRID PLAN
RCP	REFLECTED CEILING PLAN
RP	ROOF PLAN
RPR	REFERENCE ROOF PLAN
SP	SITE PLAN

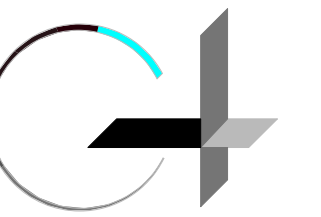
WALL TYPE LEGEND

	EXISTING WALL, TO REMAIN
	EXISTING WALL, TO BE DEMOLISHED
	NEW WALL

ARCHITECTURAL DRAWING SYMBOLS LEGEND

(SEE SHEET LEGENDS FOR ADDITIONAL INFORMATION)

	DIRECTION OF VIEW								
	SECTION DETAIL NUMBER								
	SHEET NUMBER								
	DIRECTION OF VIEW								
	DETAIL NUMBER								
	SHEET NUMBER								
	ROOM NAME								
	ROOM NUMBER								
	AREA								
	CEILING HEIGHT								
	LOCATION								
	ELEVATION								
	DOOR NUMBER (SEE DOOR SCHEDULE)								
	WINDOW/LOUVER NUMBER (SEE WINDOW/LOUVER SCHEDULE)								
	INTERIOR WALL TYPE (SEE A9.0 FOR WALL TYPE)								
	EXTERIOR WALL TYPE (SEE A8.0 FOR WALL TYPE)								
	KEYNOTE								
	GRID NUMBER								
	TRUE NORTH								
	PROJECT NORTH ARROW								
<table border="1"> <thead> <tr> <th>101</th><th>Room name</th></tr> </thead> <tbody> <tr> <td>WALLS</td><td>N^W Wall Finish-North^E Wall Finish-East S^W Wall Finish-South^E Wall Finish-West</td></tr> <tr> <td>BASE</td><td>N^W Base Finish-North^E Base Finish-East S^W Base Finish-South^E Base Finish-West</td></tr> <tr> <td>FLOOR</td><td>Floor Finish</td></tr> </tbody> </table>	101	Room name	WALLS	N ^W Wall Finish-North ^E Wall Finish-East S ^W Wall Finish-South ^E Wall Finish-West	BASE	N ^W Base Finish-North ^E Base Finish-East S ^W Base Finish-South ^E Base Finish-West	FLOOR	Floor Finish	
101	Room name								
WALLS	N ^W Wall Finish-North ^E Wall Finish-East S ^W Wall Finish-South ^E Wall Finish-West								
BASE	N ^W Base Finish-North ^E Base Finish-East S ^W Base Finish-South ^E Base Finish-West								
FLOOR	Floor Finish								



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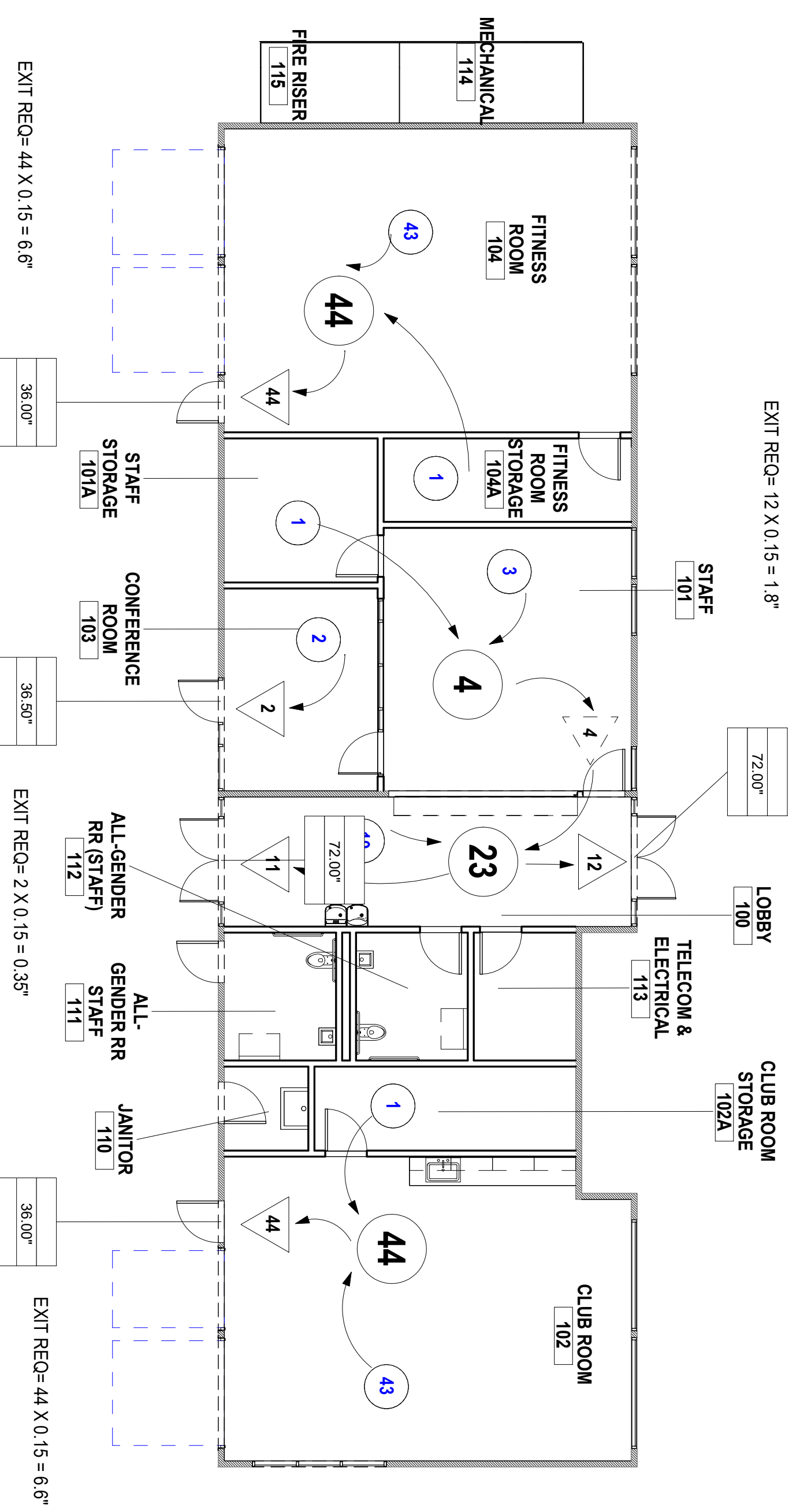
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CENTER

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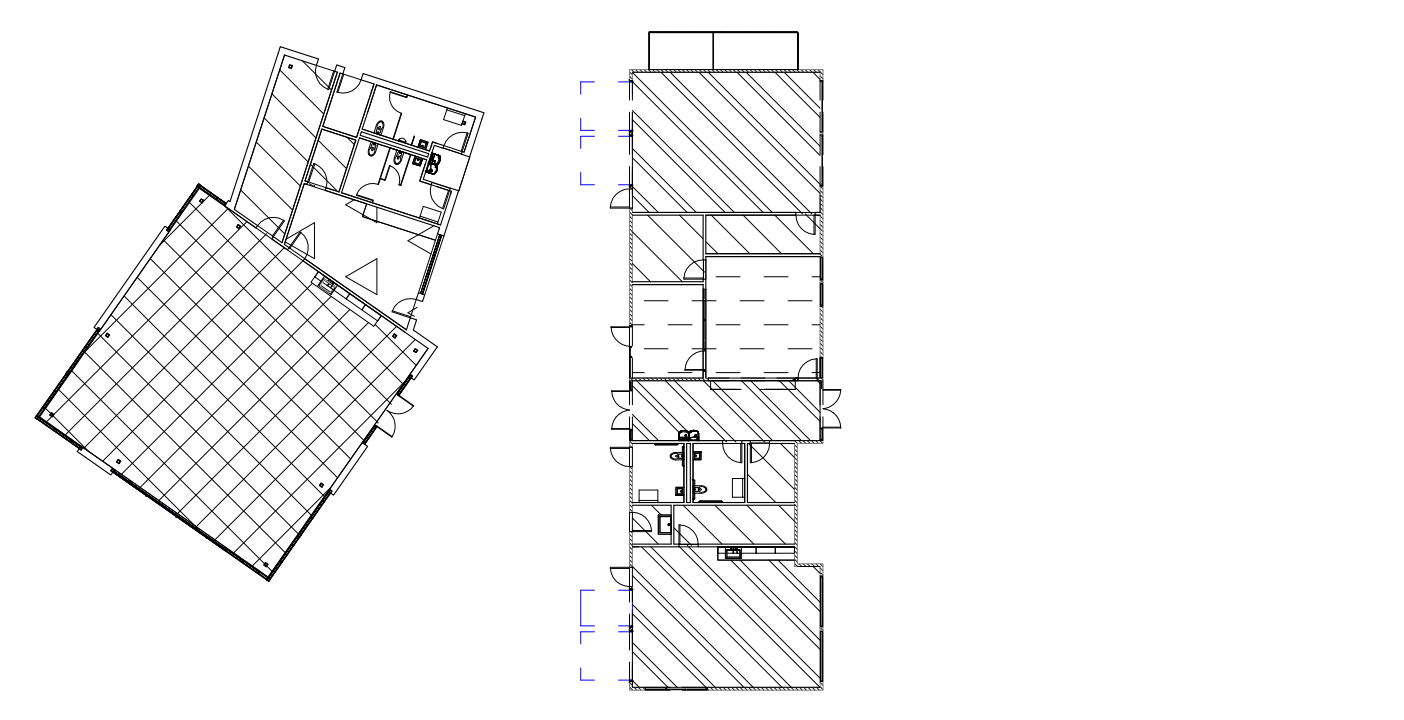
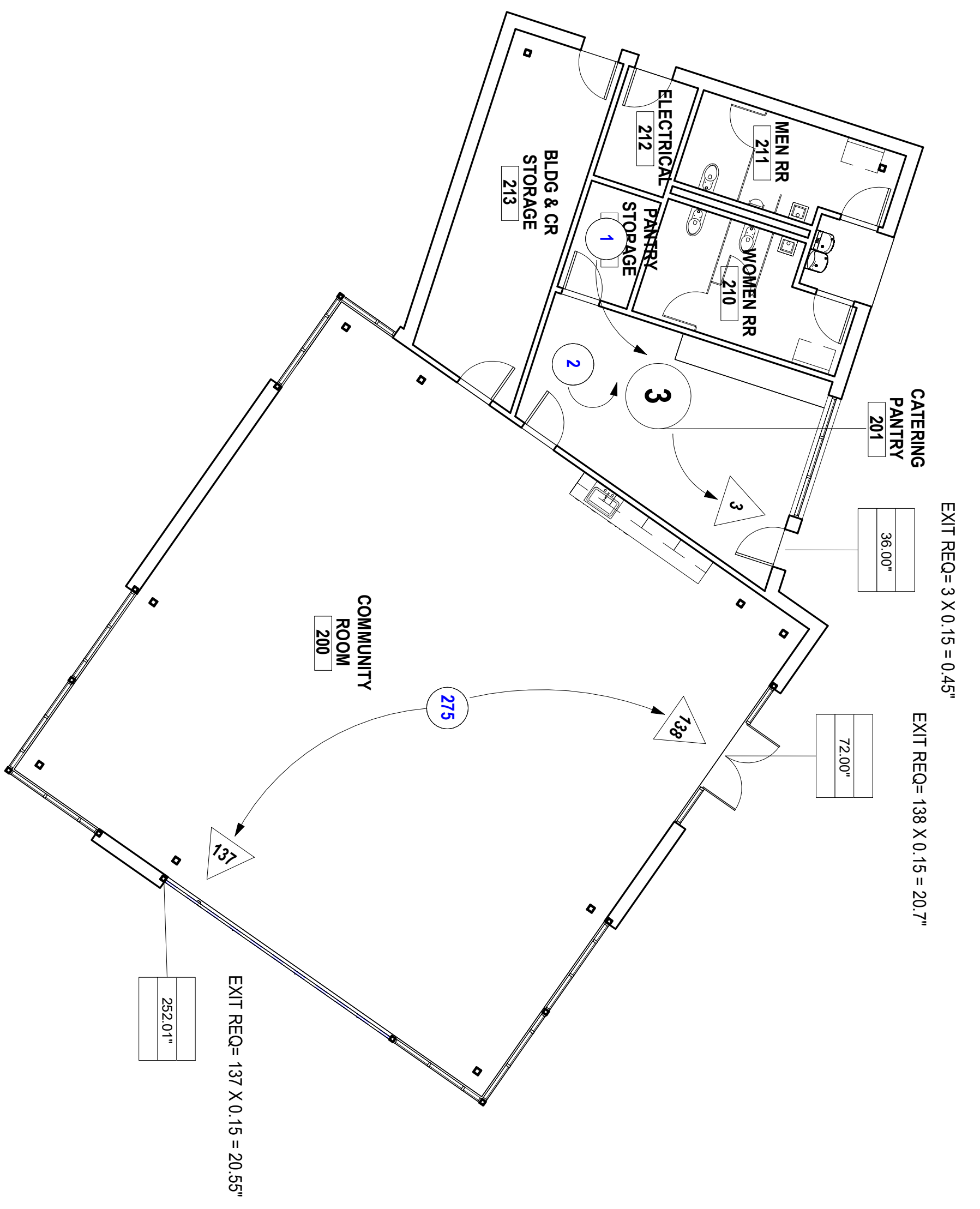
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SHEET TITLE AND NO.
ABBREVIATIONS &
LEGEND

A0.2



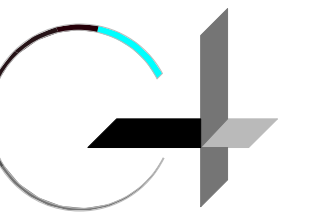
ROOM NAM	ROOM NAM
104	FITN
101A	STAF
101	STAF
100	LOBB
114	ELEC
111	ALL-
102	CLUB
200	COM
114	MEG
115	FIRE
102A	CLUB
110	JANI
112	ALL-4
113	TELE
103	CON
201	CATE
210	WOK
211	MEN
212	ELEC
201A	PANT
213	BLDG
104A	FITN
TOTAL OCCU	



TYPE C
[Pattern]
[Pattern]
[Pattern]
[Pattern]

1 FP01- FIRST FLOOR PLAN - EXITING
1/8" = 1'-0"

2 FP01- FIRST FLOOR PLAN - OCCUPANCY TYPE
1" = 30'-0"



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SHEET TITLE AND NO.
 RENDERINGS

A0.5-0



VIEW OF RECREATION CENTER FROM OBISPO RD



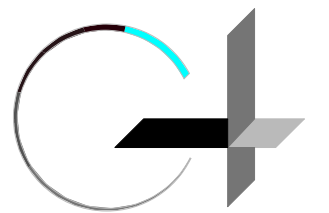
VIEW OF OUTDOOR LIVING ROOM FROM BURNHAM PARK



VIEW OF COMMUNITY ROOM FROM CABRILLO HIGHWAY N



NOTES
 1. SEE CIVIL AND LANDSCAPE DRAWINGS.



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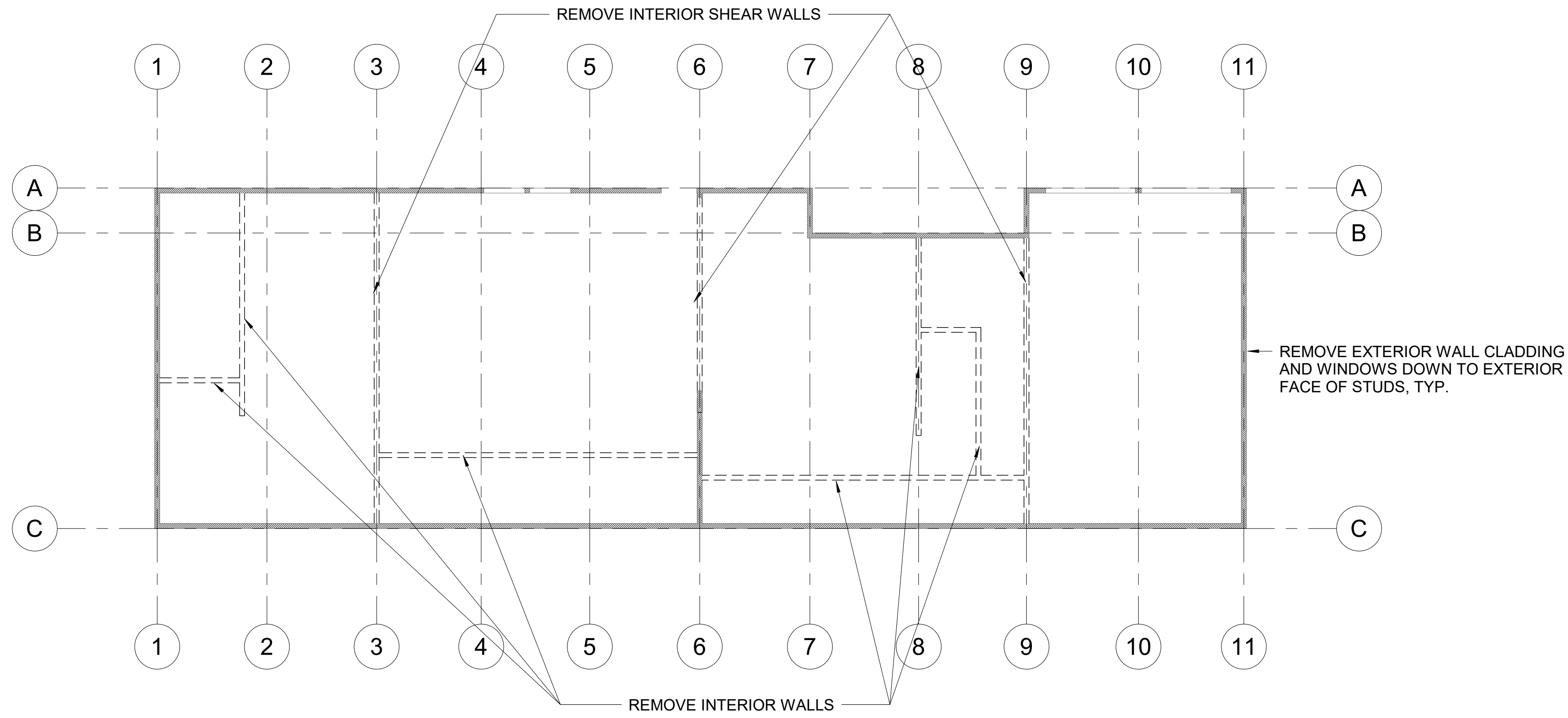
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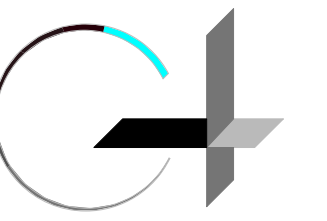
SHEET TITLE AND NO.
 SITE PLAN

A1.1-1





② FP01- FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0"



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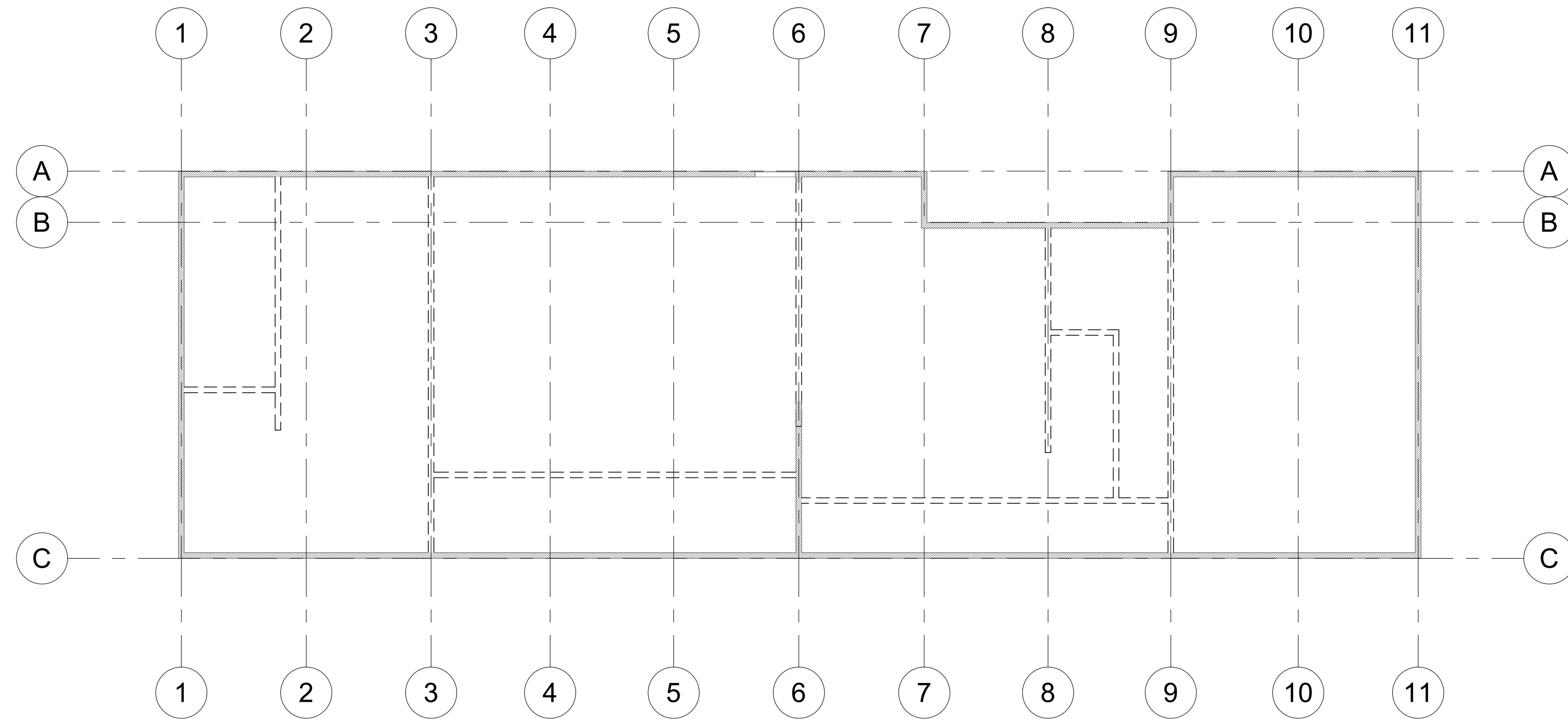
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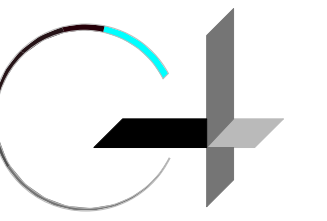
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SHEET TITLE AND NO.
DEMOLITION
FLOOR PLAN

A2.0-1



① RCP01-REFLECTED DEMOLITION CEILING PLAN- FIRST FLOOR
1/8" = 1'-0"



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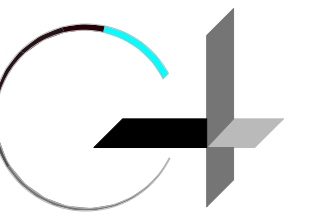
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SHEET TITLE AND NO.
DEMOLITION RCP

A2.0-3



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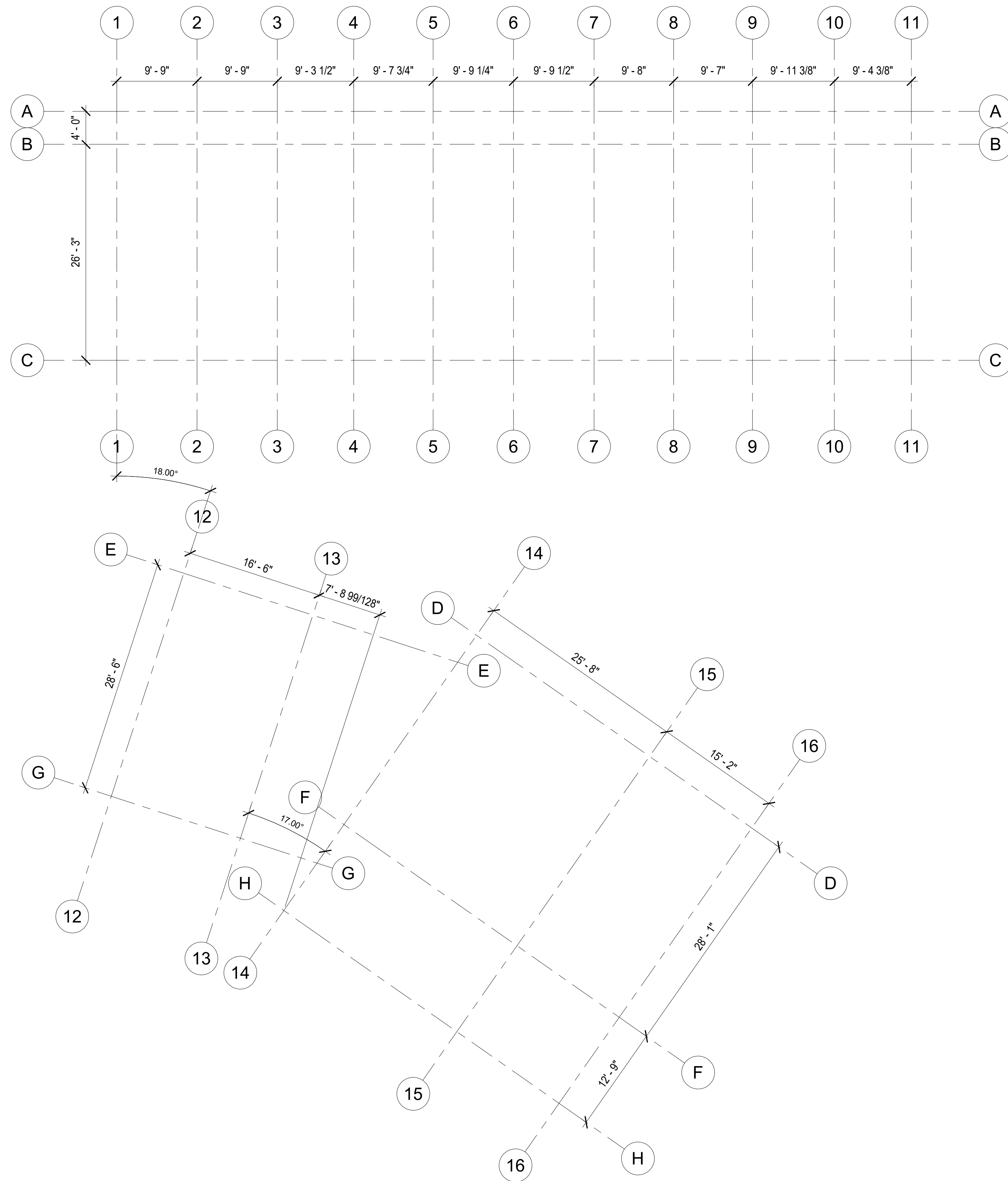
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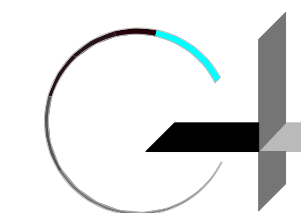
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SHEET TITLE AND NO.
GRID PLAN

A2.1-1



1 GP- GRID PLAN
1/8" = 1'-0"



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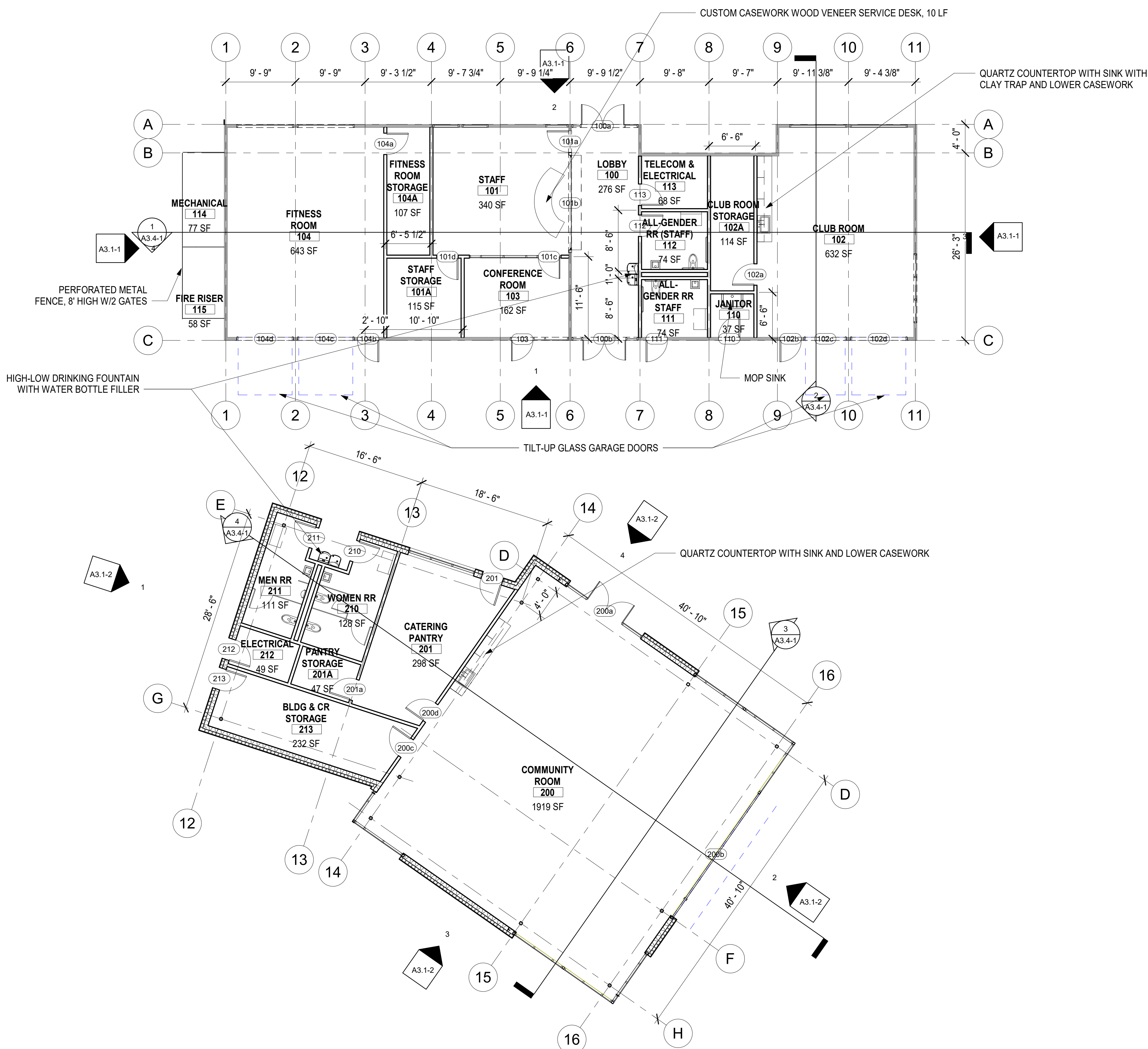
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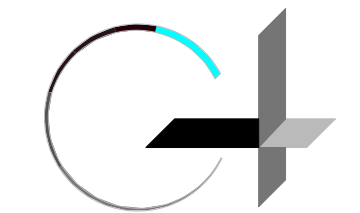
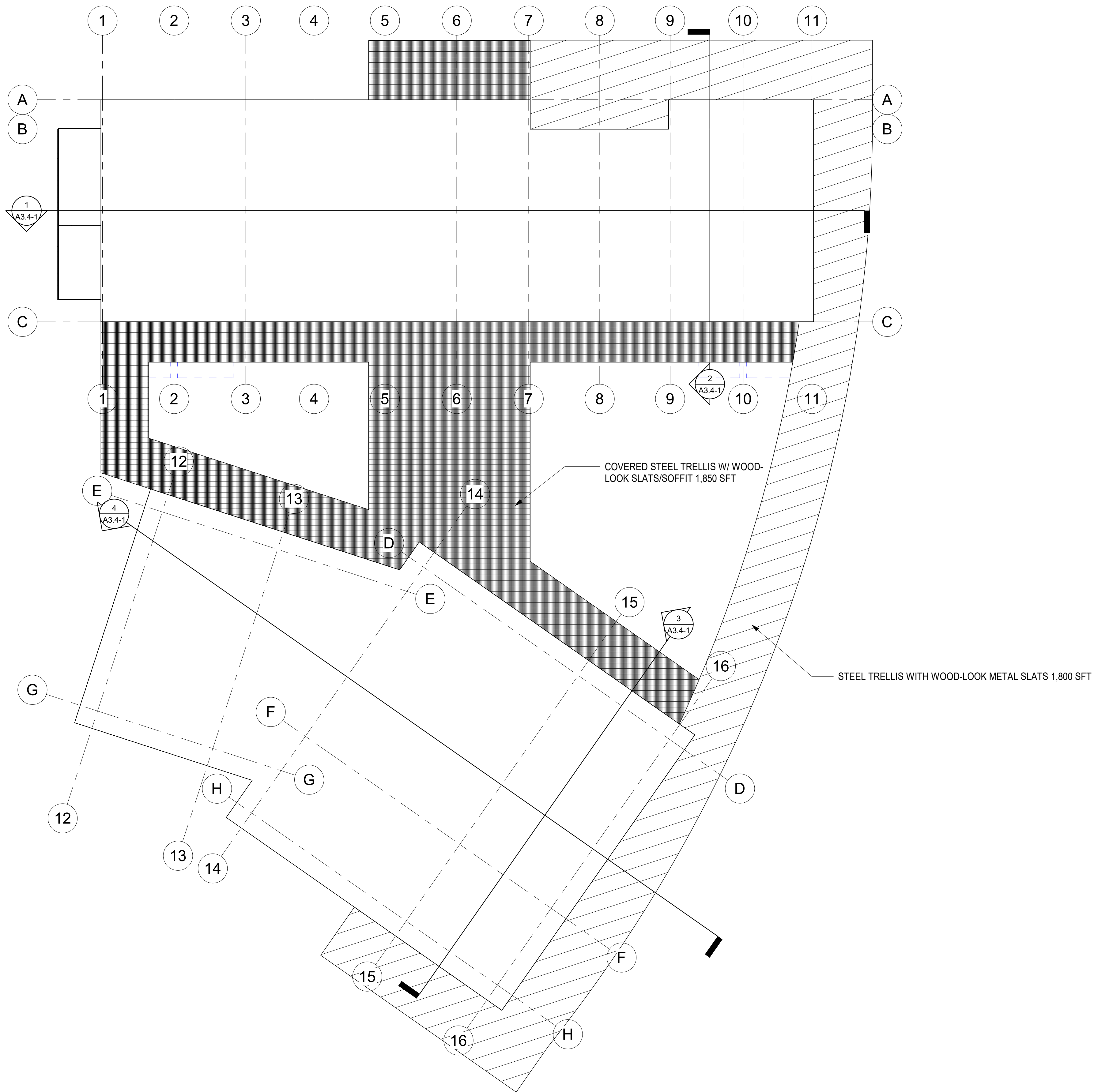
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SHEET TITLE AND NO.
 FLOOR PLAN-
 FIRST FLOOR

A2.4-1



① FP01- FIRST FLOOR PLAN
 1/8" = 1'-0"



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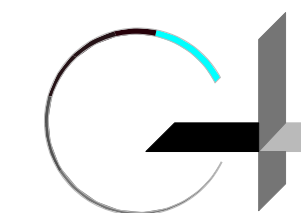
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SHEET TITLE AND NO.
 ROOF PLAN

A2.4-3

① RP- ROOF PLAN
 1/8" = 1'-0"

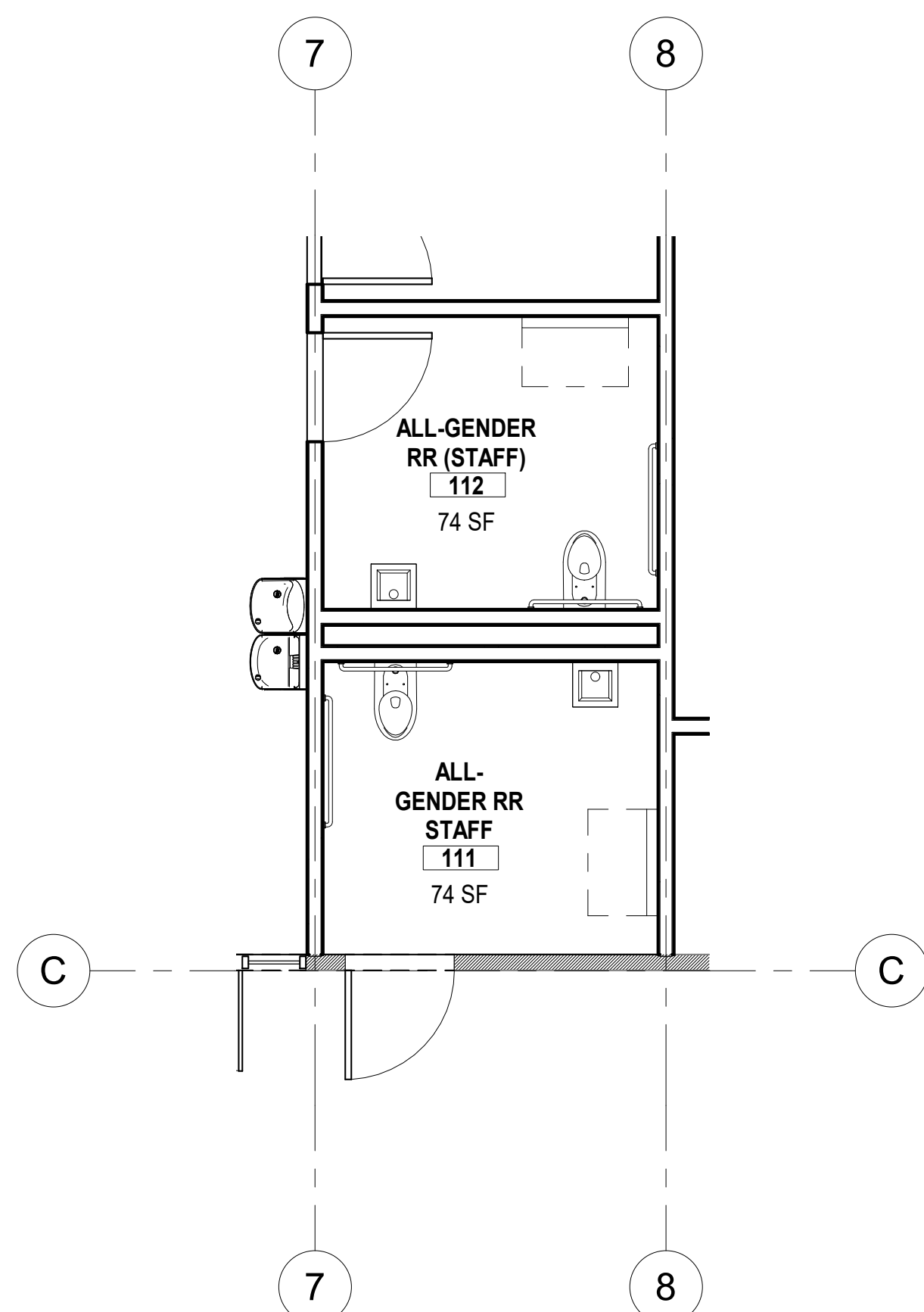


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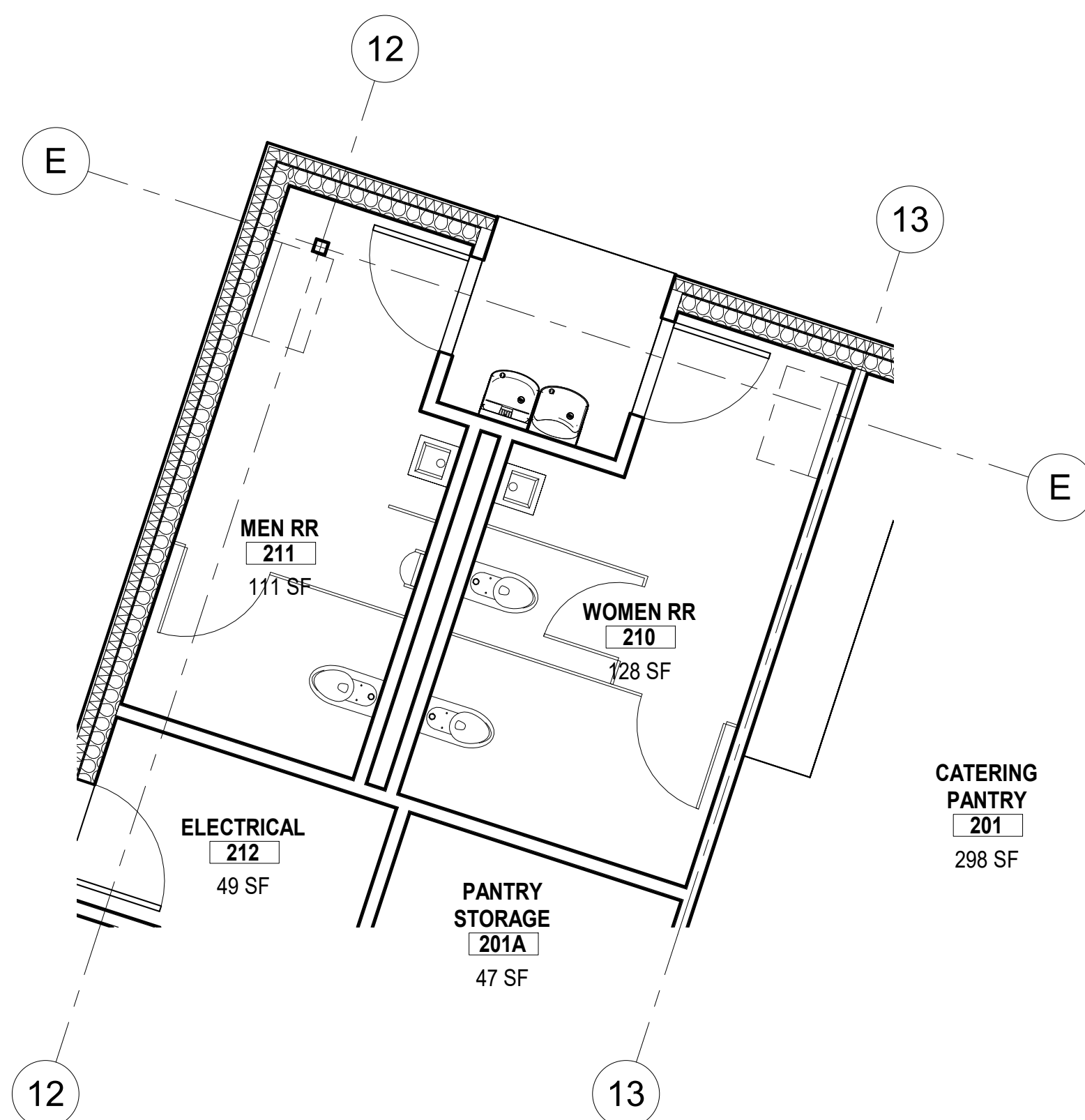


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① FP01- ENLARGED PLAN EXISTING
 1/4" = 1'-0"



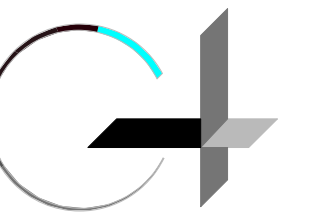
② FP01- ENLARGED PLAN NEW ADDITION
 1/4" = 1'-0"

KEYNOTE

NO. KEYNOTE TEXT

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SHEET TITLE AND NO.
 ENLARGED PLANS



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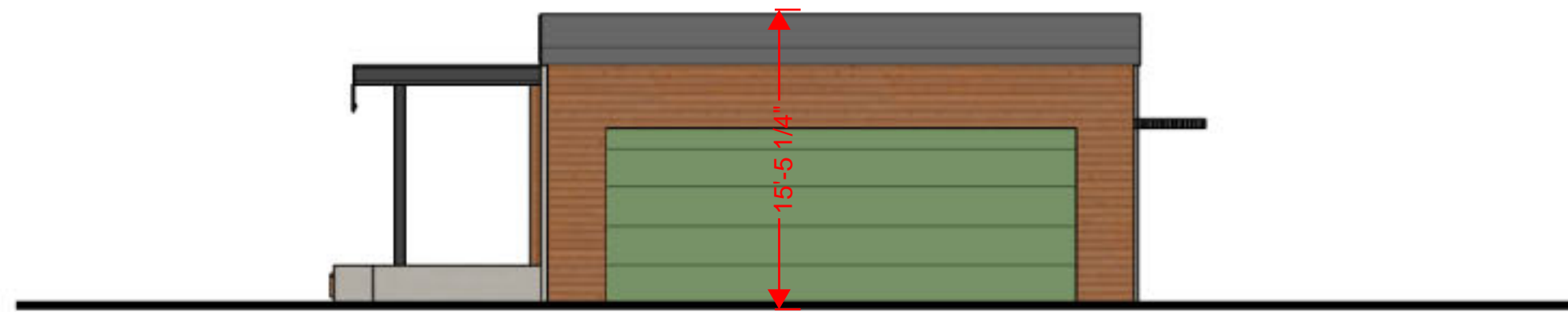
SHEET TITLE AND NO.

**BUILDING
ELEVATIONS -
BUILDING A**

A3.1-1



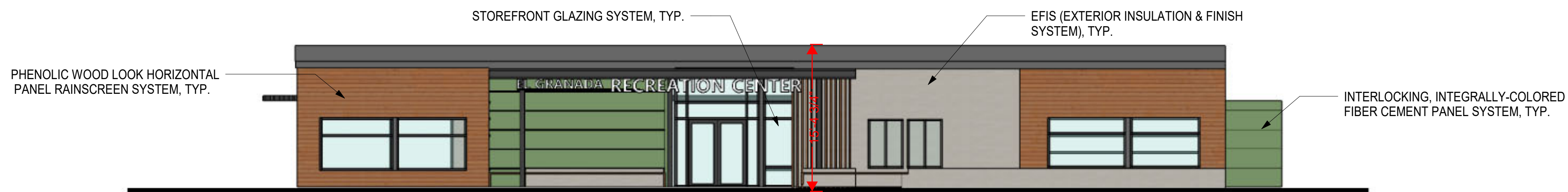
④ OVERALL ELEVATION BUILDING A EAST
1/8" = 1'-0"



③ OVERALL ELEVATION BUILDING A WEST
1/8" = 1'-0"



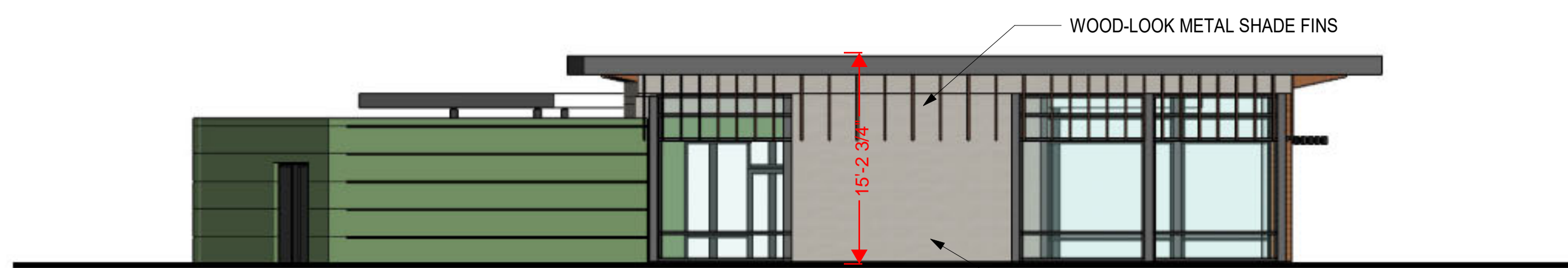
② OVERALL ELEVATION BUILDING A SOUTH
1/8" = 1'-0"



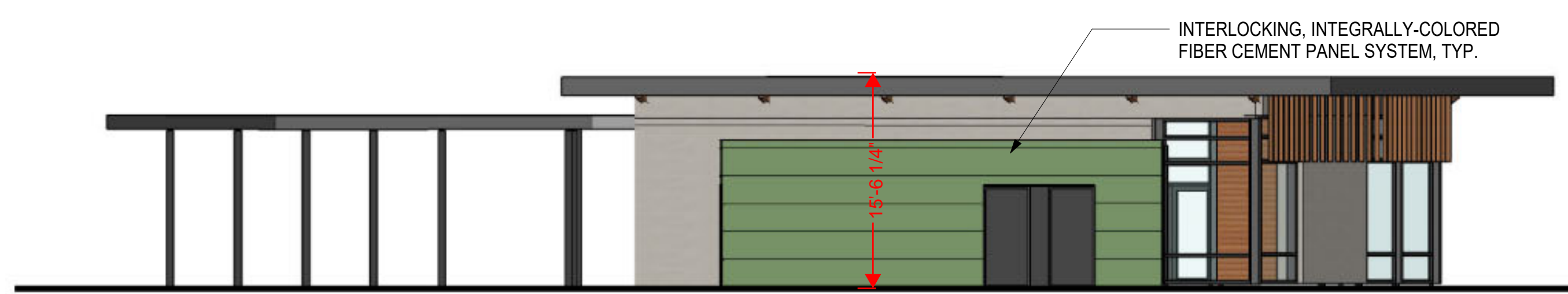
① OVERALL ELEVATION BUILDING A NORTH
1/8" = 1'-0"



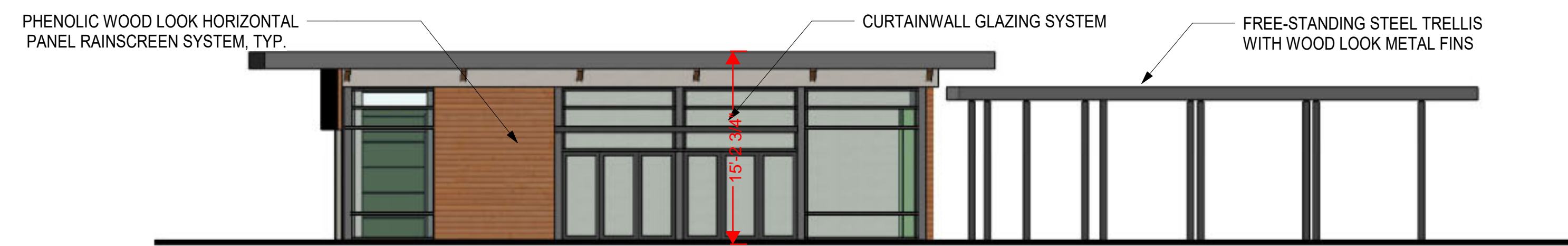
④ OVERALL ELEVATION BUILDING B SOUTHEAST
1/8" = 1'-0"



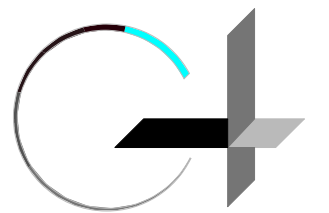
③ OVERALL ELEVATION BUILDING B NORTHWEST
1/8" = 1'-0"



② OVERALL ELEVATION BUILDING B NORTHEAST
1/8" = 1'-0"



① OVERALL ELEVATION BUILDING B SOUTHWEST
1/8" = 1'-0"



GROUP 4
ARCHITECTURE
RESEARCH +
PLANNING, INC
211 LINDEN AVENUE
SO. SAN FRANCISCO
CA 94080 USA
650-871-0709



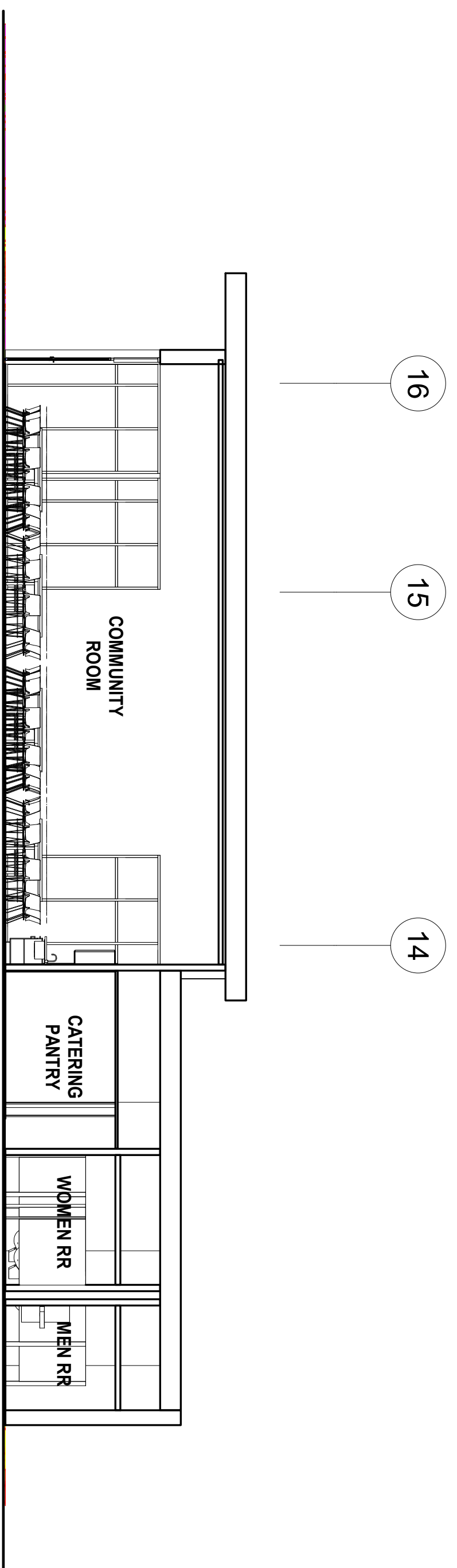
GCSD
504 AVE. ALHAMBRA,
CA 94018

**GRANADA
RECREATION
CENTER**
**480 AVENUE
ALHAMBRA
ELK GRANADA,
CA 94018**

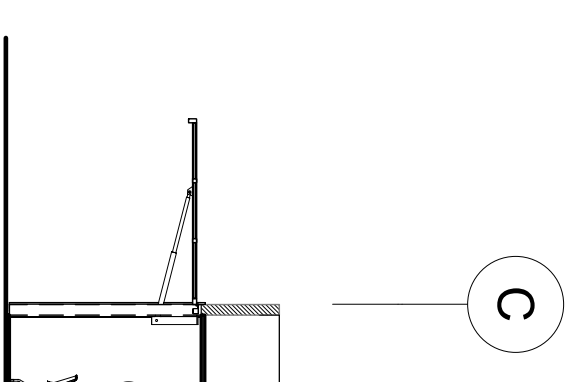
Project Arch.	..
CA REG.
PROJECT:	22581-01
ISSUE	DATE
COORDINATION SET	02/09/2024

SHEET TITLE AND NO.
**BUILDING
ELEVATIONS -
BUILDING B**

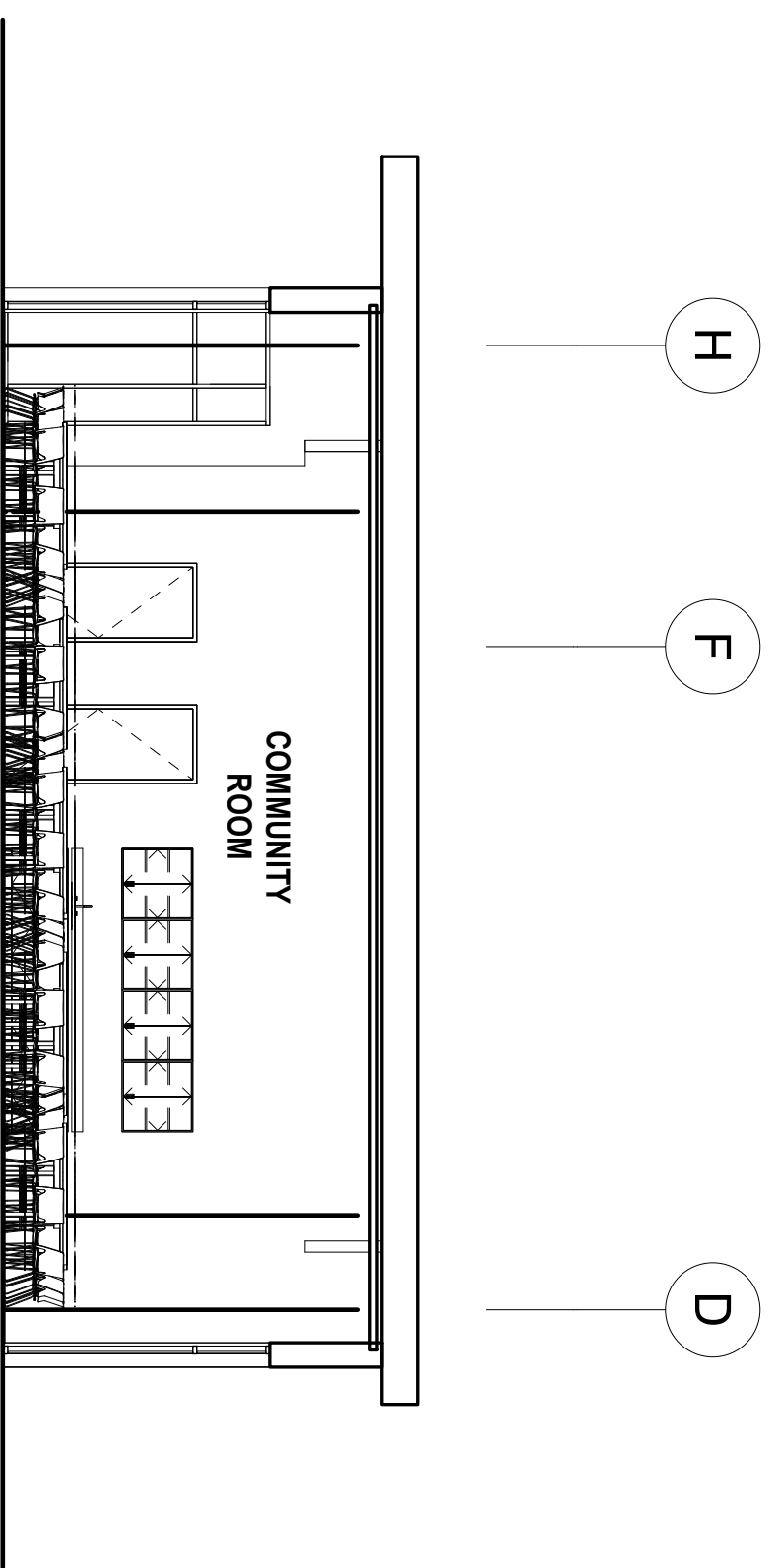
A3.1-2



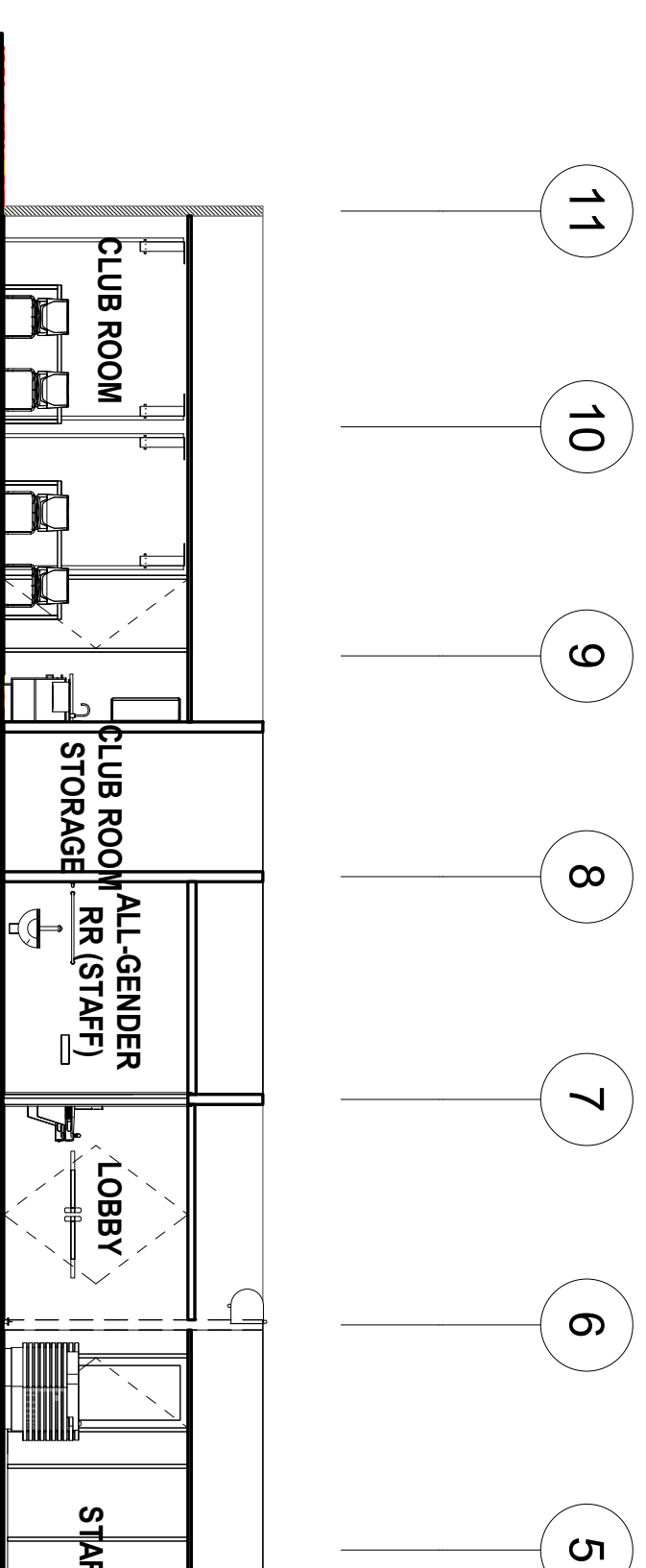
4 NE-SW SECTION THROUGH BUILDING B
1/8" = 1'-0"



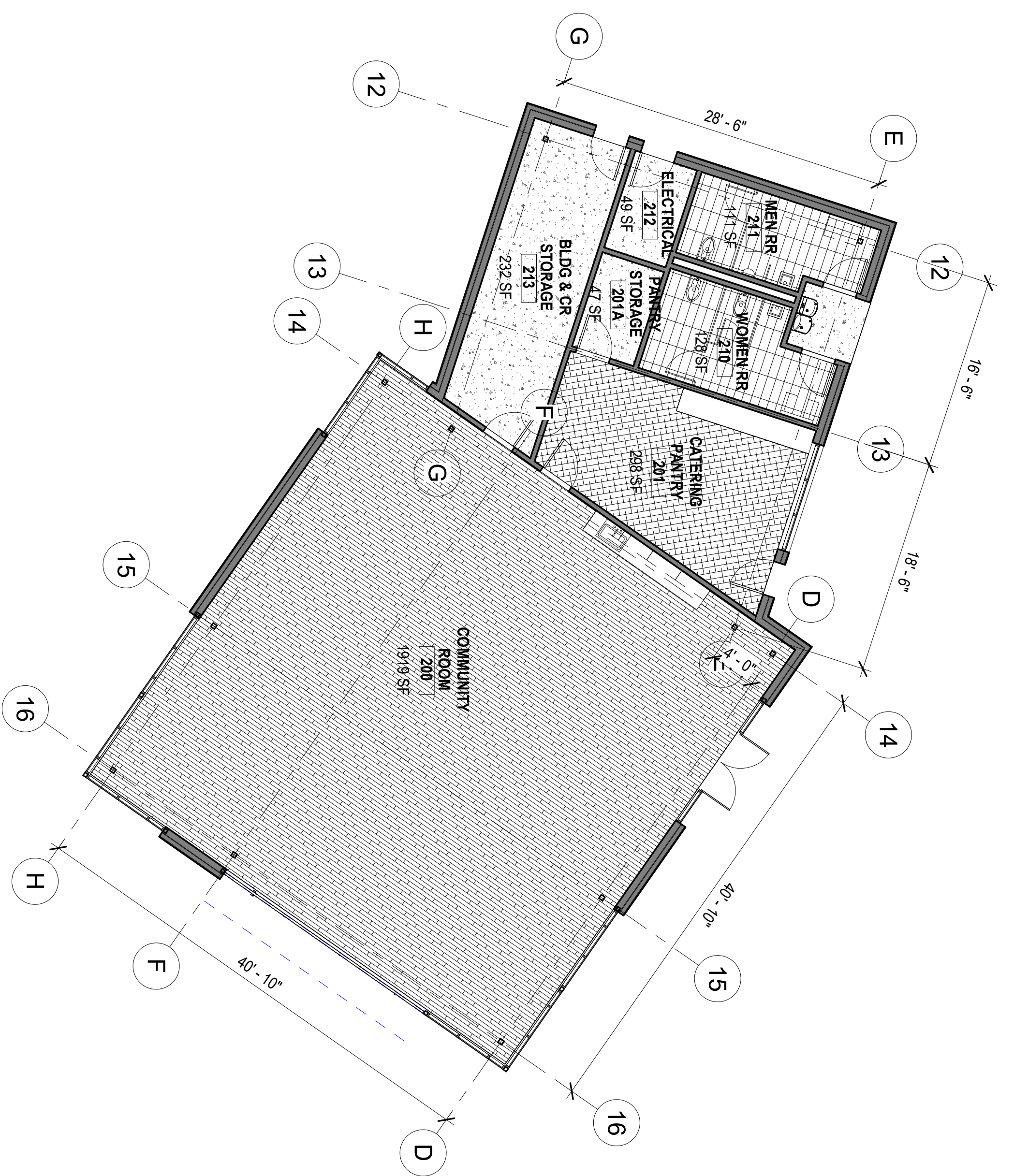
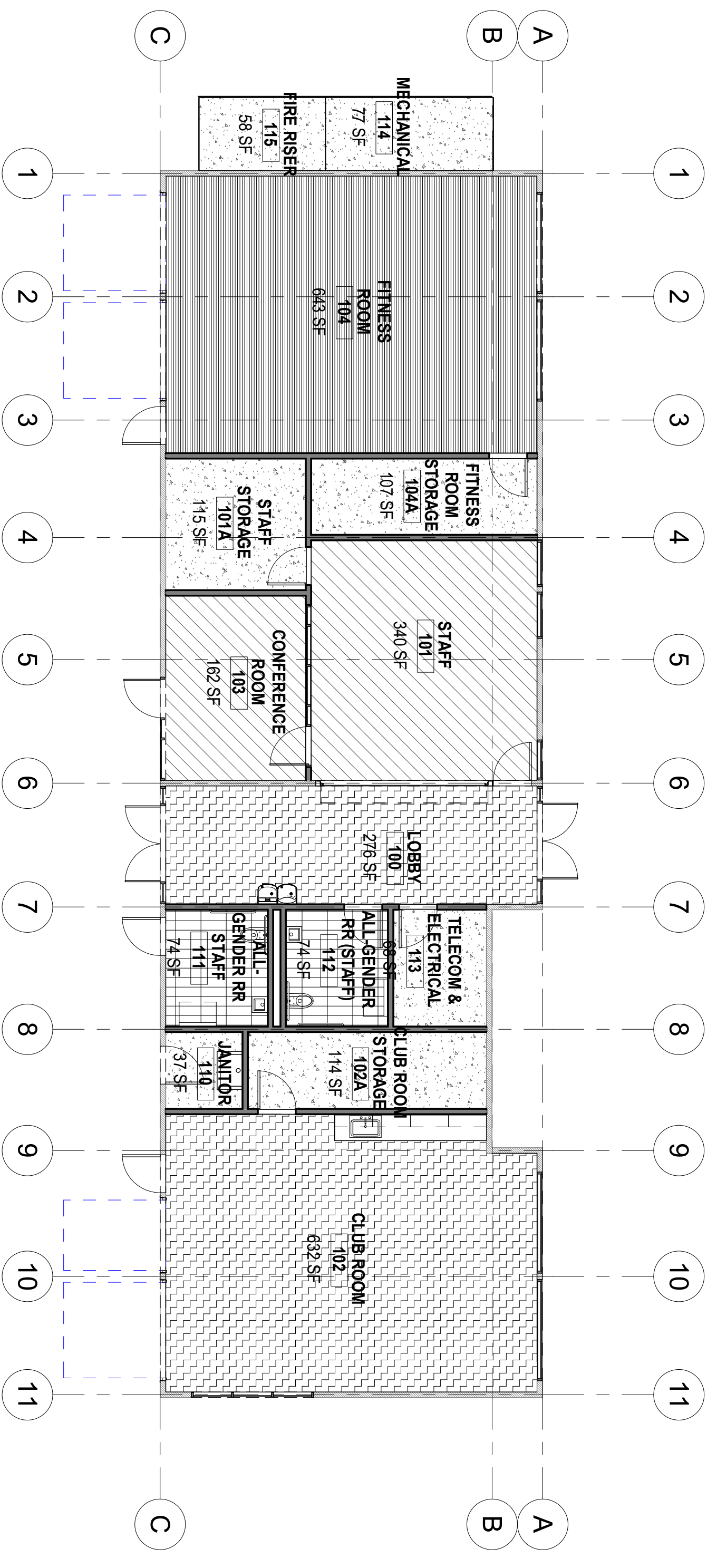
2 E-W SECTION THROUGH BUILDING B
1/8" = 1'-0"



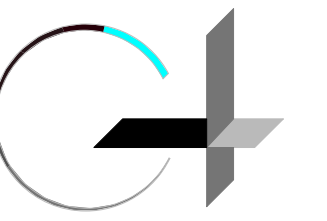
3 SE-NW SECTION THROUGH BUILDING B
1/8" = 1'-0"



1 N-S SECTION THROUGH BUILDING A
1/8" = 1'-0"



1 NP - FINISH FLOOR PLAN - FIRST FLOOR
1/8" = 1'-0"



GROUP 4

ARCHITECTURE
RESEARCH +
PLANNING, INC

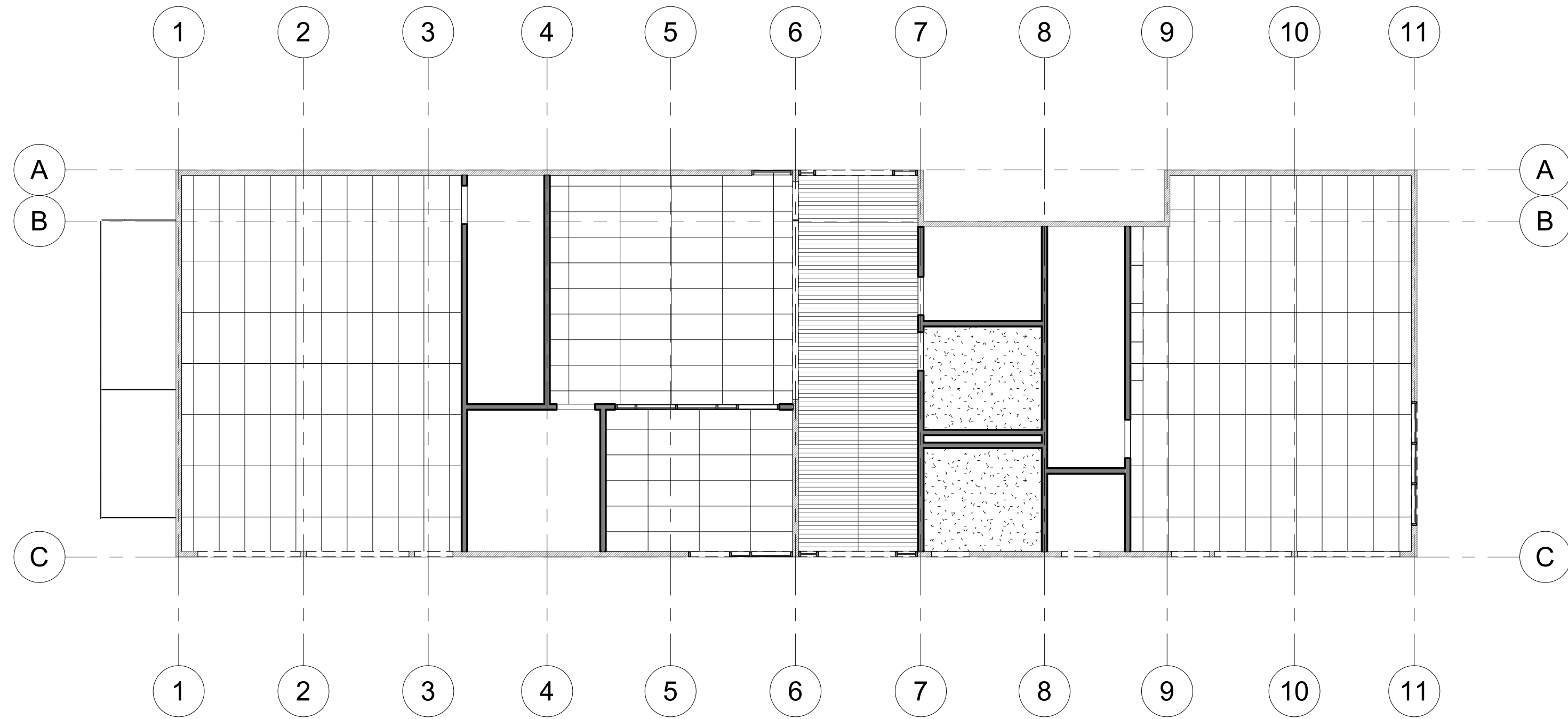
211 LINDEN AVENUE
SO. SAN FRANCISCO
CA 94080 USA
650-871-0709




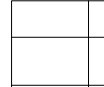
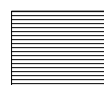

GCSD
504 AVE. ALHAMBRA,
CA 94018

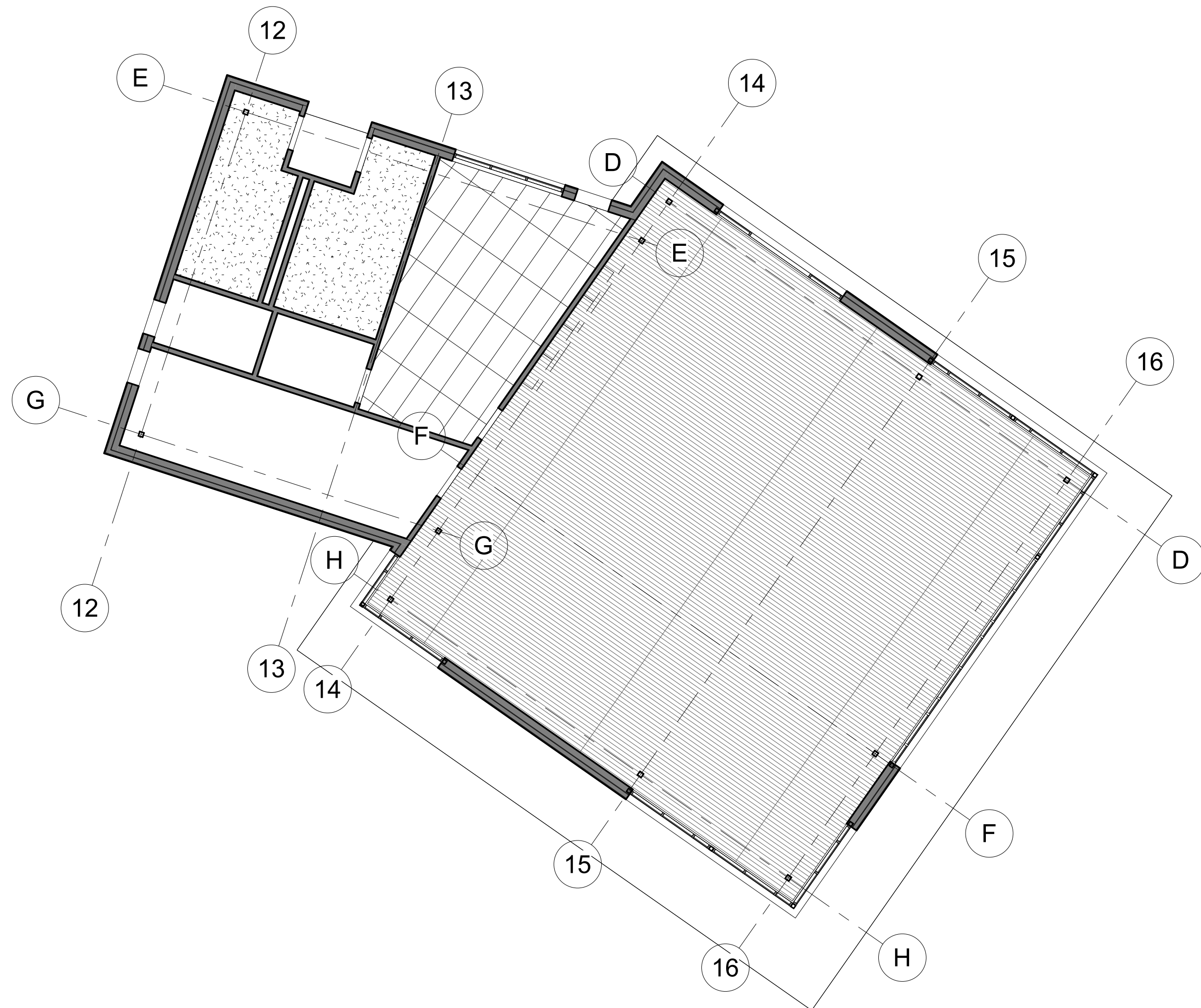
**GRANADA
RECREATION
CENTER**

**480 AVENUE
ALHAMBRA
ELK GRANADA,
CA 94018**



REFLECTED CEILING PLAN LEGEND

-  G-1:
GYPSUM BOARD CEILING PTD.
-  ACT-2:
2'X4' ACOUSTIC CEILING TILE
-  W-1:
WOOD CEILING
-  OPEN TO STRUCTURE ABOVE



KEYNOTE

NO. KEYNOTE TEXT

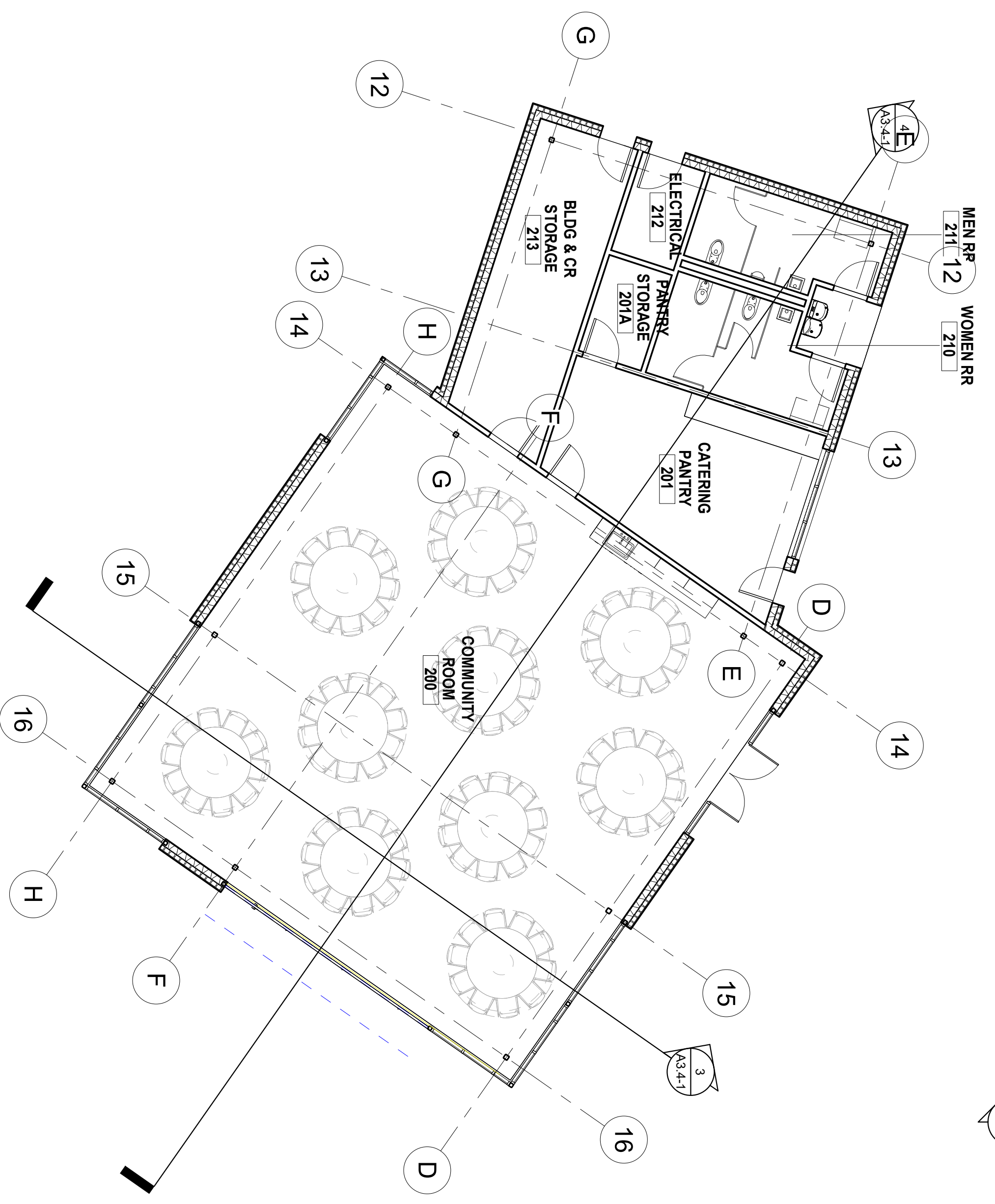
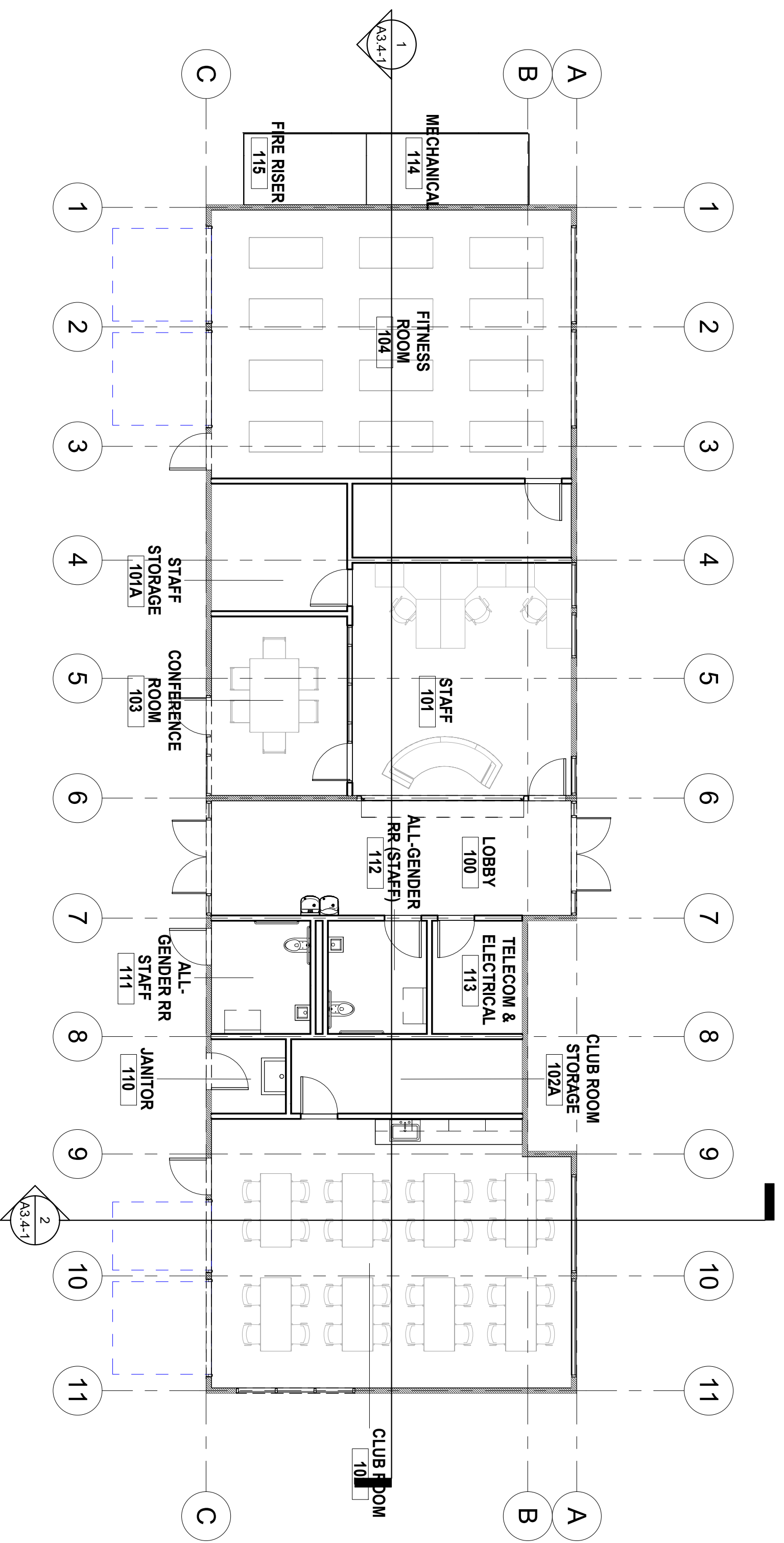
Project Arch.	...
CA REG.
PROJECT:	22581-01
ISSUE	DATE
COORDINATION SET	02/09/2024

SHEET TITLE AND NO.

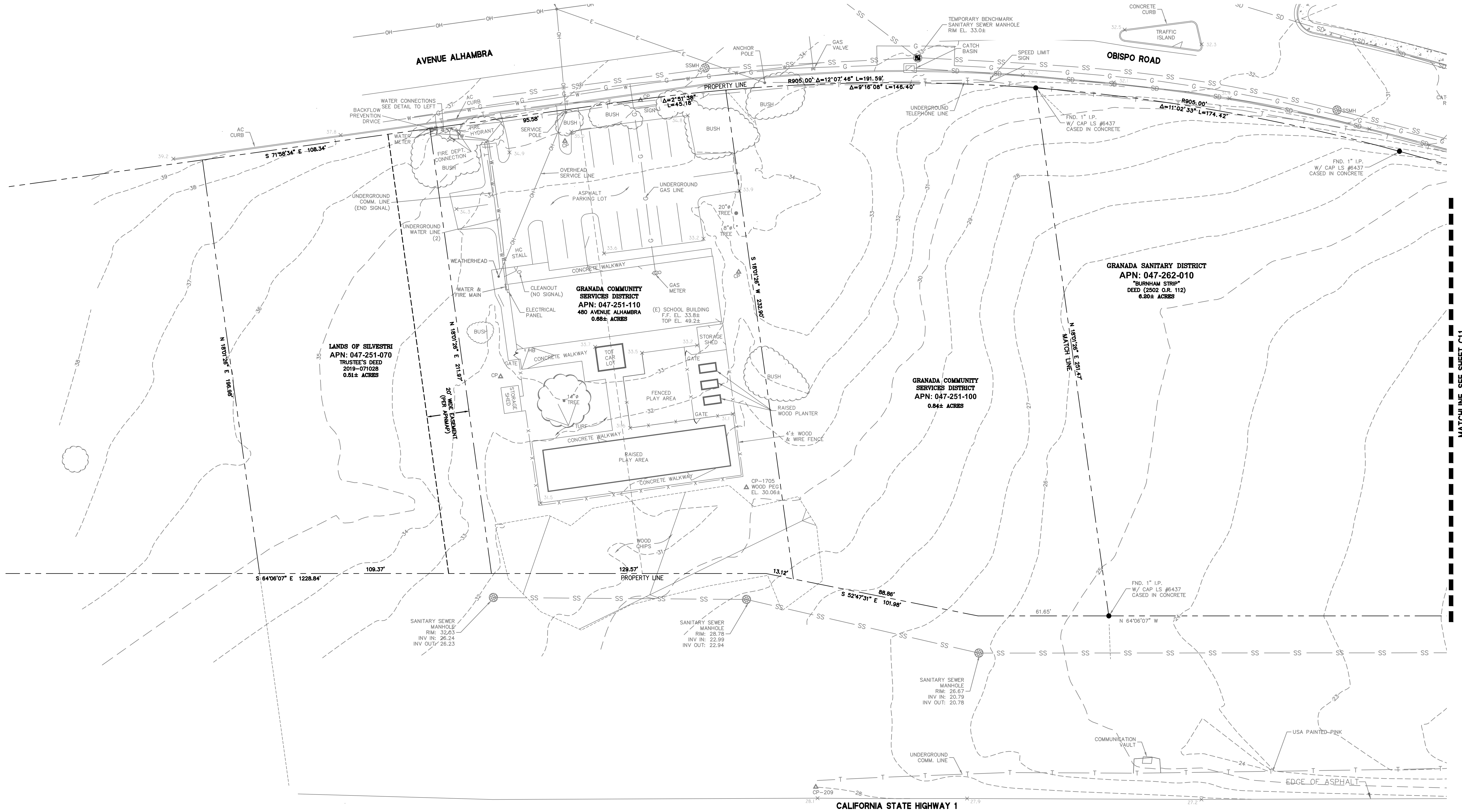
REFLECTED
CEILING PLAN-
FIRST FLOOR

A6.0-1

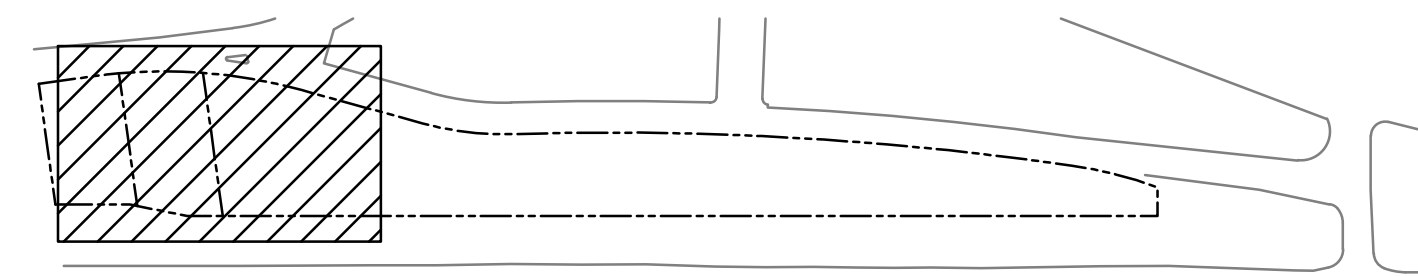
① RCP01-REFLECTED CEILING PLAN- FIRST FLOOR
1/8" = 1'-0"



1 FP01 - FIRST FLOOR FURNITURE PLAN
1/8" = 1'-0"



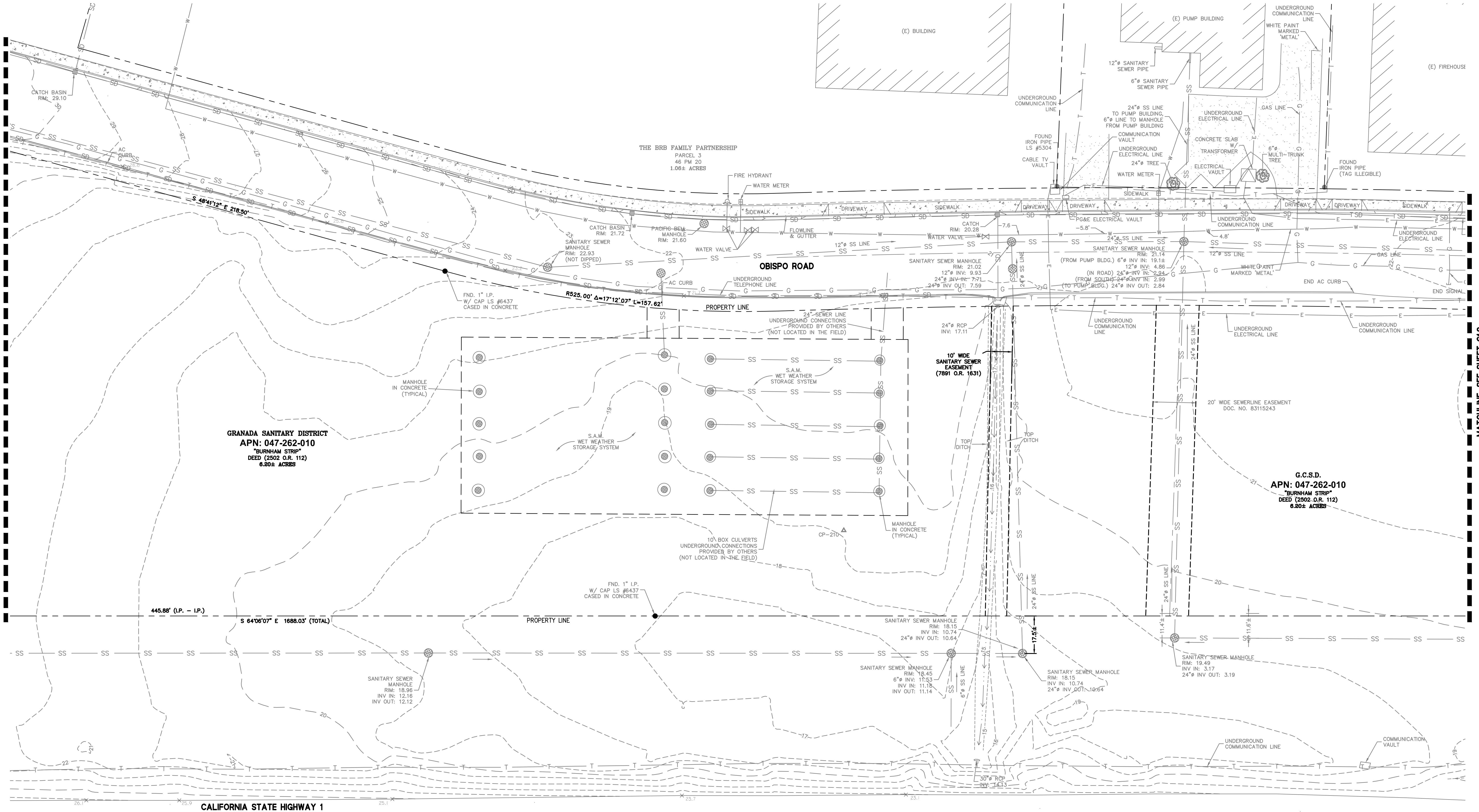
MATCHLINE, SEE SHEET C11



GRANADA COMMUNITY PARK & RECREATION CENTER

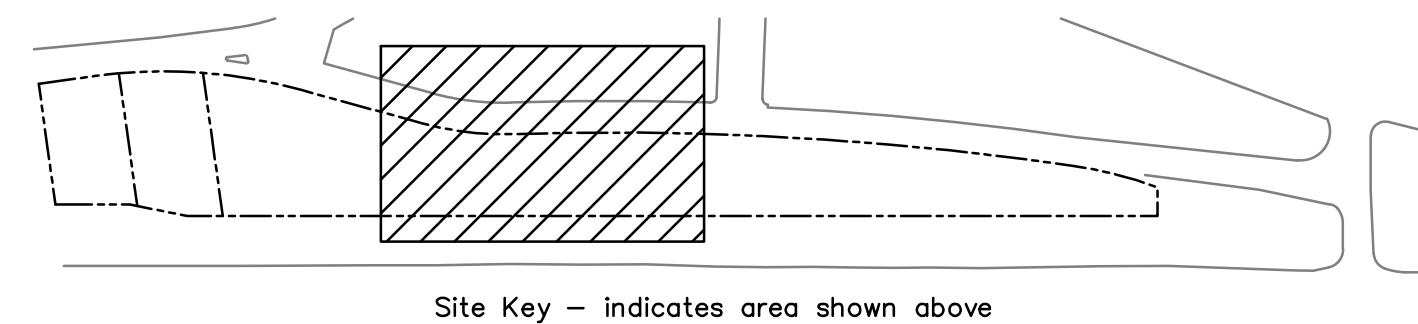
MATCHLINE, SEE SHEET C10

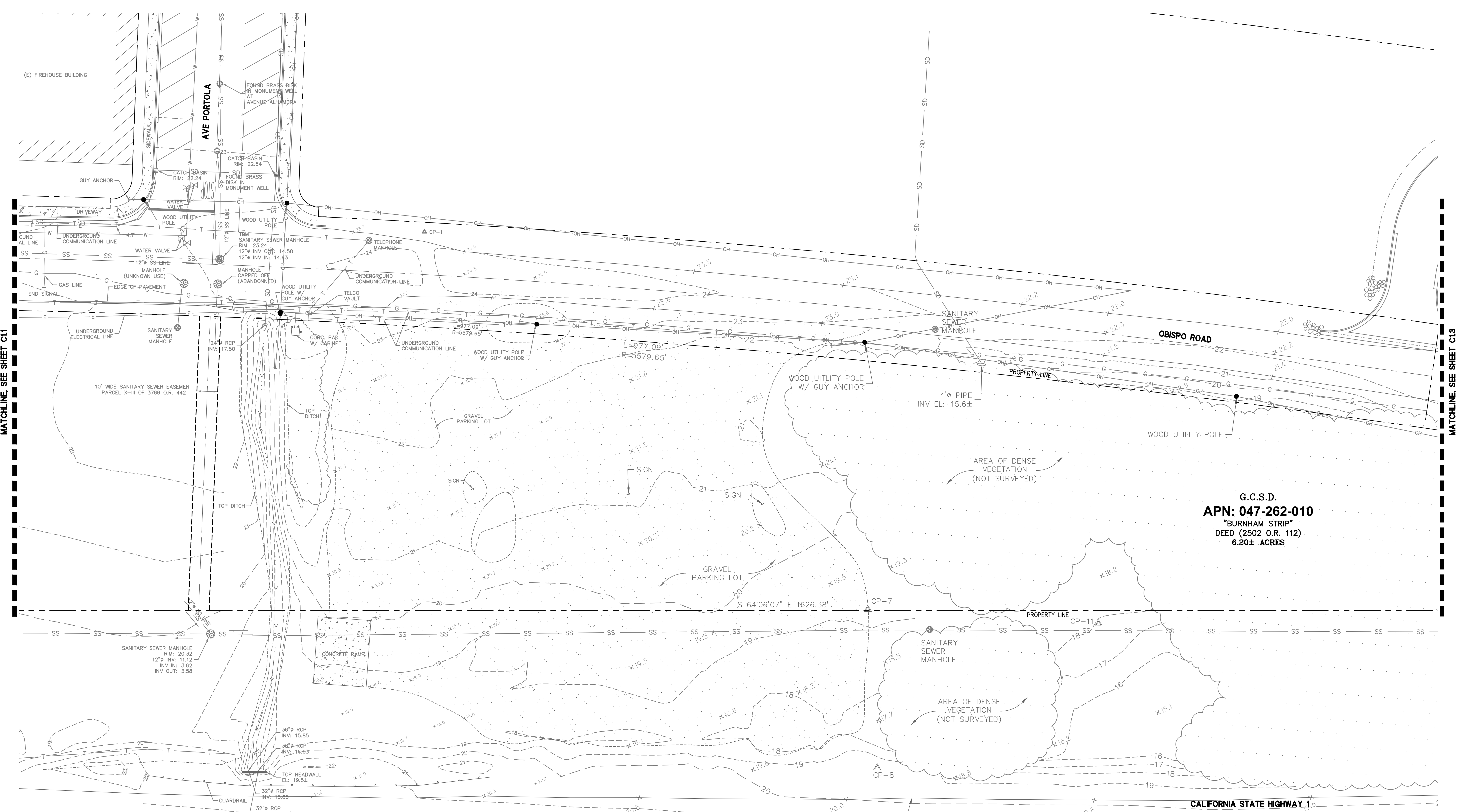
MATCHLINE, SEE SHEET C12



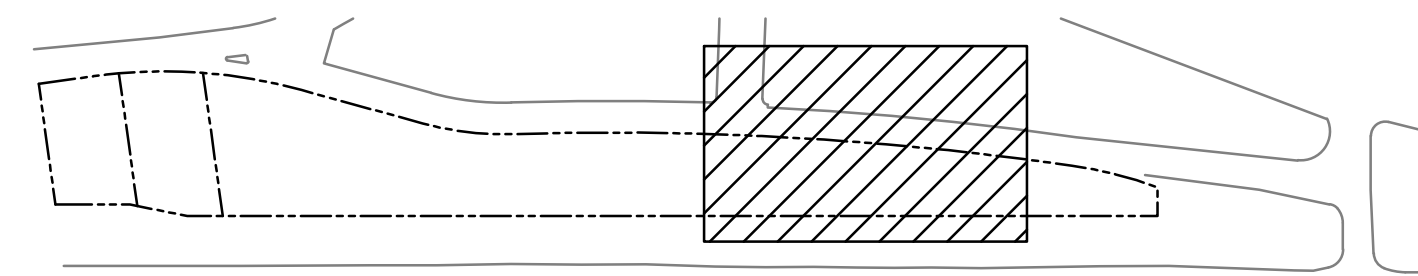
GRANADA SANITARY DISTRICT
APN: 047-262-010
 "BURNHAM STRIP"
 DEED (2502 O.R. 112)
 6.20± ACRES

G.C.S.D.
APN: 047-262-010
 "BURNHAM STRIP"
 DEED (2502 O.R. 112)
 6.20± ACRES

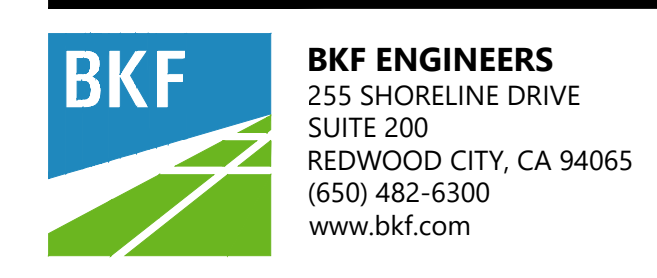




G.C.S.D.
APN: 047-262-010
 "BURNHAM STRIP"
 DEED (2502 O.R. 112)
 6.20± ACRES



Site Key - indicates area shown above



GRANADA COMMUNITY PARK & RECREATION CENTER

EL GRANADA, CA

APNs: 047-251-100
 047-251-110
 047-262-010

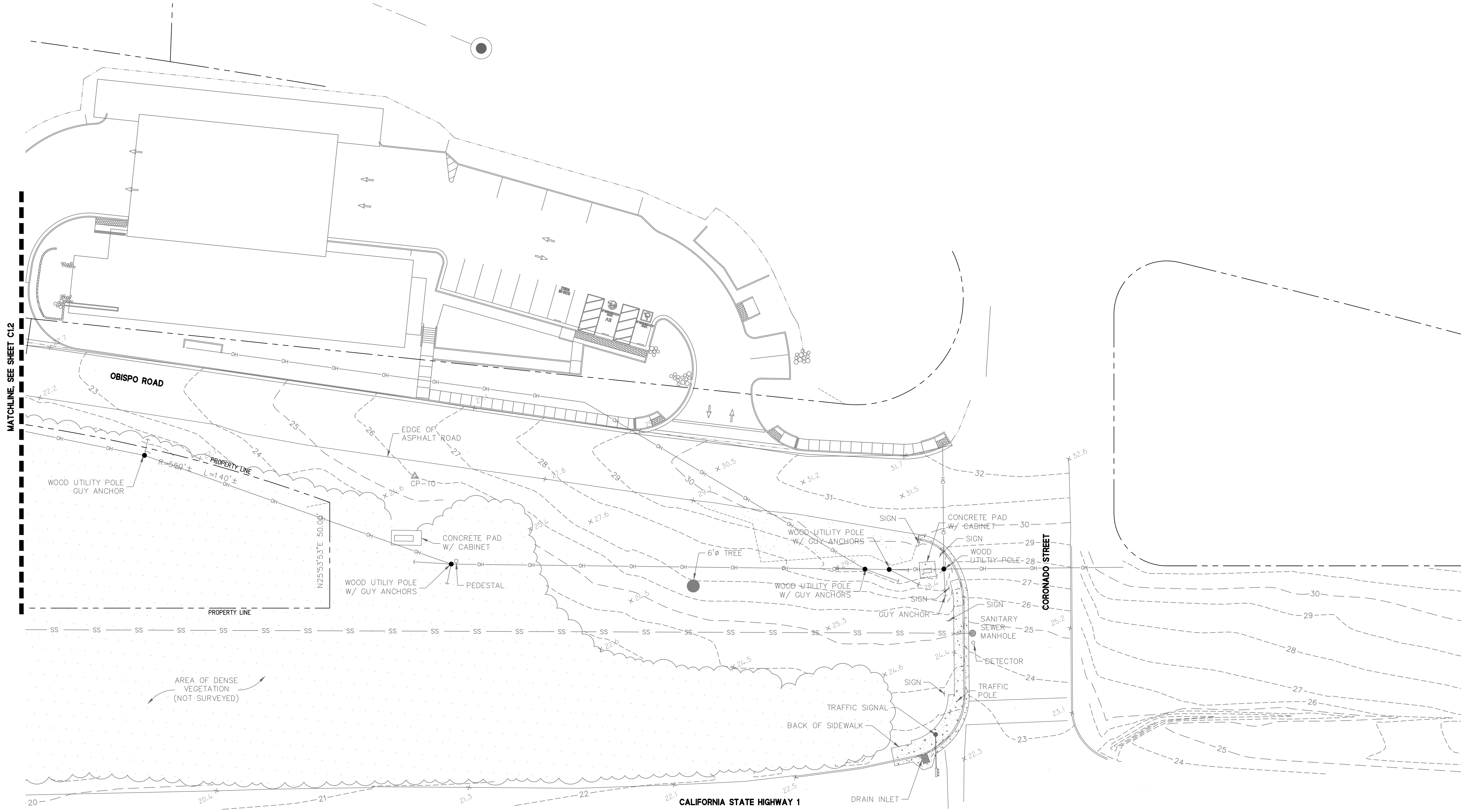


Date: 3/29/2024 PROGRESS SET
 Revised:
 Drawn by: NG, JC
 Scale: AS NOTED
 0 10' 20' 40'

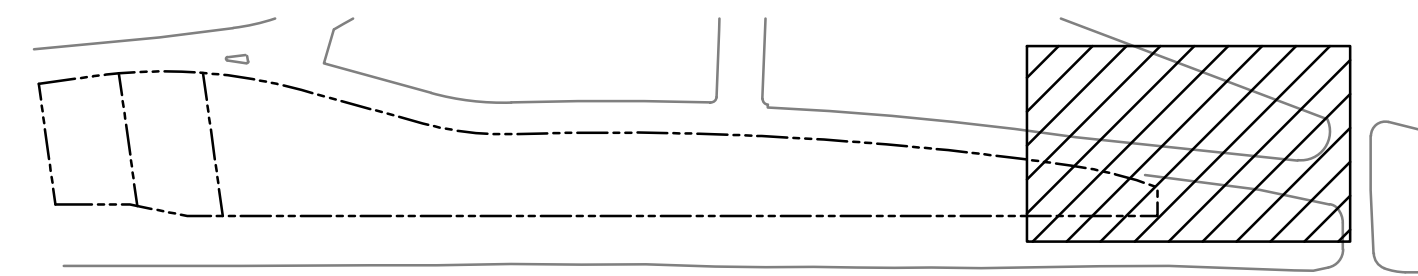
EXISTING SITE PLAN
 Sheet
C1.2

MATCHLINE, SEE SHEET C1.1

MATCHLINE, SEE SHEET C1.3



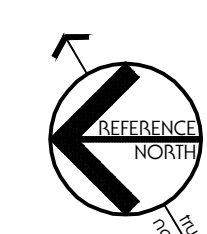
MATCHLINE, SEE SHEET C12



GRANADA COMMUNITY PARK & RECREATION CENTER

EL GRANADA, CA

APNs: 047-251-100
 047-251-110
 047-262-010

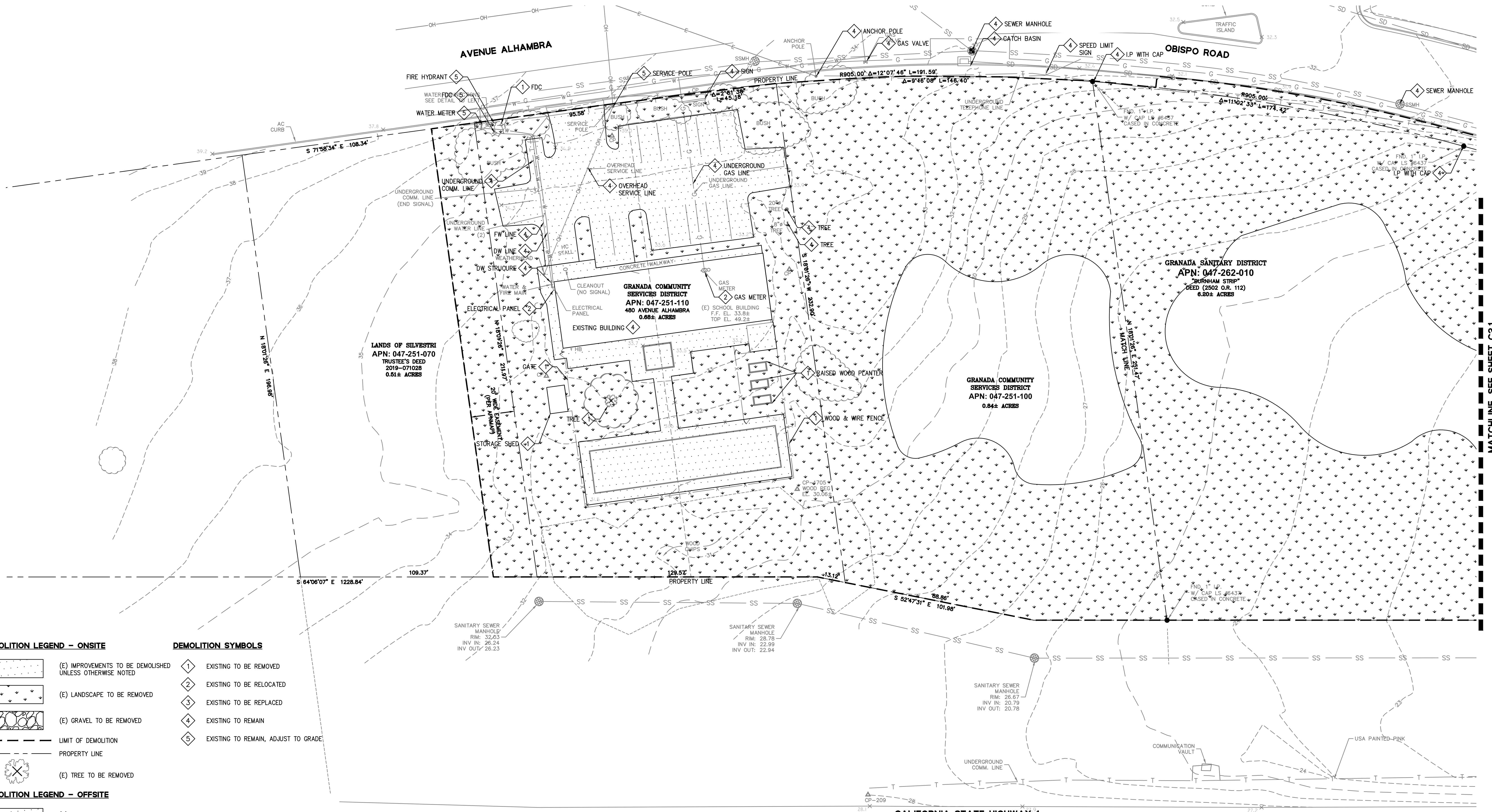


Date: 3/29/2024 PROGRESS SET
 Revised:
 Drawn by: NG, JC
 Scale: AS NOTED
 0 10' 20' 40'

EXISTING SITE PLAN

Sheet

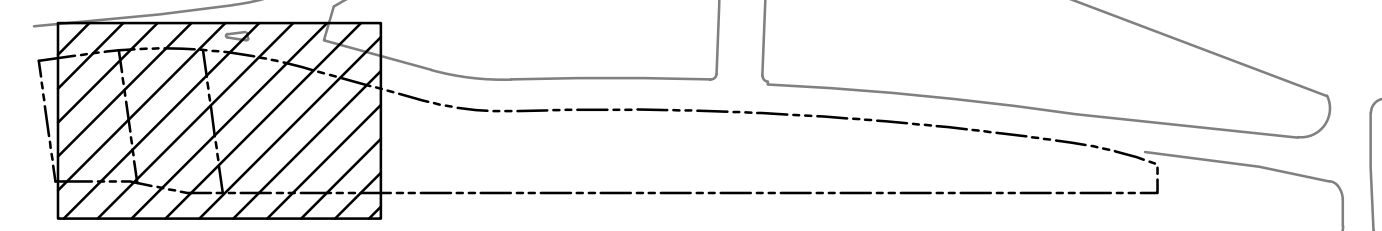
C1.3



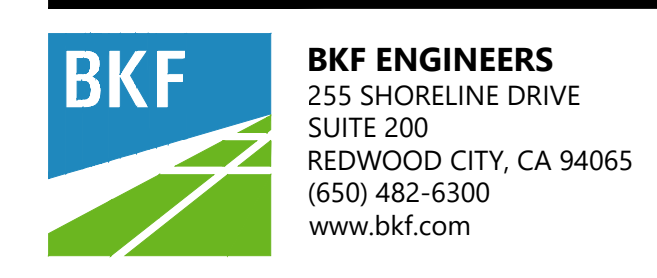
MATCHLINE, SEE SHEET C2.1

DEMOLITION LEGEND - ONSITE		DEMOLITION SYMBOLS	
	(E) IMPROVEMENTS TO BE DEMOLISHED UNLESS OTHERWISE NOTED		EXISTING TO BE REMOVED
	(E) LANDSCAPE TO BE REMOVED		EXISTING TO BE RELOCATED
	(E) GRAVEL TO BE REMOVED		EXISTING TO BE REPLACED
	LIMIT OF DEMOLITION		EXISTING TO REMAIN
	PROPERTY LINE		EXISTING TO REMAIN, ADJUST TO GRADE
	(E) TREE TO BE REMOVED		

DEMOLITION LEGEND - OFFSITE	
	(E) IMPROVEMENTS TO BE DEMOLISHED UNLESS OTHERWISE NOTED
	(E) CONCRETE TO BE REMOVED
	DEMO EXISTING CURB
	LIMIT OF DEMOLITION
	PROPERTY LINE



Site Key - indicates area shown above



GRANADA COMMUNITY PARK & RECREATION CENTER

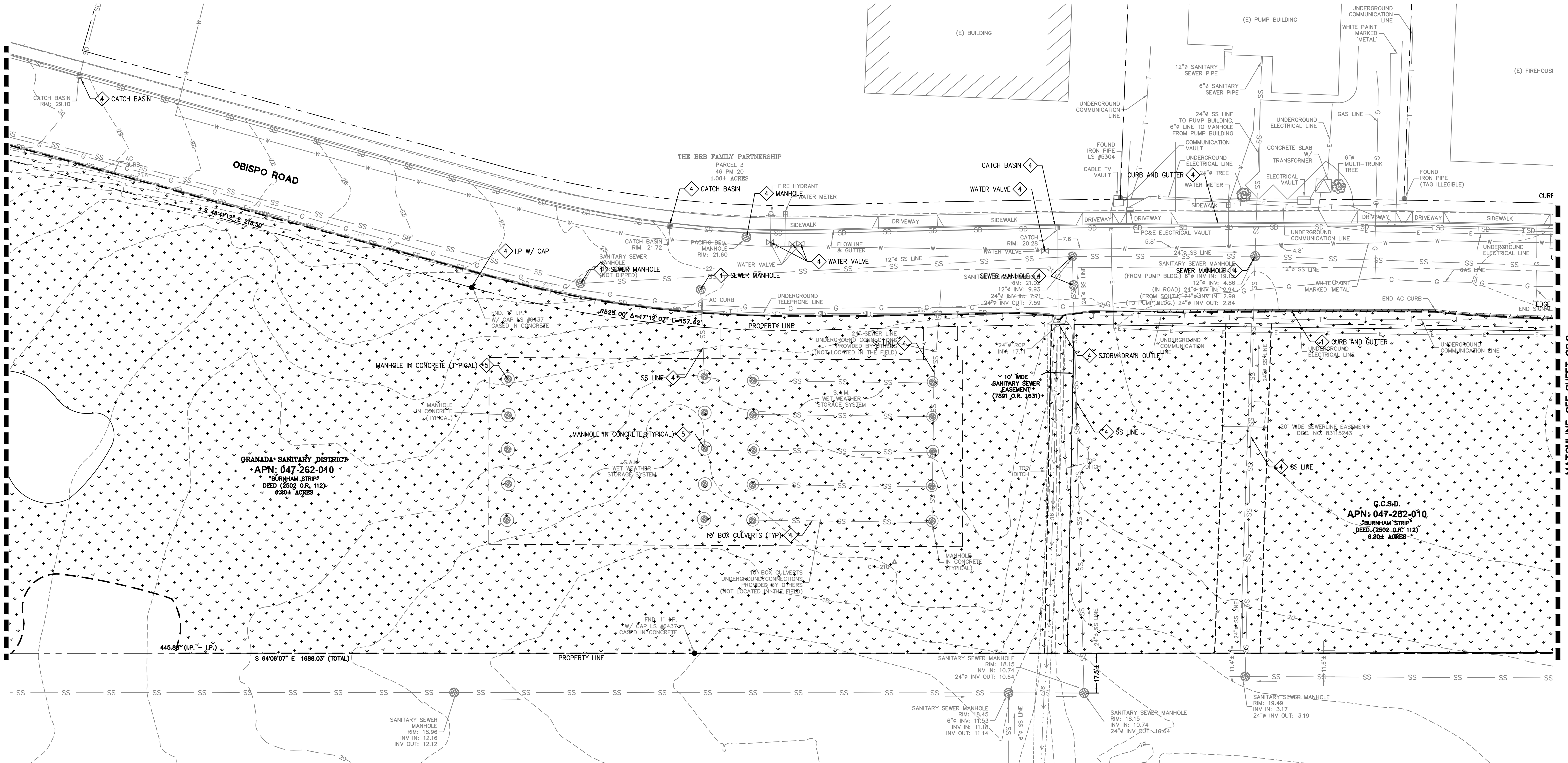
EL GRANADA, CA
 APNs: 047-251-100
 047-251-110
 047-262-010

Date: 3/29/2024 PROGRESS SET
 Revised:
 Drawn by: NG, JC
 Scale: AS NOTED

DRAFT
 Sheet
C2.0

MATCHLINE, SEE SHEET C2.0

MATCHLINE, SEE SHEET C2.2



DEMOLITION LEGEND - ONSITE

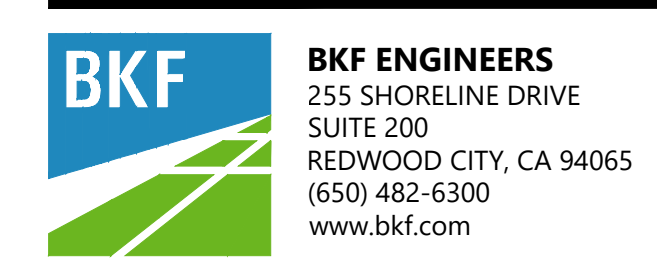
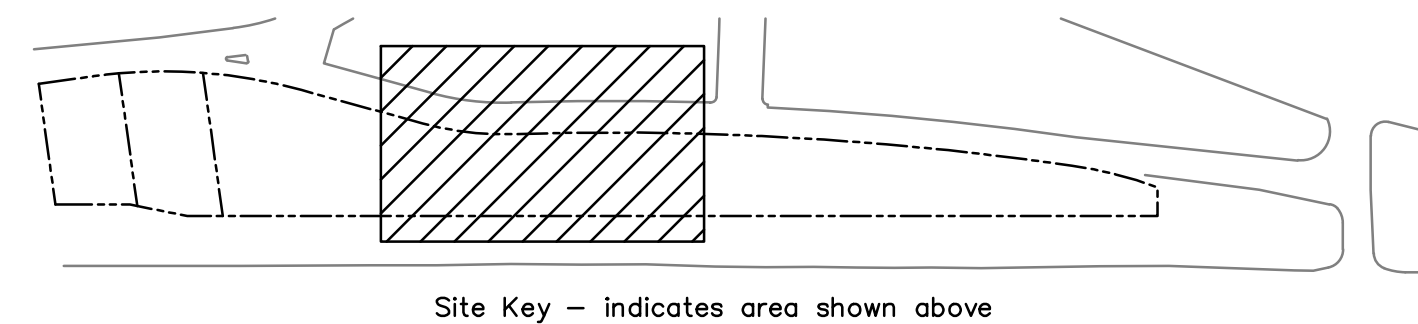
	(E) IMPROVEMENTS TO BE DEMOLISHED UNLESS OTHERWISE NOTED
	(E) LANDSCAPE TO BE REMOVED
	(E) GRAVEL TO BE REMOVED
	LIMIT OF DEMOLITION
	PROPERTY LINE
	(E) TREE TO BE REMOVED

DEMOLITION LEGEND - OFFSITE

	(E) IMPROVEMENTS TO BE DEMOLISHED UNLESS OTHERWISE NOTED
	(E) CONCRETE TO BE REMOVED
	DEMO EXISTING CURB
	LIMIT OF DEMOLITION
	PROPERTY LINE

DEMOLITION SYMBOLS

	EXISTING TO BE REMOVED
	EXISTING TO BE RELOCATED
	EXISTING TO BE REPLACED
	EXISTING TO REMAIN
	EXISTING TO REMAIN, ADJUST TO GRADE

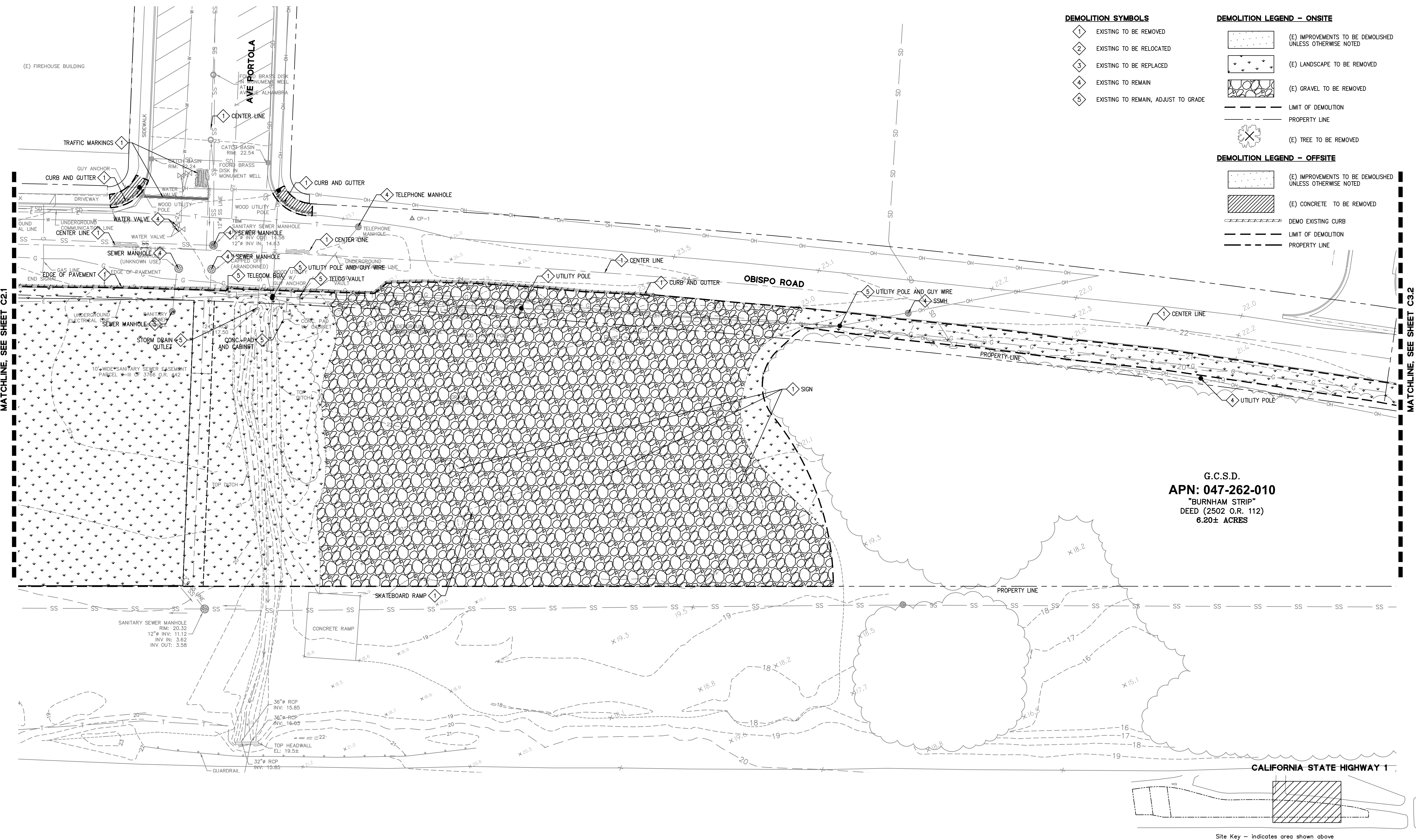


GRANADA COMMUNITY PARK & RECREATION CENTER

EL GRANADA, CA
APNs: 047-251-100
047-251-110
047-262-010

Date: 3/29/2024 PROGRESS SET
Revised:
Drawn by: NG, JC
Scale: AS NOTED
0 10' 20' 40'

DRAFT
Sheet
C2.1



DEMOLITION SYMBOLS

- 1 EXISTING TO BE REMOVED
- 2 EXISTING TO BE RELOCATED
- 3 EXISTING TO BE REPLACED
- 4 EXISTING TO REMAIN
- 5 EXISTING TO REMAIN, ADJUST TO GRADE

DEMOLITION LEGEND - ONSITE

- (E) IMPROVEMENTS TO BE DEMOLISHED UNLESS OTHERWISE NOTED
- (E) LANDSCAPE TO BE REMOVED
- (E) GRAVEL TO BE REMOVED
- LIMIT OF DEMOLITION
- PROPERTY LINE
- (E) TREE TO BE REMOVED

DEMOLITION LEGEND - OFFSITE

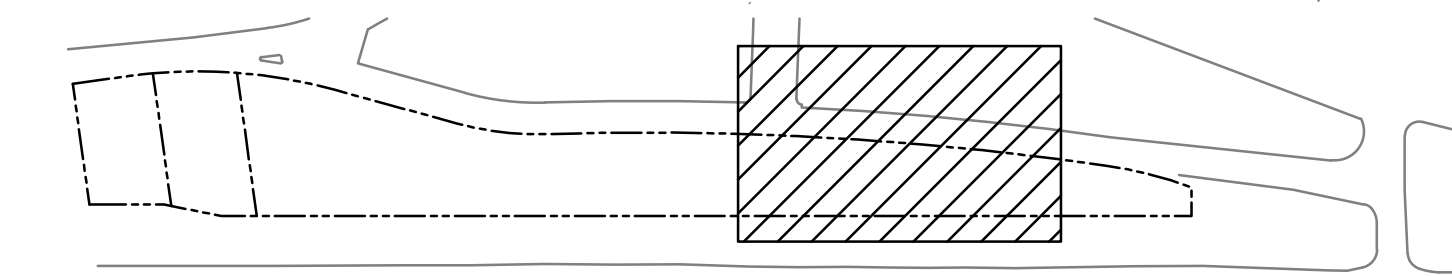
- (E) IMPROVEMENTS TO BE DEMOLISHED UNLESS OTHERWISE NOTED
- (E) CONCRETE TO BE REMOVED
- DEMO EXISTING CURB
- LIMIT OF DEMOLITION
- PROPERTY LINE

G.C.S.D.
APN: 047-262-010
 "BURNHAM STRIP"
 DEED (2502 O.R. 112)
 6.20± ACRES

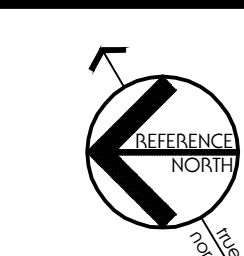
MATCHLINE, SEE SHEET C2.1

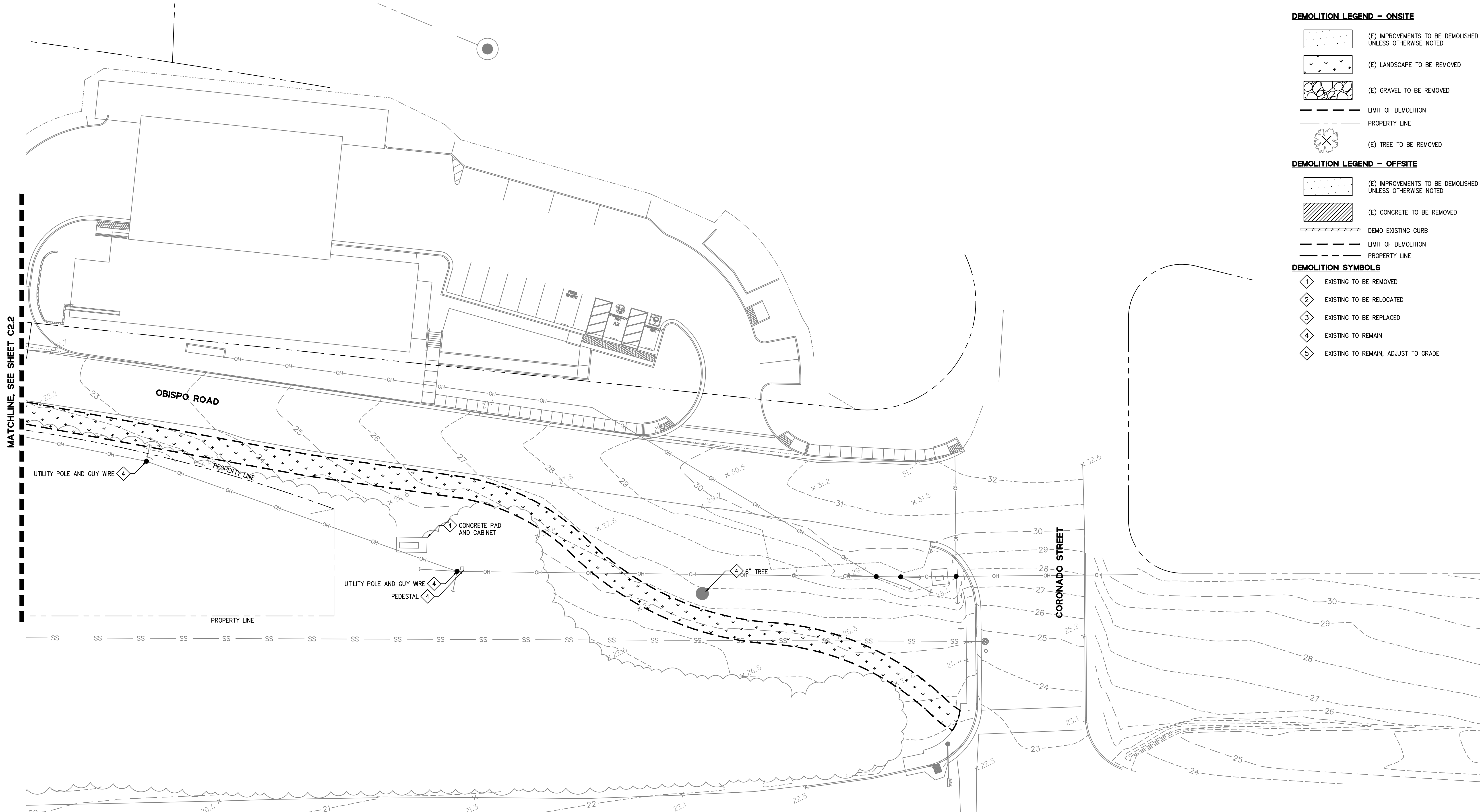
MATCHLINE, SEE SHEET C3.2

CALIFORNIA STATE HIGHWAY 1

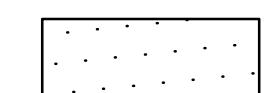
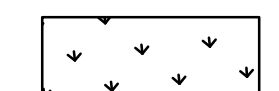






Site Key - indicates area shown above

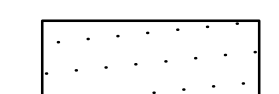
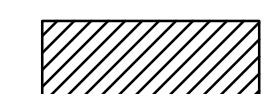
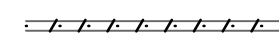






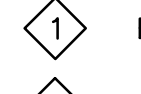


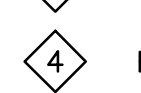
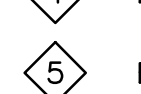
DEMOLITION LEGEND - ONSITE

-  (E) IMPROVEMENTS TO BE DEMOLISHED UNLESS OTHERWISE NOTED
-  (E) LANDSCAPE TO BE REMOVED
-  (E) GRAVEL TO BE REMOVED
-  LIMIT OF DEMOLITION
-  PROPERTY LINE
-  (E) TREE TO BE REMOVED

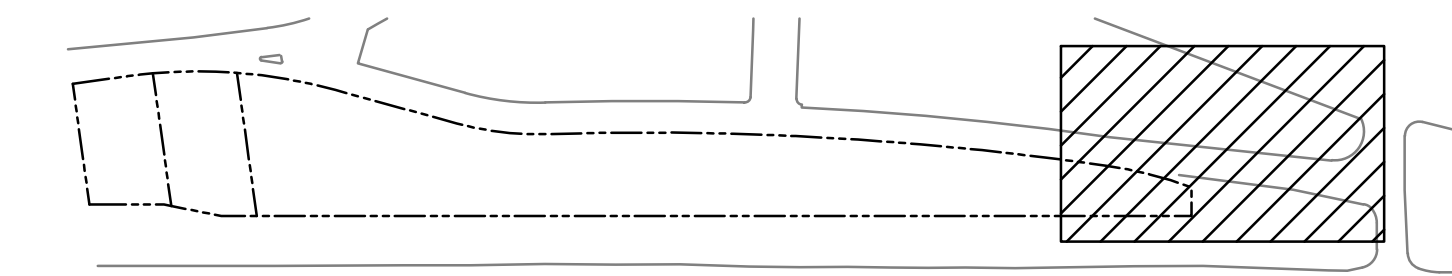
DEMOLITION LEGEND - OFFSITE

-  (E) IMPROVEMENTS TO BE DEMOLISHED UNLESS OTHERWISE NOTED
-  (E) CONCRETE TO BE REMOVED
-  DEMO EXISTING CURB
-  LIMIT OF DEMOLITION
-  PROPERTY LINE

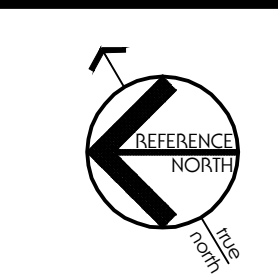
DEMOLITION SYMBOLS

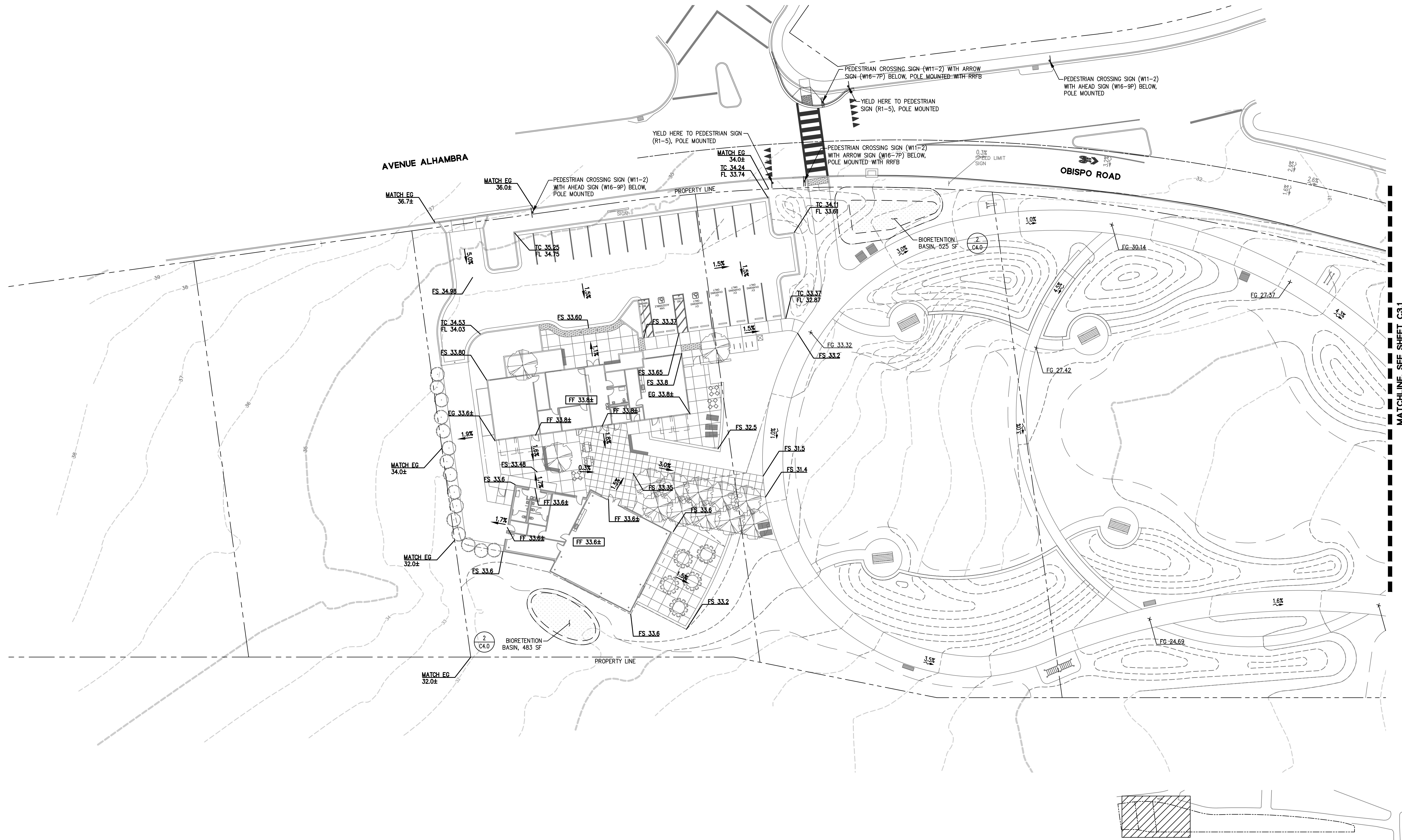
-  EXISTING TO BE REMOVED
-  EXISTING TO BE RELOCATED
-  EXISTING TO BE REPLACED
-  EXISTING TO REMAIN
-  EXISTING TO REMAIN, ADJUST TO GRADE

MATCHLINE, SEE SHEET C2.2

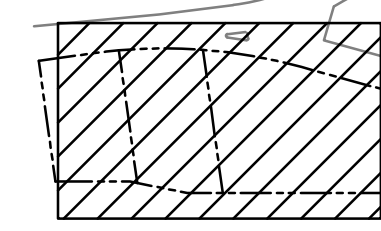


Site Key - indicates area shown above

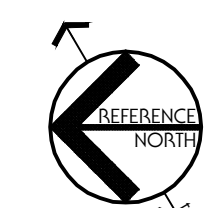




MATCHLINE, SEE SHEET C3.1

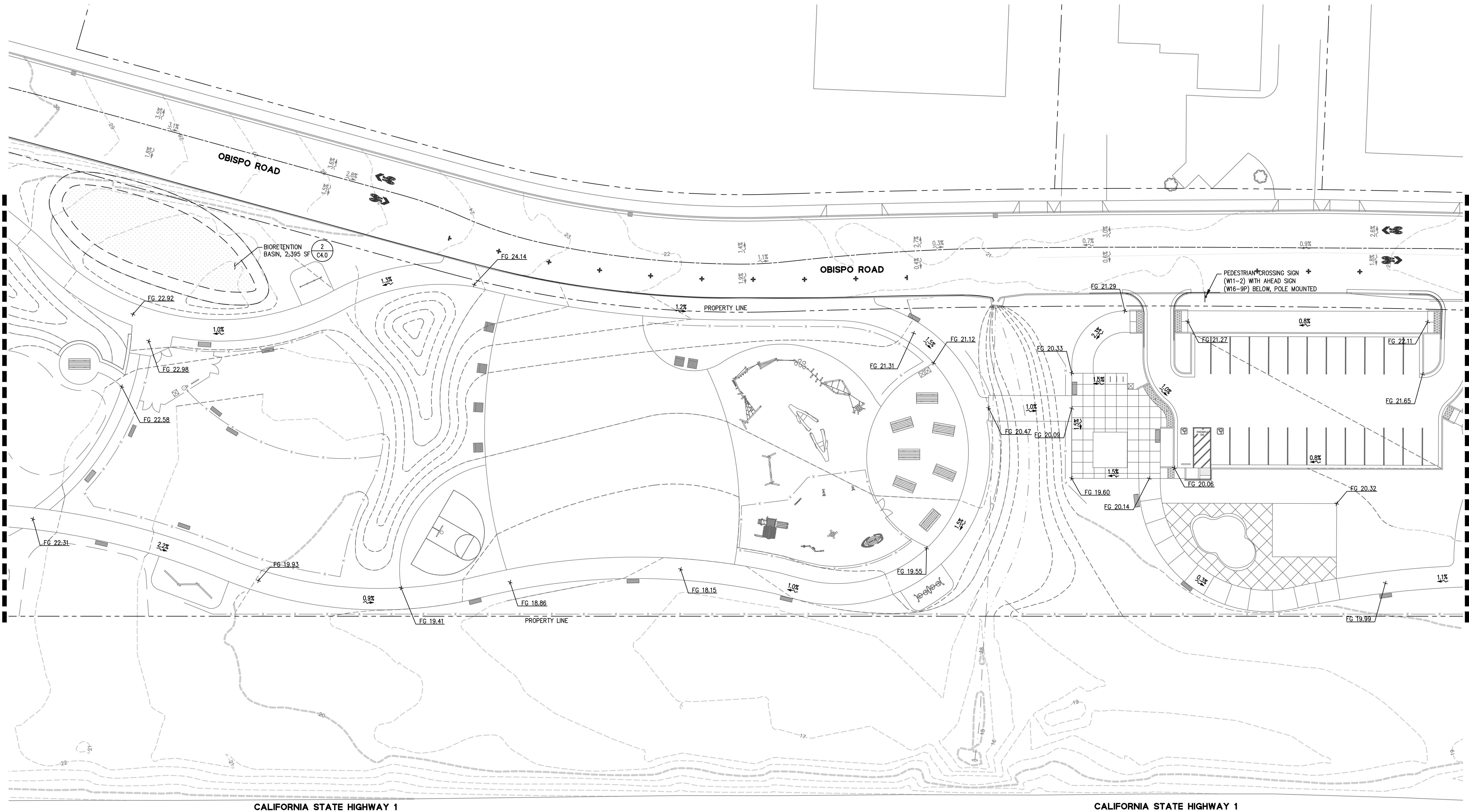


Site Key - indicates area shown above



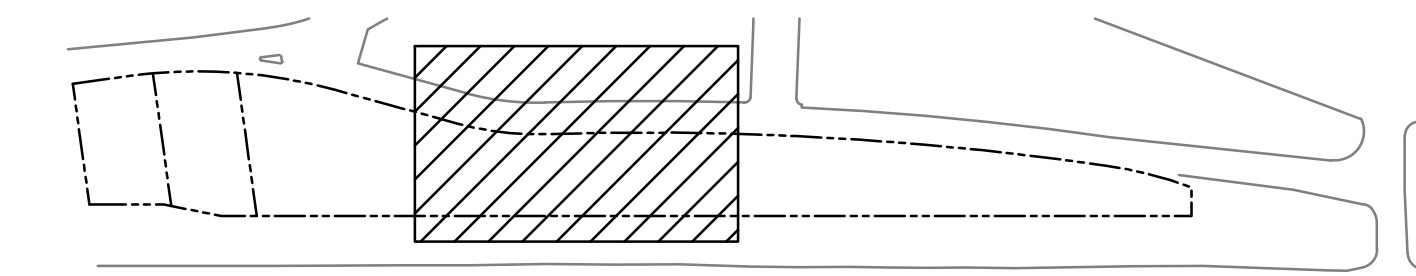
MATCHLINE, SEE SHEET C3.0

MATCHLINE, SEE SHEET C3.2

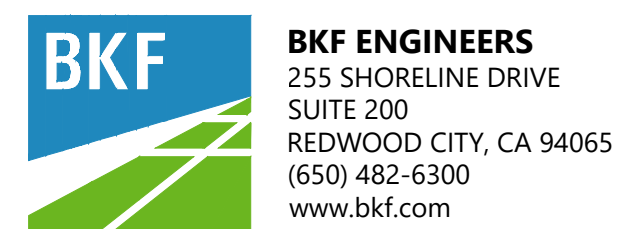


CALIFORNIA STATE HIGHWAY 1

CALIFORNIA STATE HIGHWAY 1



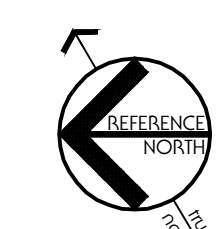
Site Key - indicates area shown above



GRANADA COMMUNITY PARK & RECREATION CENTER

EL GRANADA, CA

APNs: 047-251-100
 047-251-110
 047-262-010

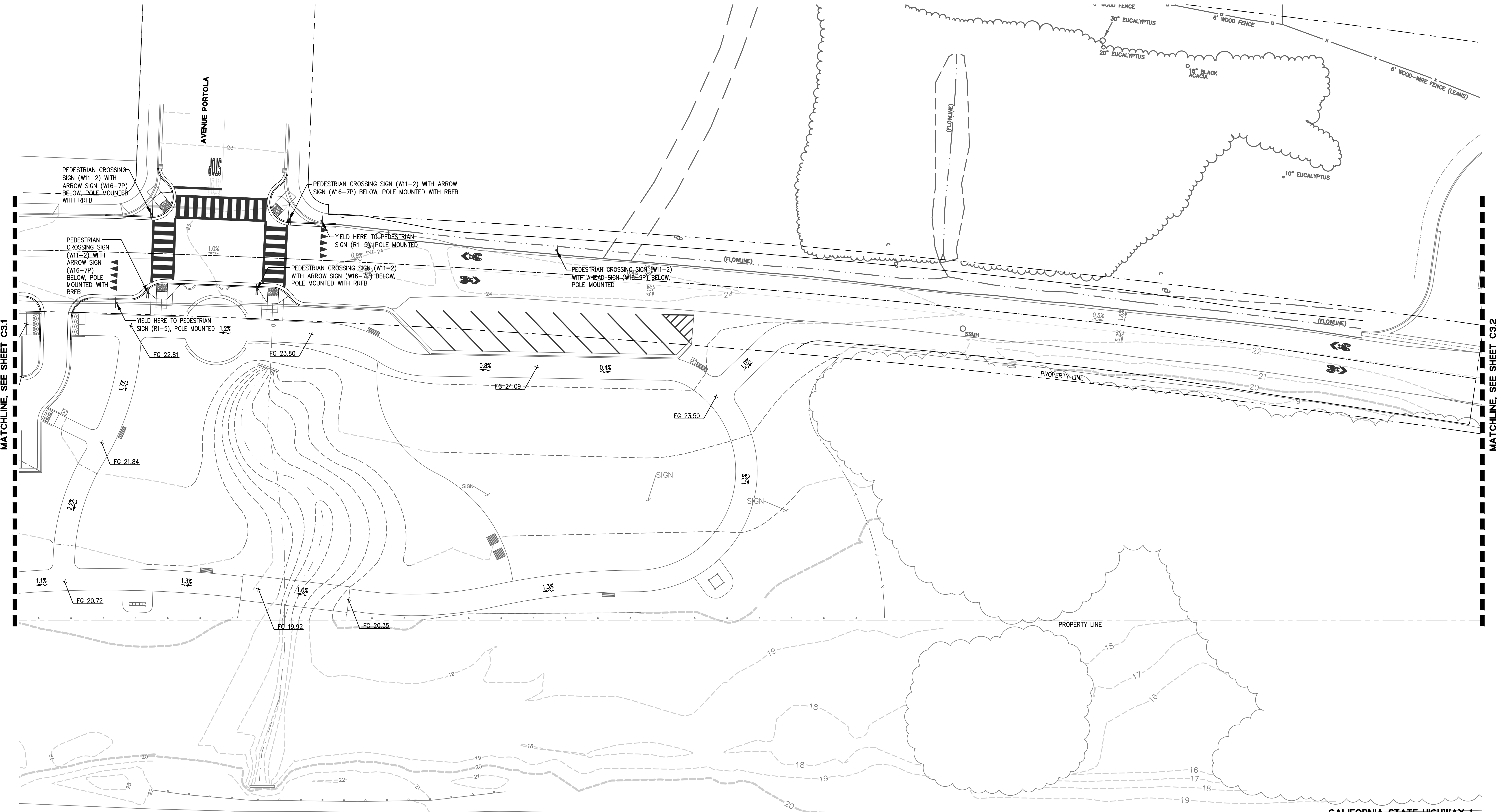


Date: 3/29/2024 PROGRESS SET
 Revised:
 Drawn by: NG, JC
 Scale: AS NOTED
 0 10' 20' 40'

SITE GRADING PLAN

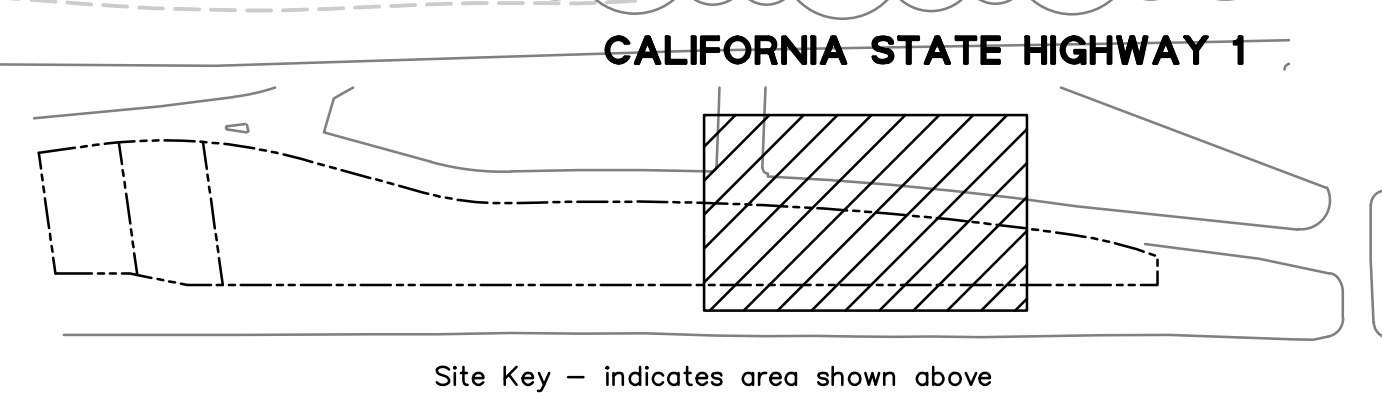
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C3.1



MATCHLINE, SEE SHEET C3.1

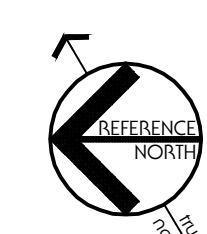
MATCHLINE, SEE SHEET C3.2



GRANADA COMMUNITY PARK & RECREATION CENTER

EL GRANADA, CA

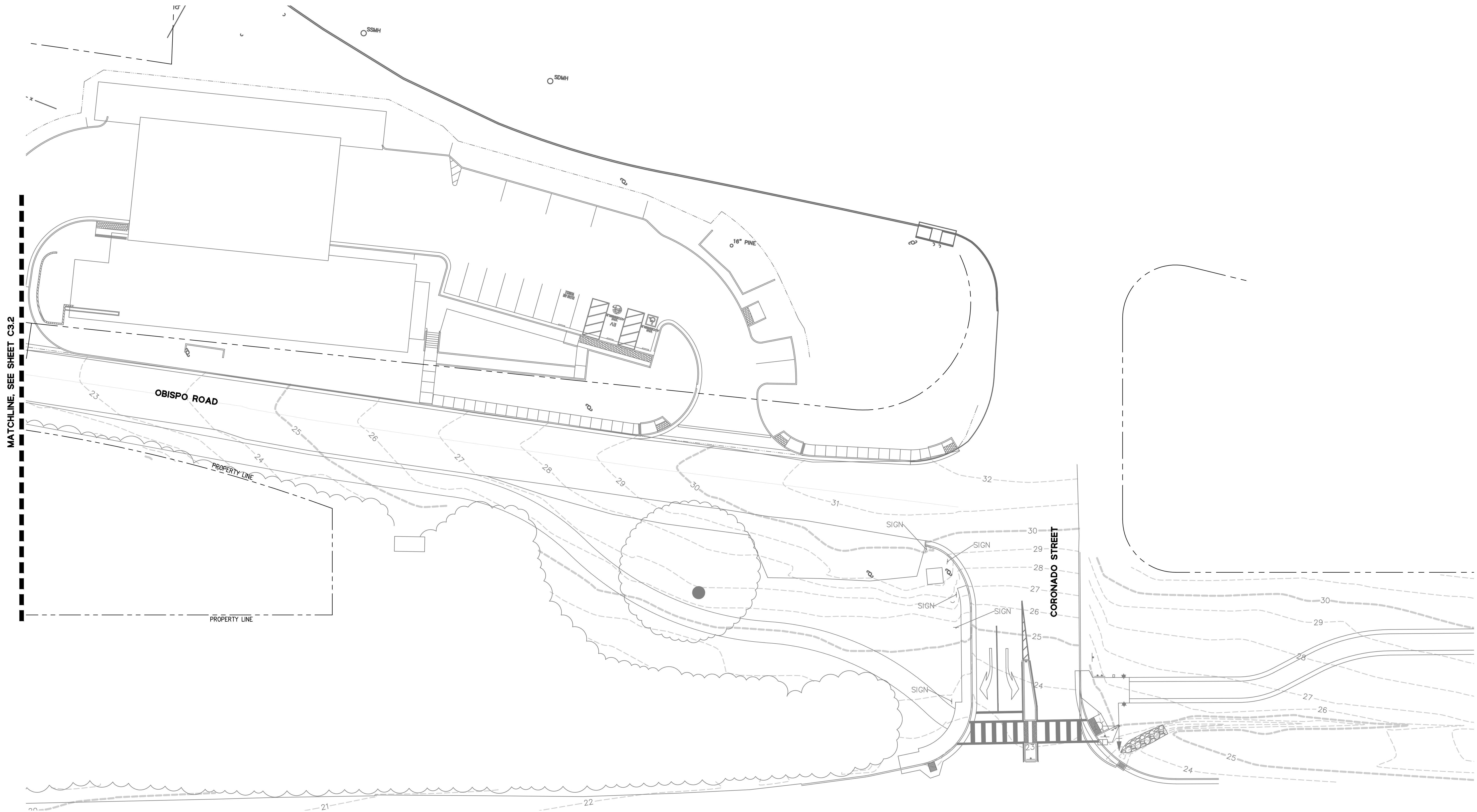
APNs: 047-251-100
 047-251-110
 047-262-010



Date: 3/29/2024 PROGRESS SET
 Revised:
 Drawn by: NG, JC
 Scale: AS NOTED
 0 10' 20' 40'

SITE GRADING PLAN

Sheet
C3.2



MATCHLINE, SEE SHEET C3.2

OBISPO ROAD

PROPERTY LINE

PROPERTY LINE

16" PINE

SIGN

SIGN

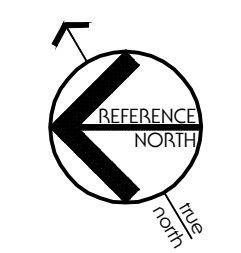
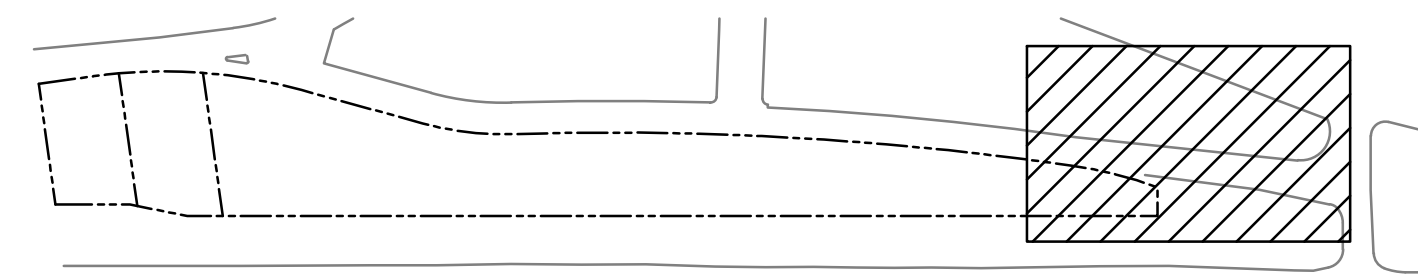
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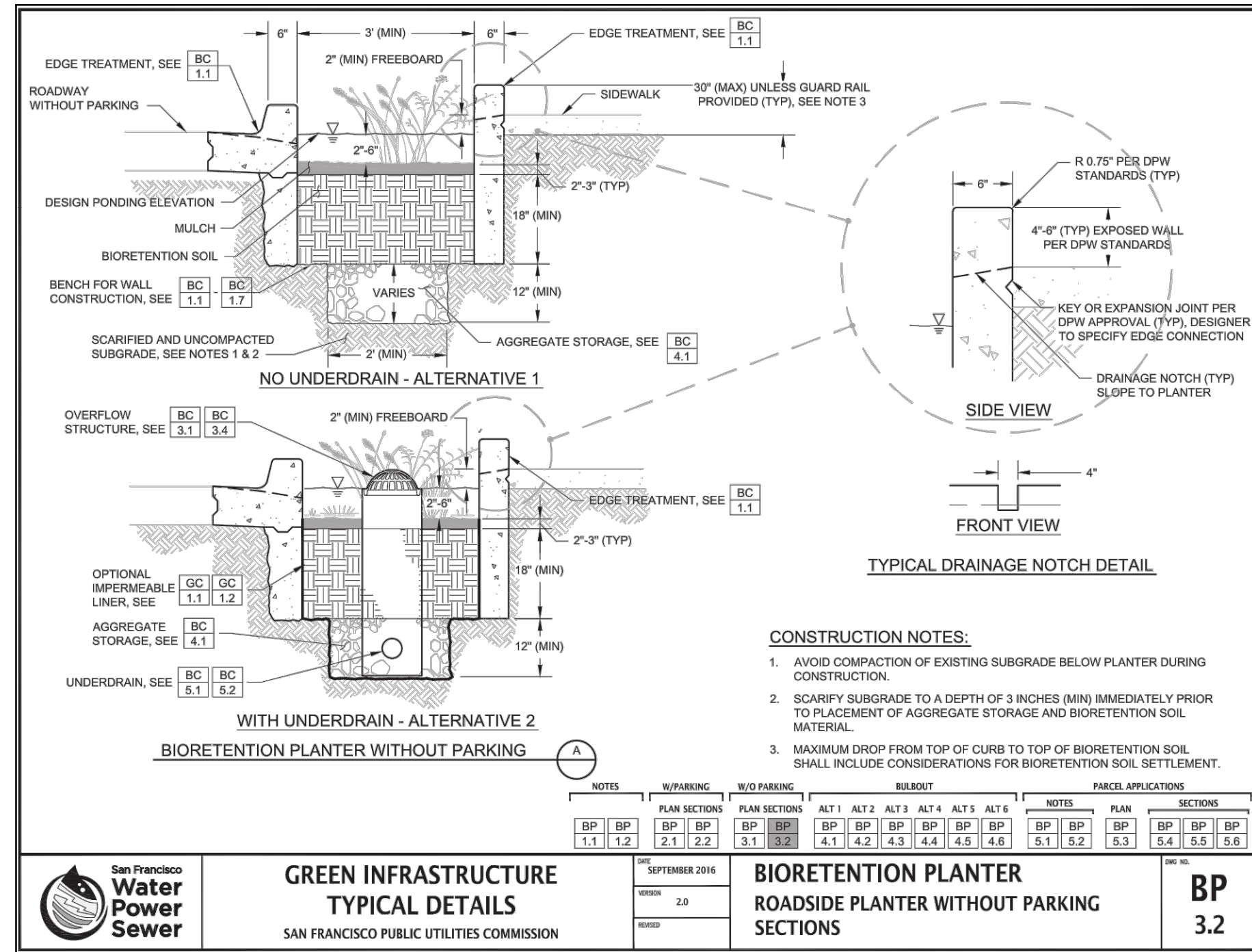
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SIGN

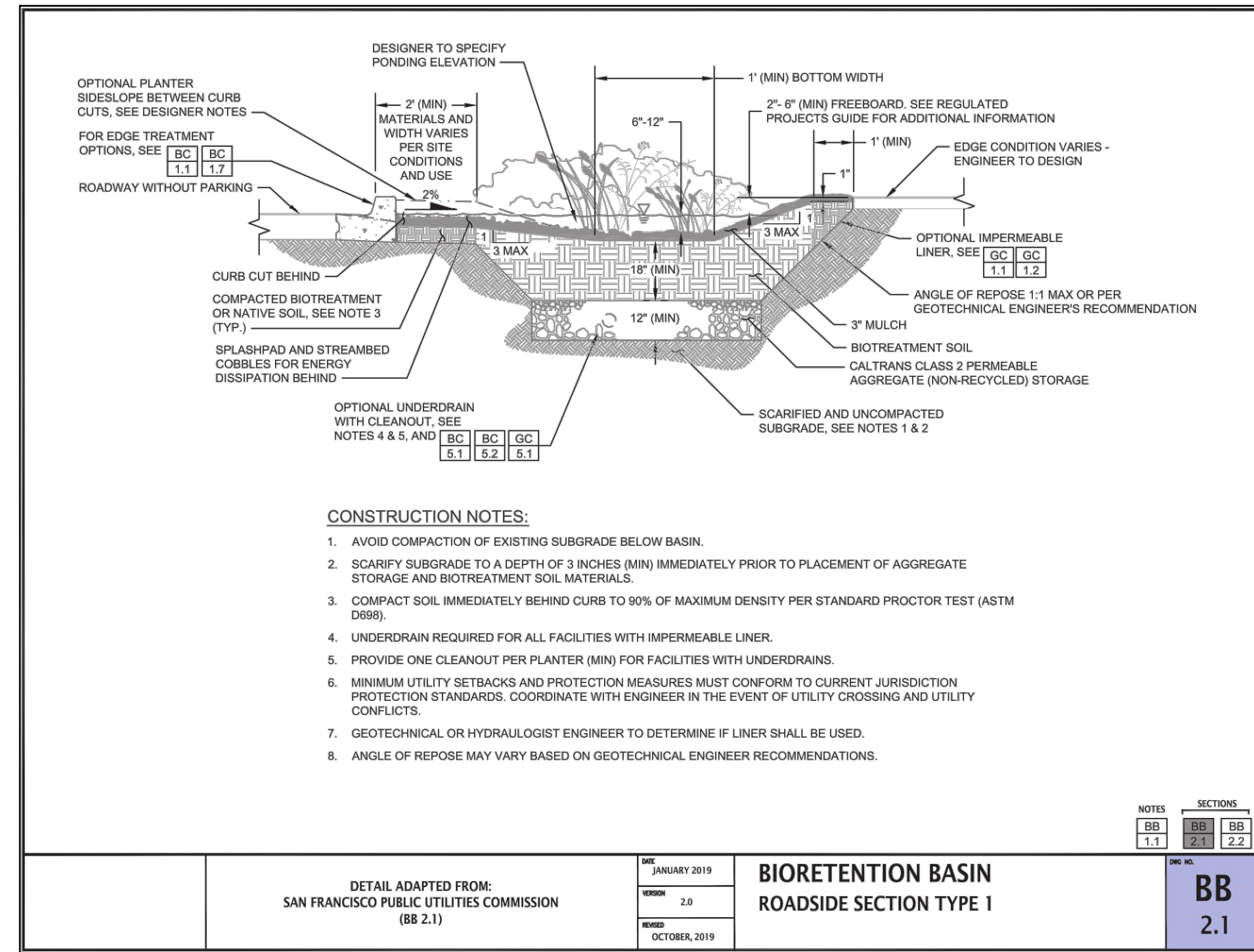
CORONADO STREET

Site Key - indicates area shown above

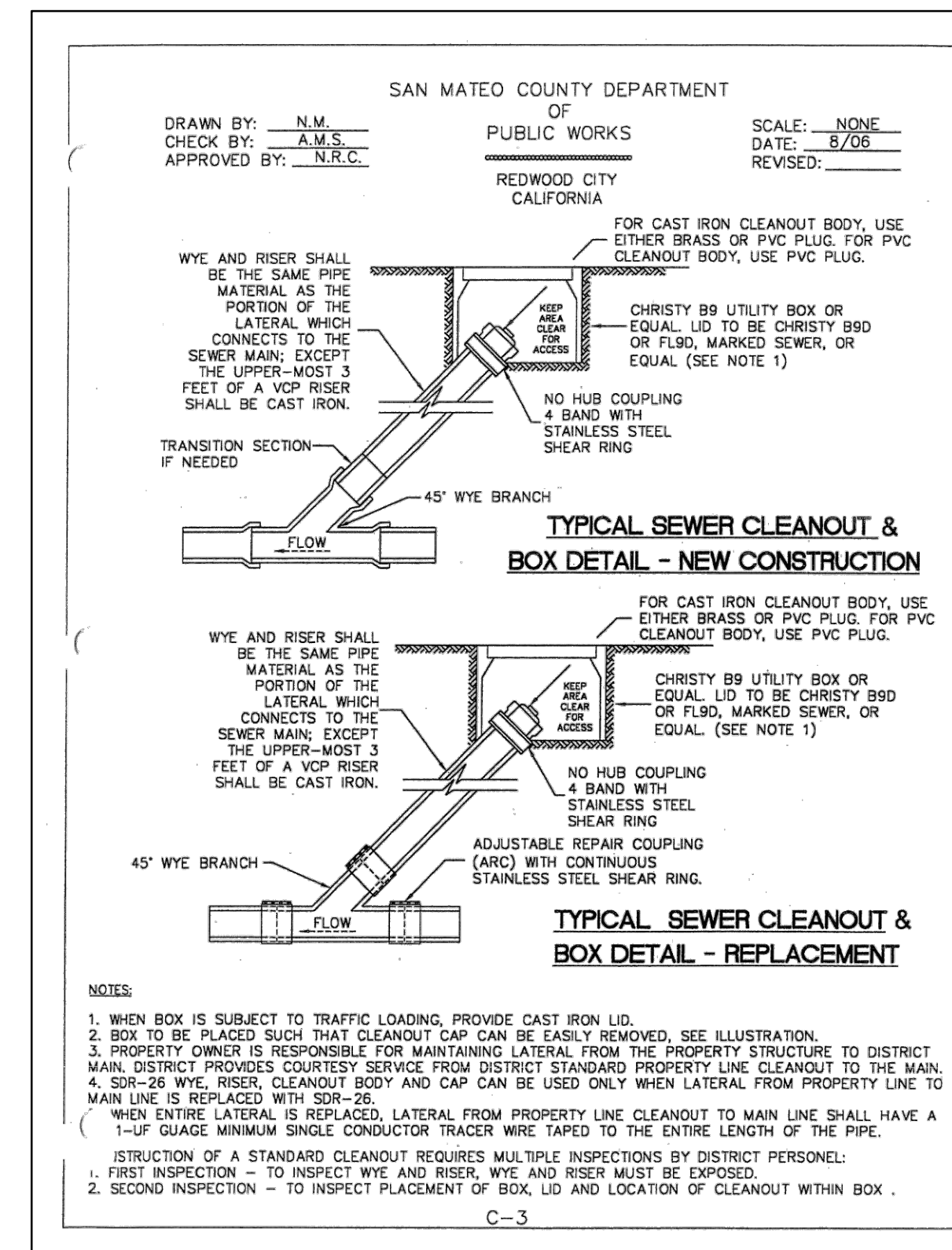




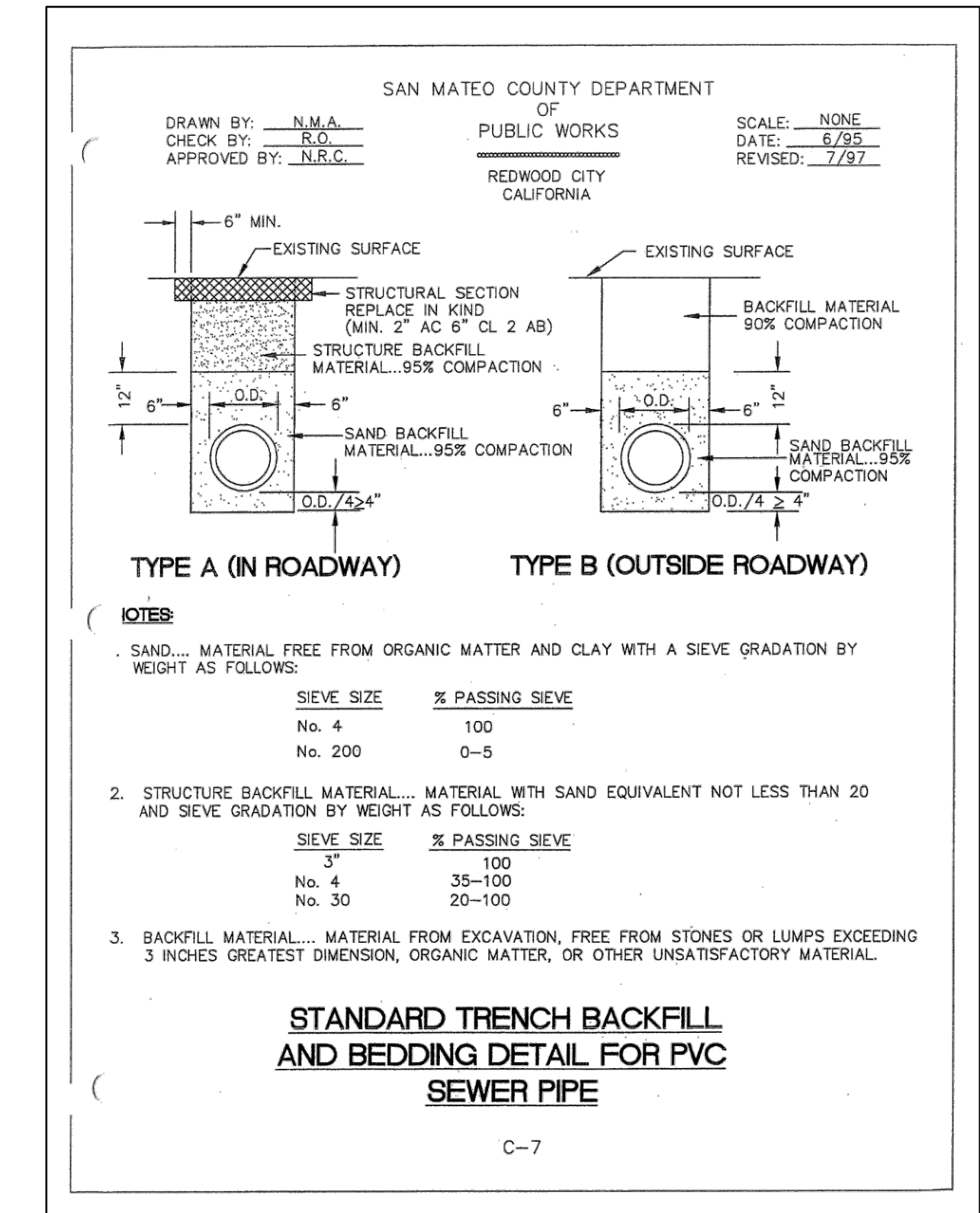
1 BIORETENTION PLANTER
NTS



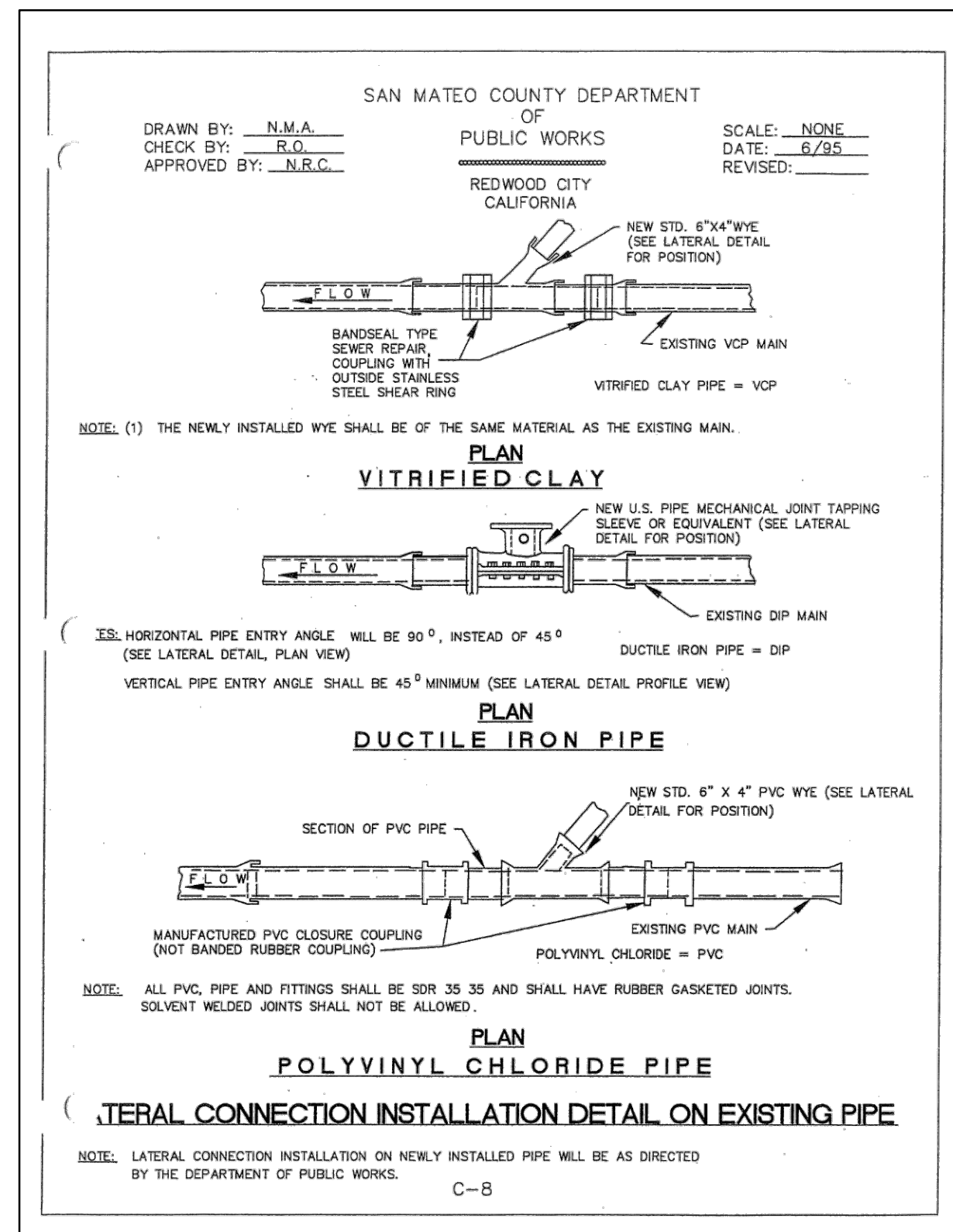
2 BIORETENTION BASIN
NTS



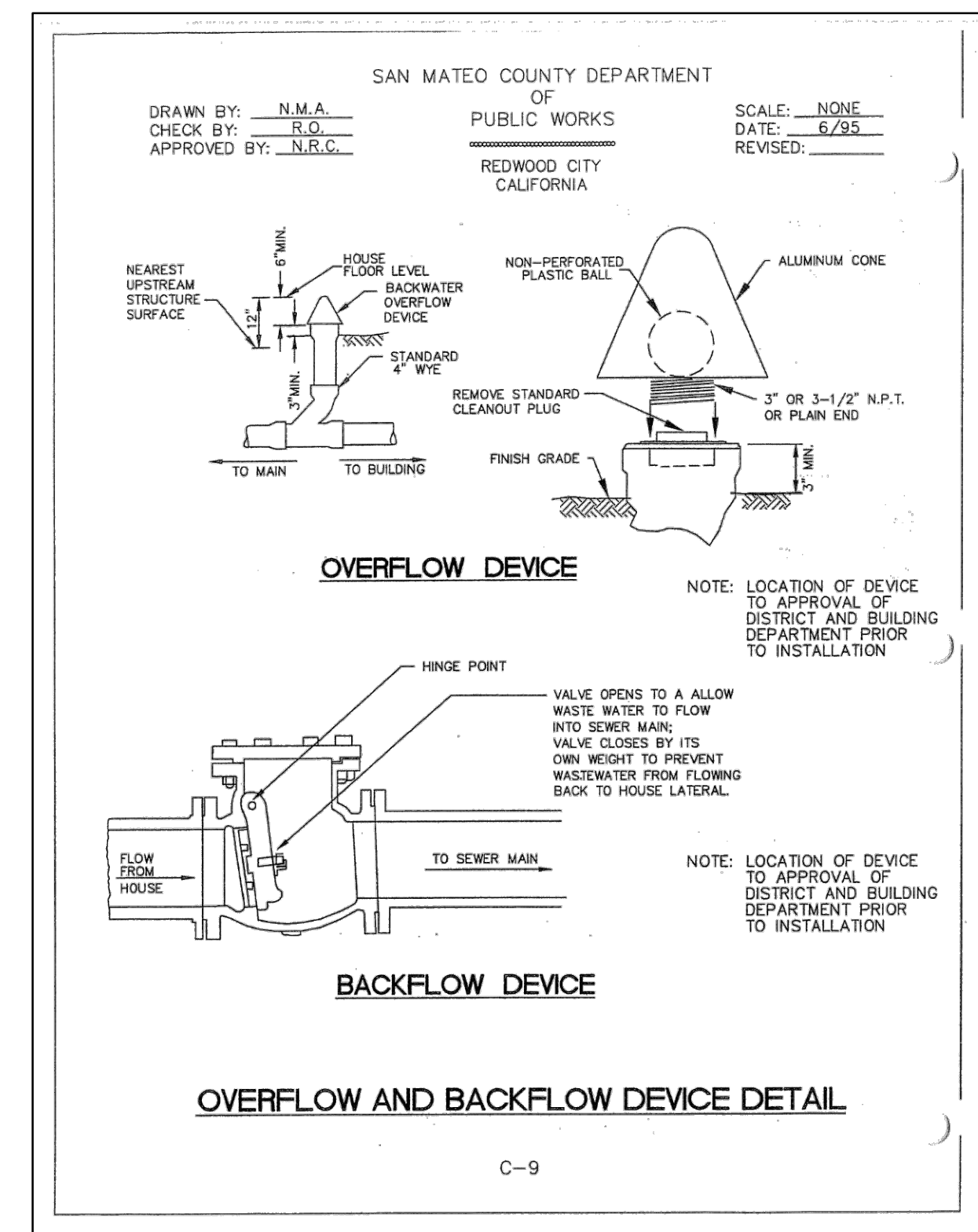
3 SANITARY SEWER CLEANOUT
NTS



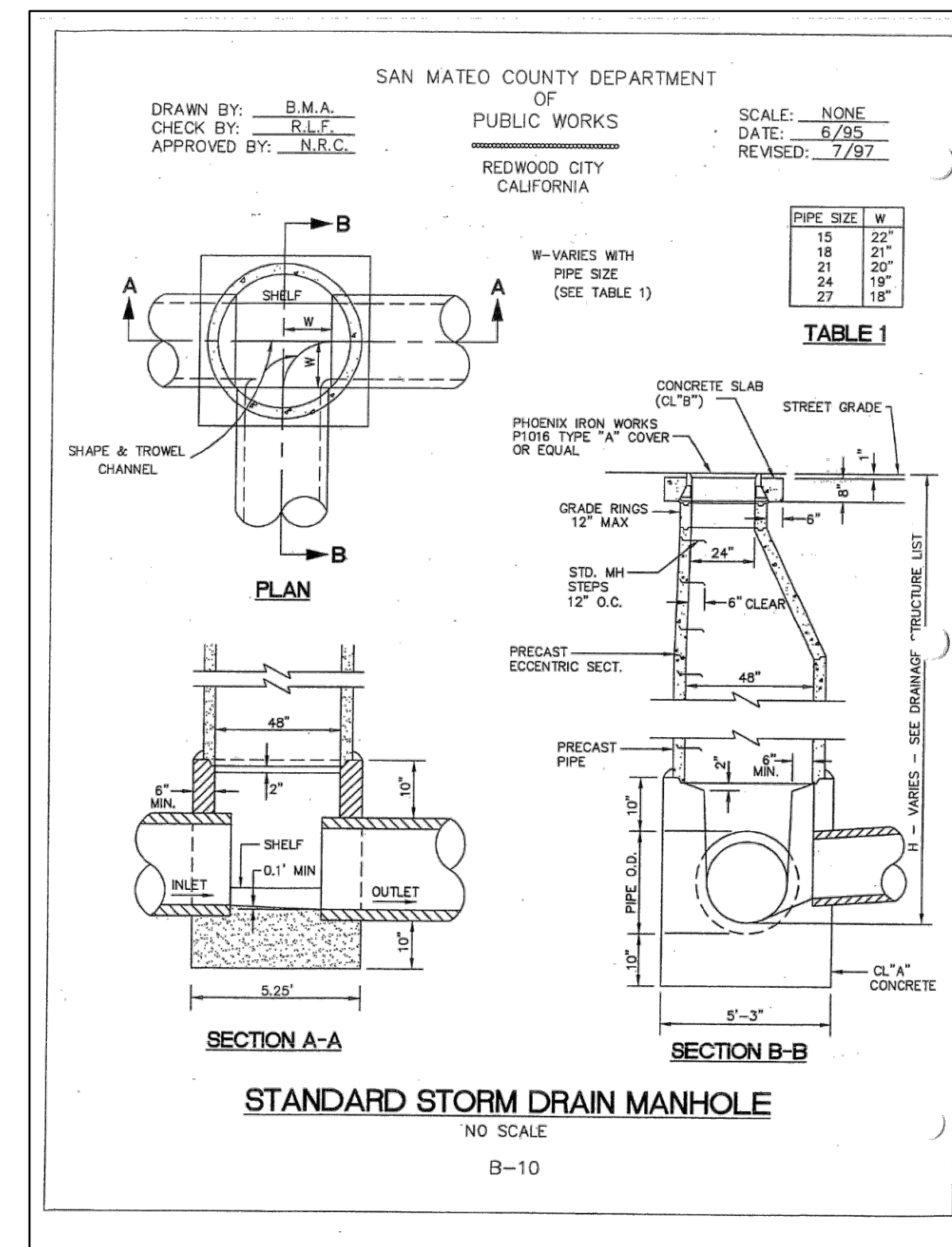
4 SANITARY SEWER TRENCH
NTS



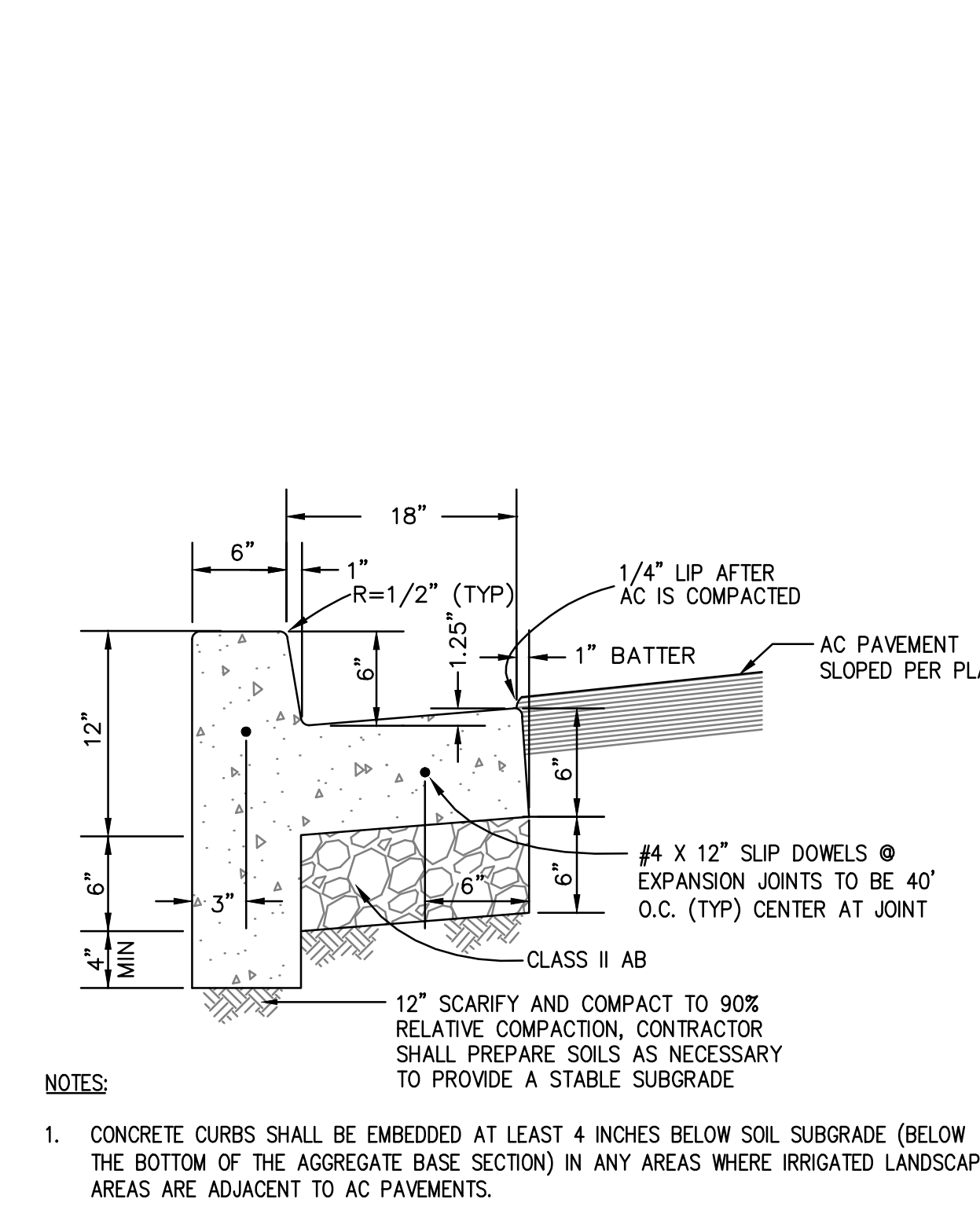
5 LATERAL CONNECTION TO PIPE
NTS



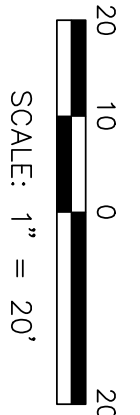
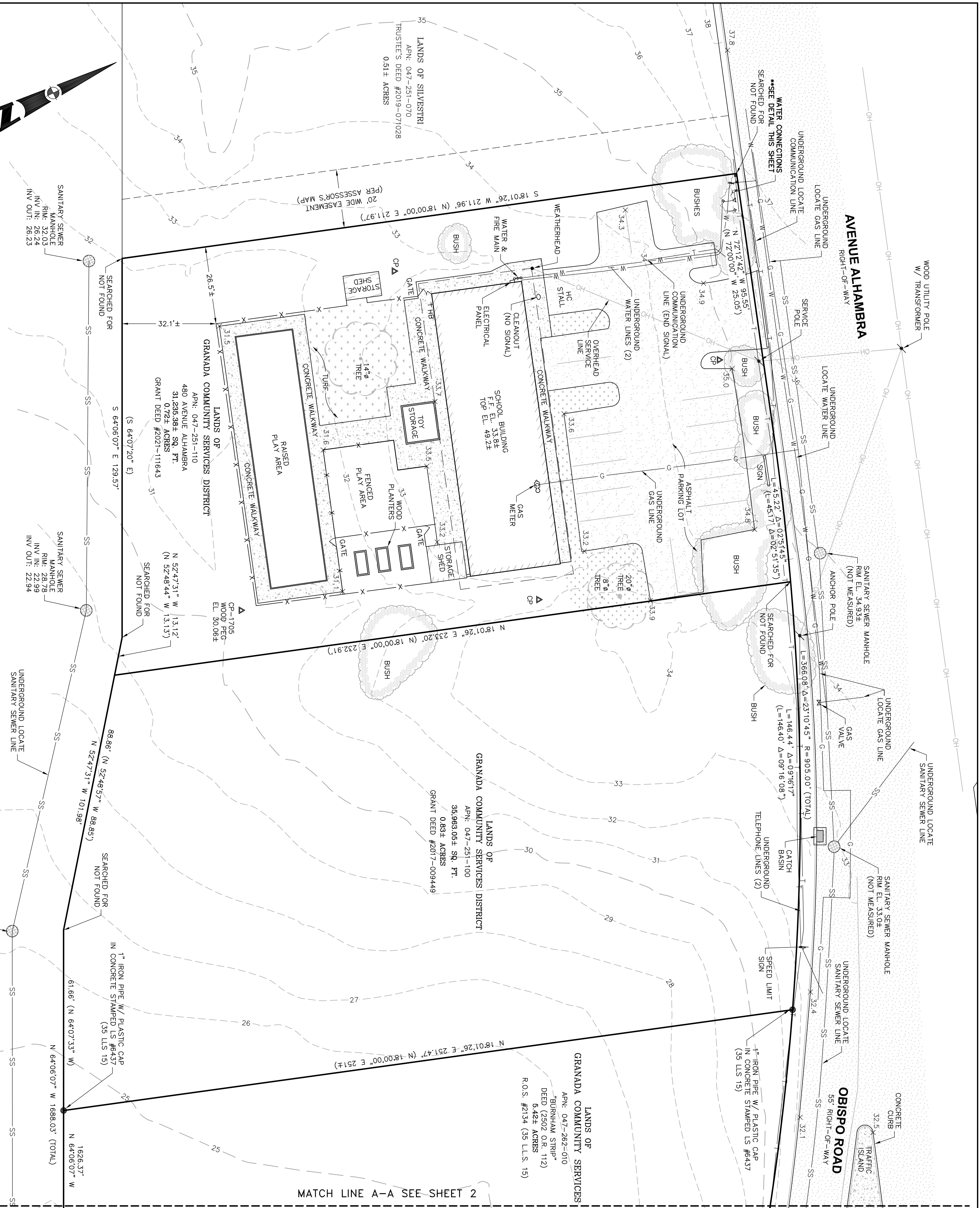
6 BACKFLOW DEVICE
NTS



7 STORM DRAIN MANHOLE
NTS



8 CURB & GUTTER
NTS

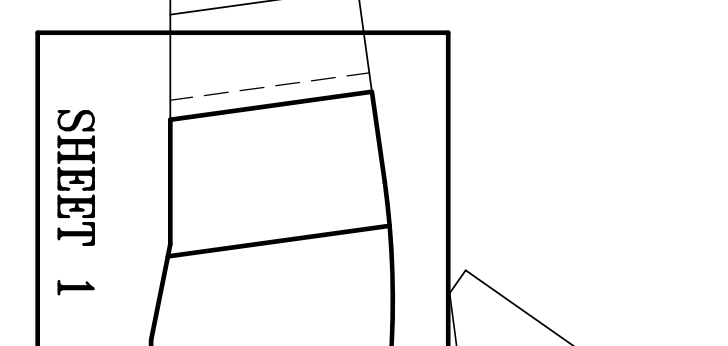
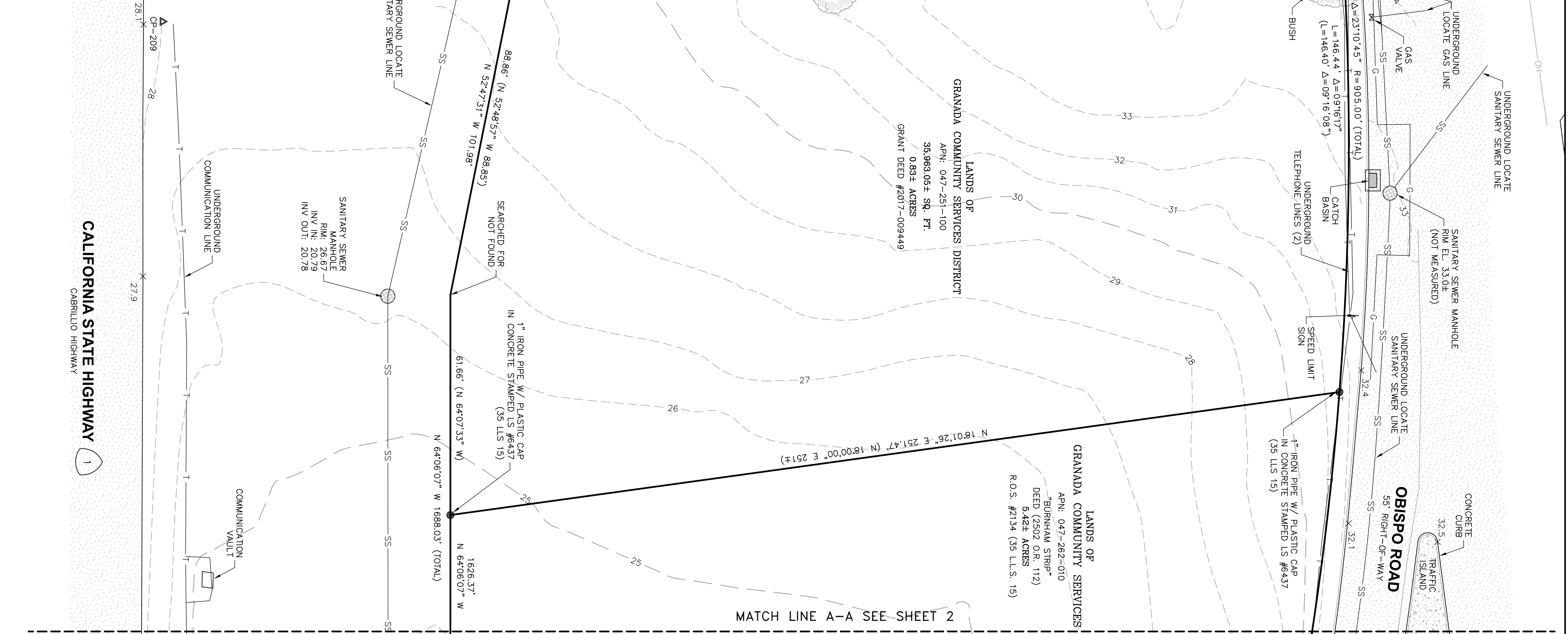
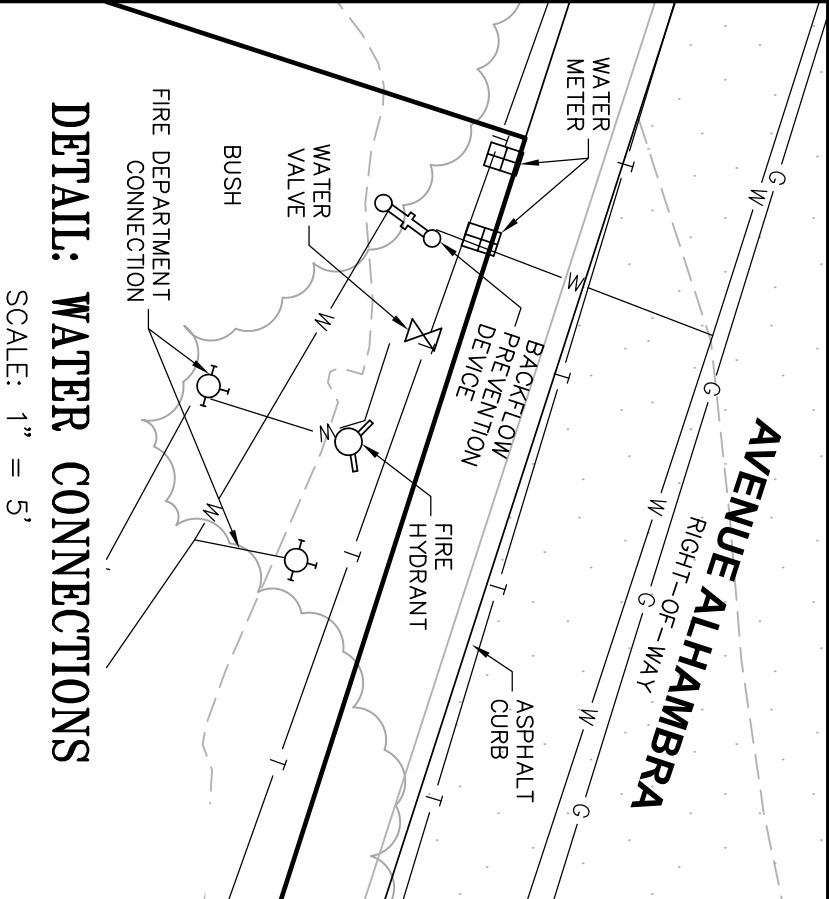


SURVEYOR'S STATEMENT

I, KEVIN W. MCQUINE, A REGISTERED PROFESSIONAL LAND SURVEYOR DULY LICENSED BY THE STATE OF CALIFORNIA DO HEREBY STATE THAT THE TOPOGRAPHY, SPOT ELEVATIONS, LOCATIONS OF IMPROVEMENTS, SURVEY DATA, AND CALCULATIONS SHOWN ON THIS MAP WERE OBTAINED IN 2018 AND 2022 BY OUR COMPANY FIELD CREW, AND I FURTHERMORE DO STATE THAT THE PROPERTY BOUNDARY LINES, RIGHTS-OF-WAY AND ENCUMBRANCES SHOWN ON THIS MAP WERE OBTAINED FROM THE FOUND MONUMENTS AS SHOWN AND REFERENCED HEREON. THIS MAP AND THE TERMS AND INFORMATION AS SHOWN, WERE DONE UNDER MY SUPERVISION AND I AM AWARE OF THE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



KEVIN W. MCQUINE, CA PLS #9337
DATE 6/5/25



AVENUE ALHAMBRA
Right-of-Way

LINE	BEGINNING	LENGTH
L1	N26°00'00" E 14.33'	
L2	S26°00'00" W 13.34'	
L3	N26°00'00" E 14.41'	
L4	S26°00'00" W 14.82'	
L5	S63°47'12" E 2.25'	

NOTES
1) UTILITY DEPTHS AND PIPE ALIGNMENTS SHOWN ON THIS SHEET ARE BASED ON DATA FROM PREVIOUS SURVEYS AND WAS NOT FIELD VERIFIED FOR THIS MAPPING PROJECT

LEGEND

APN:	ASSESSOR'S PARCEL NUMBER
CP	CONTROL POINT
EL	ELEVATION
H.T.	HEIGHT
SSMH	SANITARY SEWER MANHOLE
x 20'	SPOT ELEVATION
▲	SURVEY CONTROL POINT
■	PROJECT BENCHMARK
□	VALVE
⊗	MANHOLE
⊕	CATCH BASIN
⊖	WATER METER
⊙	GAS METER
⊚	FIRE HYDRANT
○	CLEANOUT

---	SUBJECT
---	ADJONN
---	EXISTIN
---	MAJOR
---	MINOR
---	OVERB
---	EXISTN
X---	UNDER
T---	UNDER
W---	UNDER
G---	UNDER
E---	UNDER
SS	UNDER

○ FOUND STANDARD
● SAN MATEO COUNTY MONUMENT
● FOUND IRON PIPE MONUMENT AS MONUMENT
■ FOUND CALTRANS HIGHWAY MONUMENT

THE BRB FAMILY PARTNERSHIP
PARCEL 3
46 PM 20
1.06± ACRES

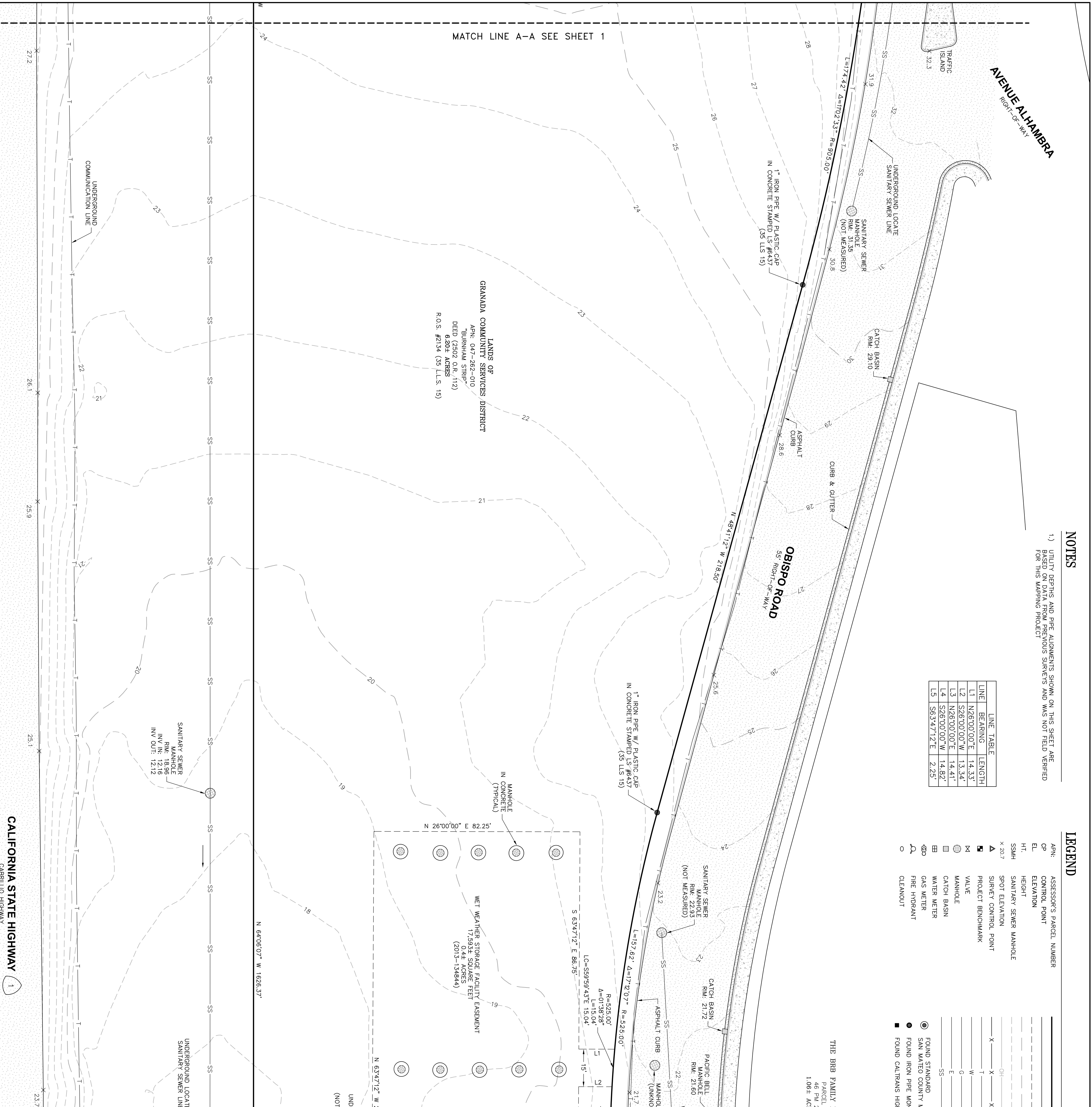
MATCH LINE A-A SEE SHEET 1

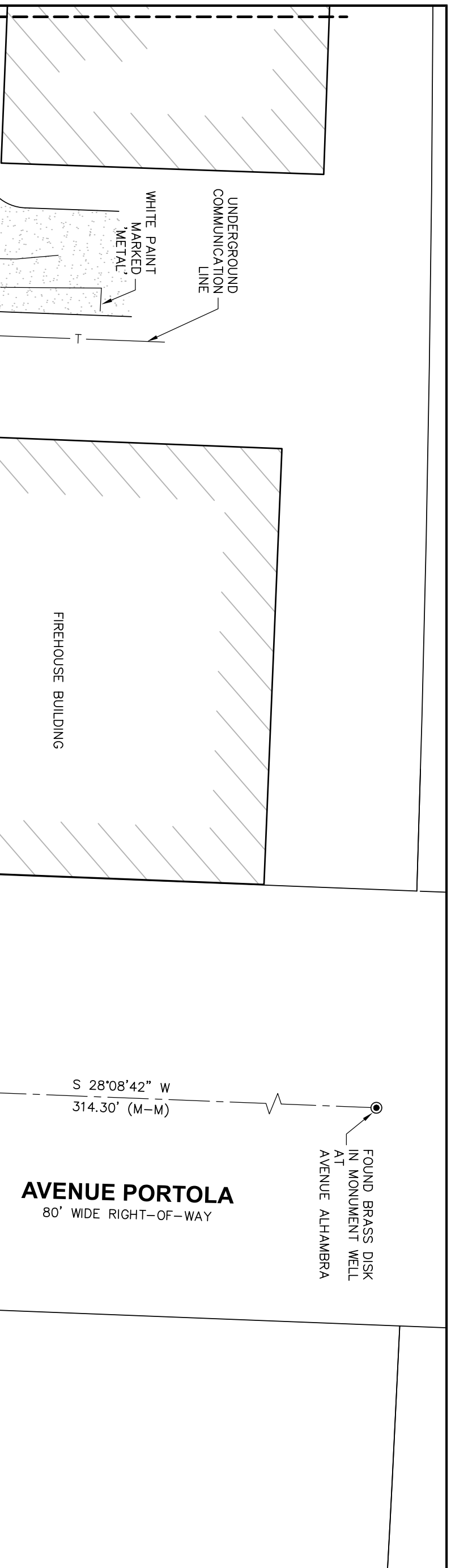
LANDS OF GRANADA COMMUNITY SERVICES DISTRICT
APR. 04-7-262-010
"BURHAM STRIP"
DEED (2502 O.R. 112)
6.20± ACRES
R.O.S. #2134 (S.S. L.S. 19)

SANITARY SEWER MANHOLE
RIM: 1216
INV: 1216
INV OUT: 1212

WET WEATHER STORAGE FACILITY EASMENT
17,523.51 SQUARE FEET
0.4± ACRES
(2013-134844)

CALIFORNIA STATE HIGHWAY 1
CABRILLO HIGHWAY





LEGEND

APN: _____	ASSESSOR'S PARCEL NUMBER
CP _____	CONTROL POINT
EL _____	ELEVATION
HT _____	HEIGHT
SMH _____	SANITARY SEWER MANHOLE
x 20.7 _____	SPOT ELEVATION
▣ _____	PROJECT CONTROL POINT
▣ _____	VALVE
▣ _____	MANHOLE
▣ _____	CATCH BASIN
▣ _____	WATER METER
▣ _____	GAS METER
▣ _____	FIRE HYDRANT
○ _____	CLEANOUT

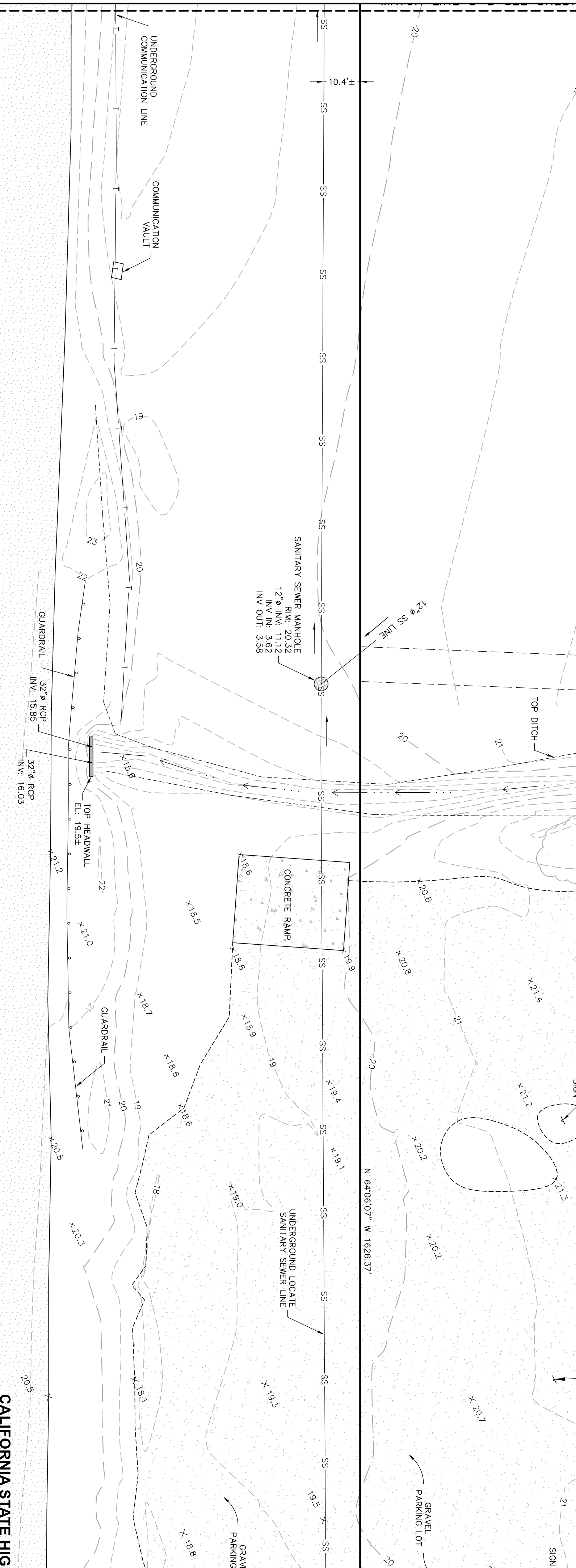
—————	SUBJECT PROPERTY
—————	ADJOINER PROPERTY
—————	EXISTING EASEMENT
—————	MAJOR CONTOUR
—————	MINOR CONTOUR
—X—X—X—	OVERHEAD UTILITY
—T—T—T—	EXISTING EDGE LINE
—W—W—W—	UNDERGROUND COMMUNICATION LINE
—G—G—G—	UNDERGROUND GAS LINE
—E—E—E—	UNDERGROUND ELECTRICAL LINE
—SS—SS—SS—	UNDERGROUND SANITARY SEWER LINE

○	FOUND STANDARD SAN MATEO COUNTY MONUMENT
○	FOUND IRON PIPE MONUMENT AS NOTED
■	FOUND CALTRANS HIGHWAY MONUMENT

NOTES

1.) UTILITY DEPTHS AND PIPE ALIGNMENTS SHOWN ON THIS SHEET ARE FOR THIS MAPPING PROJECT

MATCH LINE B-B SEE SHEET 2



CALIFORNIA STATE HIGHWAY
CARRILLO HIGHWAY

NOTES

1.) UTILITY SERVICE AND PIPE ALIGNMENTS SHOWN ON THIS SHEET ARE BASED ON DATA FROM PREVIOUS SURVEYS AND WAS NOT FIELD VERIFIED FOR THIS MAPPING PROJECT

LEGEND

APN:	ASSESSOR'S PARCEL NUMBER	—	SUBJECT PROPERTY LINE
CP	CONTROL POINT	—	ADJOINER PROPERTY LINE
EL	ELEVATION	---	EXISTING EASEMENT
HT	HEIGHT	---	MAJOR EASEMENT
SSM	SAINTMARY SEWER MANHOLE	---	MINOR EASEMENT
x 20.7	SPOT ELEVATION	---	OVERHEAD UTILITY LINE
▲	SURVEY CONTROL POINT	---	EXISTING FENCE LINE
■	PROJECT BENCHMARK	---	UNDERGROUND COM. LINE
□	VALVE	---	UNDERGROUND WATER LINE
⊗	MANHOLE	---	UNDERGROUND GAS LINE
⊞	CATCH BASIN	---	UNDERGROUND ELECTRICAL LINE
⊞	WATER METER	---	UNDERGROUND SEWER LINE
⊞	GAS METER	○	FOUND STANBARD
⊞	FIRE HYDRANT	○	FOUND IRON PIPE MONUMENT AS NOTED
○	CLEANOUT	■	FOUND CALTRANS HIGHWAY MONUMENT

