

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

DATE: January 28, 2026

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of an appeal of the Director of Planning and Building's decision to adopt an Initial Study/Mitigated Negative Declaration (MND) pursuant to the California Environmental Quality Act (CEQA) and approve a Design Review Permit, Coastal Development Permit (CDP), and Grading Permit, for the construction of a new 2,653 sq. ft., three-story, single-family residence with attached 625 sq. ft. garage on a legal 6,000 sq. ft. parcel located at the corner of 15th Street and East Avenue in the unincorporated area of Montara. The project includes the removal of 19 significant trees and 435 cubic yards (c.y.) of grading (300 c.y. of cut and 135 c.y. of fill). The CDP is appealable to the California Coastal Commission.

County File Number: PLN2014-00490 (Wilkins)

PROPOSAL

The appellants, comprised of a group of residents on 14th Street in Montara, have filed an appeal of the Director of Planning and Building's decision to adopt an Initial Study/Mitigated Negative Declaration and approve a Design Review Permit, Coastal Development Permit, and Grading permit for the construction of a new 2,653 sq. ft., three-story, single-family residence with attached 625 sq. ft. garage on a legal 6,000 sq. ft. parcel located at the corner of 15th Street and East Avenue in the unincorporated area of Montara. The development will be accessed via a new 290-foot-long roadway extension from 14th Street, as 15th Street. The project includes the removal of 19 significant trees and 435 cubic yards (c.y.) of grading (300 c.y. of cut and 135 c.y. of fill). The CDP is appealable to the California Coastal Commission. The proposed 884 sq. ft. detached accessory dwelling unit (ADU) is limited to ministerial review and therefore not subject to review by the Planning Commission.

The appellants raise the following opposing concerns:

1. The project has inadequate environmental protection for Heritage Tree No. 5, a 40-inch-diameter Monterey cypress tree.

2. The project fails to comply with fire code regulations, specifically concerning the creation of a dead-end road exceeding 150 feet in length.
3. There has been insufficient analysis of sensitive habitat, riparian corridor, and buffer zones.

RECOMMENDATION

That the Planning Commission deny the appeal and uphold the Director of Planning and Building's decision to adopt the Initial Study/Mitigated Negative Declaration and approve the Design Review Permit, Coastal Development Permit, and Grading Permit, based on the findings and subject to the conditions of approval contained in Attachment A.

SUMMARY

Staff has reviewed the appellants appeal points, summarized below, and has found that the project, as conditioned, conforms to the applicable General Plan and Zoning Regulations requirements, as discussed further in the staff report.

The project was heard by the Coastsides Design Review Committee (CDRC) at its September 10, 2020, September 12, 2024, and October 10, 2024 public meetings. At the October 10, 2024 public meeting, the CDRC considered testimony from the public, including opposition citing inadequate fire access and lack of public notice. After consideration, the CDRC recommended approval with the condition requiring the applicant's design team to coordinate with the neighbor and provide a letter from the neighbor stating that satisfactory effort was made to implement privacy between the project site and the property to the north prior to building permit issuance.

The County's tree protection ordinance does not consider tree No.5 to be a Heritage tree based on its size and species. It is categorized as a significant tree that requires a permit to remove. The arborist report submitted by the appellants is a Level 1 visual inspection and does not include a diagnostic depth analysis that can credibly counter the findings of the arborist report submitted by the applicant, prepared by Tree Management Expert, Consulting Arborists. The Tree Management Expert Arborist report includes protection measures for air-space excavation, geotextile stabilization fabric, trunk wrapping and monthly arborist monitoring, which are included as mitigation measures 8-10 in the Initial Study/Mitigated Negative Declaration. Additionally, the county arborist reviewed all the submitted arborist reports and confirmed that the tree protection measures proposed for the project are sufficient.

Regarding concerns about emergency response, the project includes a hammerhead turnaround that was conditionally approved by the Coastsides Fire Protection District (CFPD) on April 4, 2023. The Coastsides Fire Protection Districts conditions require a 20-foot-wide access road, and the installation and maintenance of approved signs and painted curbs or lines to avoid roadway obstructions and are included as conditions of approval Nos. 61-66. Furthermore, a grading and erosion control plan for the roadway

extension has been prepared by a licensed civil engineer and reviewed and conditionally approved by the Department's geotechnical and civil/drainage sections. The slope of the proposed road will be greater than 20%, and as a result, the project is also conditioned to require the installation of "No Parking-Fire Lane" signs.

Four biological assessment reports prepared by WRA, Inc. and Sol Ecology, Inc. were submitted from April 17, 2015, to June 2024, site conditions remained unchanged throughout this period, with no adverse impacts to biological resources identified or anticipated. The project's IS/MND analyzes potential environmental impacts, including those to biological resources, and concludes that the required mitigation measures will prevent the project from having significant impacts. The biological assessments confirm that the project site is located outside of any stream or riparian corridors and associated buffer zones, and that there are no coastal wetlands within 100 feet of the project site.

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The appellants raise the following concerns:

1. The project has inadequate environmental protections for Heritage Tree No. 5, a 40-inch-diameter Monterey cypress tree.

2. The project fails to comply with fire code regulations, specifically concerning the creation of a dead-end road exceeding 150 feet in length.
3. There has been insufficient analysis of sensitive habitat, riparian corridor, and buffer zones.

RECOMMENDATION

That the Planning Commission deny the appeal and uphold the Director of Planning and Building's decision to adopt the Initial Study/Mitigated Negative Declaration and approve the Design Review Permit, CDP, and Grading Permit, based on the findings and subject to the conditions of approval contained in Attachment A.

BACKGROUND

Report Prepared By: Olivia Boo, Project Planner, oboo@smcgov.org

Appellant: Rusi Yan, Larry Jimenez, Bryan Jessop, Dr. David Lynn, Patricia Lynn, and Dr. John Qaquindah (residents on 14th Street, Montara)

Applicant: Karen Wilkins, Architect

Owner: AARPAUL, LLC, c/o Paul McGregor

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in a newspaper of general public circulation (San Mateo County Times) on January 3, 2026.

Location: Corner of East Avenue and 14th Street, Montara

APN: 037-015-090

Parcel Size: 6,000 sq. ft.

Existing Zoning: R-1/S-17/DR/CD (One-family Residential/5,000 sq. ft. minimum parcel size/Design Review/Coastal Development)

General Plan Designation: Medium Density Residential

Local Coastal Plan Designation: Medium Density Residential

Sphere-of-Influence: Half Moon Bay

Williamson Act: N/A

Existing Land Use: Undeveloped

Water Supply: Montara Water and Sanitary District

Sewage Disposal: Montara Water and Sanitary District

Flood Zone: The project site is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0117F, effective August 2, 2017.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration were prepared for this project and circulated from August 17, 2020, through September 8, 2020; public comments were received. The public comments and staff responses are discussed in Section D of this report.

Setting: The property is located in an area designated for single-family residential use, with existing residences on all surrounding parcels. A perennial blue-line stream referred to as Montara Creek is located south of the property, approximately parallel to the southern property line. A second unvegetated drainage runs parallel to the East Avenue street right-of-way boundary and terminates in the riparian habitat along Montara Creek. The property slopes downward toward 15th Street with an average slope of approximately 19%.

Chronology:

<u>Date</u>	<u>Action</u>
December 23, 2014	– Application received.
January 1, 2015	- Application deemed incomplete.
June 3, 2020	- Application deemed complete.
August 17, 2020 –	Initial Study and Mitigated Negative Declaration circulated from August 17, 2020 to September 8, 2020.
September 10, 2020	- Coastside Design Review Committee continued the project, requesting additional information.
September 12, 2024	- Coastside Design Review Committee continued the project, requesting additional information.
October 10, 2024	- Revised project reviewed and recommended for approval by the Coastside Design Review Committee.
May 5, 2025	- Project approval issued.

- May 19, 2025 - Appeal filed by residents of 14th Street, Montara.
- January 28, 2026 - Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

APPEAL OF THE PLANNING AND BUILDING DIRECTOR'S APPROVAL

On May 19, 2025, Planning staff received an appeal filed by neighboring residents on 14th Street in Montara. The following discussion summarizes the major points of the appeal, followed by staff's responses:

1. The project has inadequate environmental protections for Heritage Tree No. 5, a 40-inch-diameter Monterey cypress tree.

According to the certified arborist hired by the appellants, the proposed road alignment is located within the protected drip line and root zone of Tree number 5. The appellants assert that any damage or removal of this tree constitutes a violation of the County's tree ordinance and CEQA and will violate the rights and put at risk the life and safety of the tree owner. Tree No. 5 is a Monterey cypress, which appellants assert, has low tolerance to construction disturbance, especially within the root zone. According to the appellants, any work inside the drip line and root zone is likely to result in significant stress or failure of the tree. As noted by the appeal, prohibited activities within this zone include trenching, soil disturbance, drainage changes, and vehicle access – all of which are part of the developer's proposed plans.

Appellants further argue that the developer's tree protection plan conflicts with their construction drawings, making the road installation physically impossible without violating tree protection guidelines. They assert that the impacts of installing utilities under the driveway and adjacent to the root system of the tree has not been addressed. The appellants believe that the installation of utilities will have significant impacts on the tree's root system and damage the tree, posing an immediate life and safety concern due to the potential for the tree to fall on the adjacent home.

Staff's Response: Under the County's Protected Tree Ordinance, Tree No. 5 is not a Heritage tree based on its size and species, however, it is a significant tree that requires a permit to remove. The appellants' arborist report was based on a Level 1 visual inspection and does not include a diagnostic depth analysis that credibly counters the findings of the project applicant's arborist report, prepared by Tree Management Expert, Consulting Arborists. The appellants' arborist report, prepared by Ned

Patchett, does not provide information regarding root zone excavation, resistograph testing, or an internal decay assessment. In comparison, the applicant's Tree Management Expert report accounts for access road requirements; analyzes potential impacts; addresses CEQA, ISA (International Society of Arboriculture) and ANSI (American National Standards Institute) arboricultural frameworks; and takes into account the property's soil type. The applicant's arborist report includes protection measures for air-spade excavation, geotextile stabilization fabric, trunk wrapping and monthly arborist monitoring, which are also included as mitigation measures 8-10 in the Initial Study and Mitigated Negative Declaration. Additionally, the County arborist completed a peer review of the project arborist reports and confirmed that implementation of the measures recommended by the applicant's arborist report will ensure compliance with County tree protection requirements.

2. The project fails to comply with fire code regulations, specifically concerning the creation of a dead-end road exceeding 150 feet in length.

The appellants assert that according to the California Code of Regulations (CCR) Title 14, Section 1273.08, dead-end roads must have turnarounds constructed at their terminus, with additional turnarounds required at specified intervals based on parcel sizes, and that Section 1273.05 mandates that turnarounds meet specific design criteria, including minimum turning radii. The project proposes a T-intersection, which appellants allege is situated on a slope that is too steep to be safely navigable by emergency vehicles. Appellants are concerned that there has been no independent assessment to verify whether this design meets safety requirements, and that there has not been a proper evaluation of the potential impact that building the turnaround would have on adjacent properties. Appellants believe that the proposed plan does not adequately address these critical safety standards, creating a significant hazard for both future residents of the proposed development and the existing neighborhood.

Staff's Response: The Coastside Fire Protection District reviewed the project, including the proposed hammerhead turnaround, and provided conditional approval on April 4, 2023. Per the recommended conditions of approval. The proposed access road must be maintained with asphalt surfacing for ingress and egress. As conditioned, the project complies with the requirements that dead-end roads exceeding 150 feet shall not be less than 20 feet in width and provide a fire apparatus turnaround that meets fire code standards. Because the proposed road grade will be greater than 20%, the conditions of approval require installation of "No Parking -Fire Lane" signs on both sides of the roadway extension. A grading and erosion control plan for the roadway extension has been prepared by a licensed civil engineer and reviewed and conditionally approved by geotechnical and

civil/drainage staff. The Coastside Fire Protection District will verify compliance with all fire-related conditions of approval at final inspection.

To ensure protection of the trees to remain, the applicant's arborist reviewed the plans and recommended that arborist staff be on site to monitor the road extension work; and that care be taken in grading the road, digging swales, and constructing stormwater energy dissipators. The arborist will document root cutting to ensure the work preserves the horticultural properties of the soil. Tree protection conditions prohibit the operation of heavy equipment when the soil is wet in order to avoid separation of coarse and fine particles, a process that crushes pore space in soil and that will damage horticultural properties of the soil. All protective fencing, root buffers, mulch, and irrigation must be in place prior to demolition. These and other arborist recommended conditions are included as conditions of approval nos. 36-38.

3. There has been insufficient analysis of sensitive habitat, riparian corridor, and buffer zones.

The appellants assert that the applicant's biologist report dated August 7, 2015, analyzed and submitted during dry summer months, directly contradicts a previous report written the same year which clearly illustrates that this riparian corridor is home to protected and endangered species. A separate independent Environmental Impact Report should be submitted to resolve this disparity and to ensure that the habitat of state and federally protected species is not disturbed.

Appellants raise the following specific points:

- a. The neighbors previously submitted a biologist report by Daniel Edelstein to the County on March 17, 2015, stating that "a proposed roadway addition to the project may encroach within 50 feet or closer to the unnamed creek adjacent to the site. This scenario would be a violation of the Local Coastal Program (LCP) because it would be in the buffer zone."
- b. The project biologist mentioned the same unnamed creek in an April 17, 2015, report, stating that "it is likely this drainage would be considered an intermittent stream under the LCP and would require a 30-foot buffer measured from the drainage midpoint."
- c. Under the San Mateo County LCP, constructing a road within the buffer zone of an intermittent stream is not permitted. The proposed road violates the Local Coastal Program.

- d. The California Coastal Commission letter to San Mateo County dated June 28, 2016, stated a categorical exclusion does not apply and a CDP is required for the road extension to the project site.
- e. Midcoast Community Council review findings and statement, “Regarding development potential for the many subdivided undeveloped lots in the Montara Creek ravine riparian area, we urge the County to explore alternatives other than allowing development within this watershed of steep terrain that flows directly into the Fitzgerald Marine Reserve Area of Special Biological Significance.”

Several interested community members, including the California Coastal Commission and Midcoast Community Council, requested additional site inspections and questioned project eligibility under the CDP and Environmental Impact Study processes. Despite these concerns, no further site analysis or public hearings occurred, limiting transparency. In light of these concerns, we request that the Planning Commission conduct a public hearing and to carry out further due diligence including (1) re-evaluate tree preservation and mitigation measures, (2) require a third-party biological assessment and Environmental Impact Report with site visits, and (3) explore alternative project sites to avoid significant environmental impact.

Staff's Response: Multiple biological assessments were submitted for the project, prepared by WRA, Inc. and Sol Ecology, Inc., dating from April 17, 2015, to June 2024, and site conditions remain unchanged throughout these biological assessments, with no new potential impacts to biological resources identified or anticipated.

Staff completed an environmental review for the project, pursuant to CEQA, through the preparation of an Initial Study and Mitigated Negative Declaration. Potential project impacts, including biological impacts, have been evaluated and determined to be reduced to less than significant impacts with the implementation of mitigation measures that have been incorporated into the project conditions of approval.

The subject project is located outside of any stream or riparian corridors and their associated prescribed LCP setbacks or buffer zones, as confirmed by Sol Ecology, Inc., which includes the subject parcel and the road extension. Furthermore, California Coastal Commission staff confirmed that there is no evidence that riparian habitat is present on the subject property; that the property is several hundred feet away from the riparian corridor associated with Montara Creek; and that the property is approximately 120 feet from the mapped extent of the 100-foot stream Coastal Commission appeals corridor. Coastal Commission staff noted that if wetlands are present on the site or located within 100 feet of development, grounds for geographic appeal would exist. A wetland assessment was conducted on October 10, 2017, by Sol Ecology, Inc., which confirmed no evidence of coastal wetlands as defined in the LCP was found on or within 100 feet of the project site.

B. CONFORMANCE WITH COUNTY REGULATIONS

1. Conformance with the County General Plan

Upon review of the applicable provisions of the General Plan, staff has determined that the project complies with all applicable General Plan Policies, including the following:

a. Soil Resource Policies

Policies 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) and 2.23 (*Regulation Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) discuss ensuring the minimization of soil erosion and sedimentation, stabilization of disturbed areas, and protection of natural plant communities and areas of fish and wildlife.

The project site has an approximately 19 % slope. A grading and erosion control plan prepared by a licensed civil engineer was reviewed and conditionally approved by the County Building Department's geotechnical and civil/drainage sections. The erosion control plan includes measures to minimize erosion and sedimentation from the road improvement work. A temporary construction entrance, concrete washout, and fiber rolls, among other measures are proposed. Staff has conditioned the project to prohibit grading during the wet season (October 1-April 30) to avoid the increased potential for soil erosion, unless an exception to the winter grading moratorium is granted by the Director of Planning and Building based on consideration of weather conditions, construction schedule, and geotechnical concurrence, among other factors.

b. Visual Quality

Policy 4.26 (*Earthwork Operations*) discusses keeping grading or earth-moving operations to a minimum, and when grading is necessary, making graded areas blend with adjacent landforms through the use of contour grading rather than harsh cutting or terracing of the site.

Earthwork includes 330 c.y. of cut and 135 c.y. of fill to accommodate the project, which involves recessing the house into the slightly sloped terrain to reduce its overall mass. Grading is also necessary for the road extension.

Policy 4.35 (*Urban Area Design Concept*) calls for new development to maintain and, where possible, improve upon the appearance and

visual character of development in urban areas, and ensures that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality.

The Design Review standards implement this policy within Design Review Zoning Districts of the County, including the Midcoast. In recommending approval for the project, the Coast Design Review Committee (CDRC) found that based on the design of the single-family residence, the project complies with this policy 4.35. A discussion of compliance with design review standards is detailed under Section B.3 of this report.

c. Urban Land Use

Policy 8.38 (*Height, Bulk and Setbacks*) regulates the height, bulk, and setback requirements in zoning districts to: (1) ensure that the size and scale of development are compatible with the parcel size, (2) provide sufficient light and air in and around the structures, (3) ensure that development of permitted densities is feasible, and (4) ensure public health and safety.

The proposed three-story structure meets the zoning district height standard and is compatible in design, scale, and size with other residences located in the neighborhood. The appearance of mass and bulk of the new residence is reduced by the garage level to be located below the first floor and recessed partially into the gradual slope of the parcel. The design of the new structure is complementary to the existing neighborhood context, as supported by the Coastsides Design Review Committee's approval.

d. Water Supply and Wastewater

Policy 10.10 (*Water Suppliers in Urban Areas*) and Policy 11.5 (*Wastewater Management in Urban Areas*) recommend water systems and sewerage systems as the appropriate methods of water supply and wastewater management in urban areas.

The Montara Water and Sanitary District has confirmed that water and sewer connections are available for this project.

e. Natural Hazards

Policy 15.20 (*Review Criteria of Locating Development in Geotechnical Hazard Areas*) and Policy 15.21 (*Requirement for Detailed Geotechnical Investigation*) seek to avoid siting structures in areas where they are jeopardized by geotechnical hazards; avoid

areas that would increase geotechnical hazard to neighboring properties; where possible, avoid construction in steeply sloping areas (generally above 30 %); require adequate geotechnical investigation for private development proposals located in an Alquist-Priolo Special Studies Zone.

The site is not located in an Alquist-Priolo special studies area or zone where fault rupture is considered likely. Active faults are not believed to exist beneath the site, and the potential for fault rupture to occur is low. Additionally, grading will be limited to the construction of the proposed development and the road improvement extension. The proposed single-family residence will be designed and constructed in accordance with current earthquake resistance standards. The likelihood of significant damage to the structure from differential compaction is low. The property has a slope of approximately 19 %, thus, the project is not proposed in an area with a slope greater than 30 %.

2. Conformance with the Local Coastal Program (LCP)

A staff-level CDP is required for the project as the project involves extension of an existing improved road and therefore does not qualify for a Coastal Development Exemption.

a. Locating and Planning New Development

Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the timing of new development in the urban midcoast to ensure that roads, utilities, schools and other public works facilities and community infrastructure are not overburdened by rapid residential growth.

With the approval of this project, the number of building permits for the construction of single-family residences issued in the calendar year would not exceed the limit established by LCP Policy 1.23.

b. Visual Resources

Policy 8.12 (*General Regulations*) and Policy 8.13(a) (*Special Design Guidelines for Coastal Communities: Montara-Moss Beach-El Granada-Miramar*) apply the Design Review Zoning District standards to residential development; prohibit development from blocking public ocean views; and rely on special design guidelines for the Montara area to ensure development blends into the character of the area, including through appropriate scale, use of colors and materials, and architectural style.

The project parcel is located at the end of East Avenue which is currently a paper street. The parcel is situated downslope from the adjacent undeveloped land to the east; thus the proposed three-story single-family residence will minimize public view impacts to the ocean. The proposed exterior materials and colors and design elements of the single-family residence were considered and determined to be in compliance with the applicable Design Review Standards per the Coastside Design Review Committee.

3. Conformance with Zoning Regulations

a. Zoning Standards

The subject parcel is a legal lot pursuant to a Certificate of Compliance (Type A) recorded in December 2017 and is zoned R-1/S-17/DR/CD (one-family residential/5,000 sq. ft. lot minimum/Design Review/Coastal Development). The project parcel meets the minimum lot size prescribed by the S-17 combining district, and this project requires no exceptions to these standards.

b. Coastside Design Review Committee Action And Compliance With Coastside Design Review Standards

The CDRC reviewed the development proposal on September 10, 2020, and September 12, 2024. Upon review, the CDRC considered the design and public testimony and recommended that the project be continued in order for the applicant to provide proposed colors and materials for the residence that match the colors and materials proposed for the Accessory Dwelling Unit.

The CDRC reviewed the revised proposal on October 10, 2024, and considered testimony from the public, including opposition citing inadequate fire access and lack of public notice. After consideration, the CDRC recommended approval based on the following:

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

- (1) Section 6565.20(D)1.c., ELEMENTS OF DESIGN. Second Stories, Facade Articulation: Facade articulation shall be provided on all building sides and is subject to approval by the Design Review Committee. The proposed building facades are

well articulated and proportioned, convey architectural interest, and break up walls to avoid appearing looming or massive.

- (2) Section 6565.20(D)3.a., ELEMENTS OF DESIGN. Roof Design, Massing and Design of Roof Forms: The mass of a roof and how it is articulated into different shapes contribute to the character of a house. The different roof lines provide an interest to the building form.
- (3) Section 6565.20(D)2.c., ELEMENTS OF DESIGN. Architectural Styles and Features, Entries: Front walkways, front doors and windows, and front porches that face the street make for safer neighborhoods by keeping “eyes on the street” and creating a human-scaled appearance to a building. Design front entries on a scale compatible with the other features of the house to maintain a residential rather than institutional or commercial appearance. The house has a good display of entry and front door.
- (4) Section 6565.20(C)2.a. PRIVACY: Use appropriate landscaping and other architectural solutions such as clerestory windows or obscure glass. The applicant’s design team shall coordinate with the neighbor and provide a letter from the neighbor stating that satisfactory effort was made to implement privacy between the project site and the property to the north. The applicant shall submit the letter prior to building permit issuance.

4. Conformance with the County Grading Ordinance

- a. **That the granting of the permit will not have a significant adverse effect on the environment.**

Implementation of the proposed grading plans prepared by a licensed civil engineer, including the erosion and sediment control plan, and associated conditions of approval will ensure the project will not have a significant adverse effect on the environment.

- b. **That the project conforms to the criteria of Chapter 5, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 9296.**

All applicable reviews have been completed, including by Planning staff, the Geotechnical Section, the Drainage Section, the Building Inspection Section, and the Department of Public Works who have determined the project conforms to the criteria of Chapter 5, Division VII, San Mateo County Ordinance Code, including the standards

referenced in Section 9296 and the San Mateo County General Plan, for timing of grading activity, implementation of erosion and sediment control measures, and dust control measures.

c. **That the project is consistent with the General Plan.**

The subject site has an LCP land use designation of Medium Density Residential. The proposed single-family residence is consistent with the allowed density and use for the designation. The project also conforms with the zoning standards for the S-17 Zoning District which aids in the orderly and harmonious development of the parcel as it relates to the surrounding neighborhood. Also see staff's discussion in Section B.1. Therefore, the project as proposed and conditioned is consistent with the San Mateo County General Plan.

C. Midcoast Community Council (MCC)

Staff sent a project referral to the Midcoast Community Council, and their comments and staff's responses are discussed below:

- a. It appears that Montara Creek, a perennial stream, may have changed course over the 100+ years since the subdivision survey. The biological report should identify the outward extent of riparian and/or wetland habitat and required buffer zones.

Staff's Response: The December 13, 2017, and June 2024 Sol Ecology, Inc. biologist report and addendum, and subsequent biologist correspondence, confirmed that the subject parcel is located entirely outside of any stream or riparian corridors and their respective associated prescribed buffer setbacks. No sensitive species were observed by the biologist, however, there is a 40-inch DBH Monterey cypress tree (Tree No. 5) which is located approximately 100 feet from the proposed ADU; the road extension will be within 10 feet of this Monterey cypress tree trunk and within the tree's canopy. Also, see discussion in section A.3.e.

- b. Given the project site's proximity to perennial and intermittent streams, buffers, and associated sensitive habitats, the MCC questions whether this project is eligible for an exemption from a CDP, as it may be within the California Coastal Commission's appeals jurisdiction. The proposed project's requirement of cut-fill grading on steep slopes and removal of many significant Monterey cypress trees are of concern as well. The staff checklist is not filled out on the Certificate of Exemption or Exclusion from a Coastal Development Permit. May we have a copy of the completed form?

Staff's Response: The extension of the roadway disqualifies the project from a CDP Exemption. Based on the County's Geographic Information System and Coastal Commission appeals jurisdiction mapping, the project site is not within the California Coastal Commission's appeals jurisdiction, and therefore, a staff-level CDP may be processed.

Sol Ecology recommended a pre-construction migratory bird nesting survey be performed in and within 250 feet of the proposed development area prior to the start of proposed construction during the nesting bird season (February 1 to August 31). This mitigation measure has been included in the project conditions of approval. Additionally, see staff's response in Section A.3.

Fifteen (15) significant Monterey cypress trees and four (4) Monterey pine trees are proposed for removal to accommodate the main house, the access road and the detached Accessory Dwelling Unit. The final number of trees replanted shall be per the direction of the project landscaper, in order to provide proper spacing between the trees while still achieving the goal of establishing privacy screening to the adjacent neighbors. The replanting requirement will help replenish the trees removed and restore the canopies over time. The Monterey pine trees are regulated by the Hazardous Tree Exemption policy, do not require a permit to remove, and do not require replacements.

- c. Avoid impacting the magnificent Monterey cypress tree at the SW corner of East Avenue and 14th Street by routing the road extension and underground utilities to avoid the tree canopy area. The proposed road alignment curves too close and will cause significant damage and disfigurement, large branch removal as well as root damage.

Staff's Response: See staff's response under Section A.1. and A.2.

- d. Consider applying an East Avenue address to this house as it will be accessed from East Avenue and the entire length of 15th Street which is a paper street that may never be developed.

Staff's Response: Property addressing is under the purview of Coastsides Fire Protection District and the San Mateo County Building Division.

- e. Regarding development potential for the many subdivided undeveloped lots in the Montara Creek ravine riparian area, we urge the County to explore alternatives other than allowing development within this watershed of steep terrain that flows directly into the Fitzgerald Marine Reserve (FMR) Area of Special Biological Significance. Faced with inadequate water and transportation infrastructure for potential Midcoast buildout, it is unwise to compound the problem now by extending road/water/sewer infrastructure into open space sensitive habitat areas for new development. The MCC recommends that the County prioritize the undeveloped antiquated subdivision lots on 15th Street for retirement.

Staff's Response: The subject parcel is a legal lot pursuant to a Certificate of Compliance (Type A) recorded in December 2017, and is zoned for single-family residential development. Therefore, the property is eligible for single-family residential development provided all development regulations are complied with and all necessary development permits are obtained. Also, see staff's response in Section A.3.

D. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration were prepared for this project and circulated from August 17, 2020, through September 8, 2020 Public comments were received, which are discussed below.

- a. As I understand it, this project qualifies for CDX? Is this the first time CDRC has certified a Negative Declaration?

Staff's response: The project does not qualify for a CDX. The Director of Planning and Building is the decision maker for this project, which includes the adoption of an MND. The CEQA requires that the decision maker, the Director of Planning and Building in this case, adopt the IS/MND before approving the project.

- b. This proposed project should require at a minimum, a full Environmental Impact Report (EIR), or be completely stopped because of the improper subdivision and direct conflict with the County of San Mateo Local Coastal Program Policies.

Staff's response: In compliance with CEQA, staff completed an initial study to determine project impacts and potential mitigation and whether an MND or EIR was appropriate for the project based on the initial study analysis. Staff determined that all potential impacts could be reduced to less-than-significant levels with proper mitigation, as provided for in the MND, and the appropriate decision-making body determined that the required findings could be made to adopt the Mitigated Negative Declaration. Staff has also analyzed the project for compliance with the Local Coastal Program and determined that the project complies with applicable policies.

- c. Many of the submitted concerns and studies were either ignored or minimized. Specifically, (1) In 2015, we submitted to San Mateo County signatures from over 117 taxpayers and residents of Montara and Moss Beach who signed a petition to oppose this ill-conceived development; 2) We submitted a certified Biological Report dated March 17, 2015 which raised many concerns about the negative impacts of this proposed project on the riparian corridor, buffer zone, wetland, endangered species, significant and heritage trees; 3) The Midcoast Community Council's letter to Dennis Aguirre and Steve Monowitz of San Mateo County on April 8, 2015.

Staff's response: Staff reviewed the 2015 biological letter and the MCC's letter. The IS/MND is an environmental analysis and does not consider public support or opposition to the project, only potential specific impacts of the project on the environment and any mitigation to reduce such impacts. The MCC's letter questioned whether the project qualifies for a CDX; see discussion under section C.b. See discussion under section A.3.e regarding sensitive habitat, riparian corridor, and buffer zones.

- d. Responsible Agencies should include and not be limited to the following: Regional Water Quality Control Board, San Francisco Bay Conservation and Development Commission (BCDC), Sewer/Water District: Montara Water and Sanitary District (MWSD), State Department of Fish and Wildlife, State Department of Public Health, State Water Resources Control Board, The Sierra Club, Army Corps of Engineers.

Staff's response: For purposes of CEQA, a "responsible agency" refers to all public agencies other than the Lead Agency which have discretionary approval power over the project. Relevant agencies having jurisdiction for this project were consulted by Planning staff, specifically Montara Water and Sanitary District. The agencies and organizations listed by the commentor are not, with the exception of MWSD, considered a responsible agencies under CEQA, as they do issue discretionary permits for the project.

- e. The County record shows that the parcel in question had been subdivided from a larger legal parcel to satisfy a tax default in years past. As such, it does not appear the subdivision had been done according to the San Mateo County Subdivision Regulations.

Staff's response: As stated in the IS/MND, the parcel is legal with a recorded Certificate of Compliance (Type A). This comment is not under CEQA purview.

- f. Change initial evaluation to state an "Environmental Impact Report" is required due to wildlife presence and negative impact to Heritage/Significant trees and existing wilderness scenery. A full Environmental Impact Report is deemed required by the neighboring residents of the proposed project. We regularly see deer, kit foxes, cougars, and owls who use the rear of our property and the county easement as walking paths through the wilderness area. Some of these species may have endangered status, which needs to be investigated and addressed prior to approval.

Staff' response: See staff's response to comment section D.b above.

- g. Not noted on the MND is which party would bear the future responsibility of the proposed driveway on the county easement and paper street. Utilities are to be connected to county services and run in a joint trench under/along the driveway. The majority of this driveway is elevated above our property. If a rupture occurs and our land and house or our neighbors' houses are flooded, who will bear that responsibility? Will the County or future owners of the development? How will this be documented and memorialized? Ownership/responsibility needs to be addressed prior to project entitlement.

Staff's response: The Department of Public Works has added a condition of approval to require the applicant to execute and record a maintenance agreement, in a form approved by the County, to maintain, repair, remove, and replace the driveway and its associated facilities, which are located in the road easement of East Avenue. This comment is not under CEQA purview.

- h. While the address of this property has been described alternatively as "15th Street and East Avenue," and "1900 East Avenue," neither of these roads nor this address exists. East Avenue ends 5 blocks to the north at the intersection with 10th Street, and "15th Street" is an undeveloped public right-of-way that is completely wild without so much as a trail. In reality, this property would be accessed from 14th Street, the nearest county road. It would be the only house on 14th Street that is not adjacent to any county road. Its design is unprecedented and out of character with 14th Street and the town of Montara.

Staff's response: The project is located within an existing residential neighborhood. The driveway proposal minimizes project disruption and impacts while providing adequate access to the property. The property will be provided a street address according to addressing guidelines at the building permit stage. This comment is not under CEQA purview.

- i. The project will have Significant Impact on adjacent properties whose view is currently forest to the rear of their properties. The proposed house and driveway will greatly impact the current scenery and current privacy. Significant Tree No.6 from the arborist's report is also to be removed which impacts the current scenery. The removal of Trees 14, 15 and 16 means that the proposed house will be directly visible from the adjacent existing house. The newly proposed trees will not provide adequate privacy that currently exists.

Staff's response: The project is located within an existing residential neighborhood. As discussed in the IS/MND and as shown in the Landscape Plan, the applicant proposes to plant five 15-gallon Monterey cypress trees.

Due to the removal of 15 Monterey cypress trees and the retention of 10 significant trees, the applicant's proposal to replace the removed trees with 5 Monterey cypress trees is appropriate to the surrounding environment. Planting of additional trees may result in tree overcrowding and reduction of daylight to the proposed residence, which would impede the effectiveness of required solar panels without further tree removal. Per Section 3.b.(a)(4), the CDRC conditioned the applicant's design team to coordinate with the neighbor to provide satisfactory privacy utilizing trees, between the project site and the property to the north. The applicant shall submit the letter prior to building permit issuance. (biological)

- j. The proposed project is within the riparian corridor and buffer zone.

Staff's response: See discussion under section A.3. regarding sensitive habitat, riparian corridor, and buffer zones.

- k. The project conflicts with LCP policies. The potential negative impact to the environment and surrounding neighborhood is irreparable.

Staff's response: See Section 2 discussion.

- l. The site should be visited by a biologist after periods of heavy precipitation to review drainage and wildlife. This section mentions endangered species, including the California Red Legged Frog (CRLF) and the San Francisco garter snake. The CRLF can disperse into upland habitats 300 feet from aquatic and riparian habitat.

Staff's response: The IS/MND states that, given the project site is within the known dispersal distance from a cited occurrence and Montara Creek, there is potential for CRLF to disperse onto the site. Biological Mitigation Measure 4 requires surveying of protected species prior to project-related land disturbance and is included as a condition of project approval.

E. REVIEWING AGENCIES

Department of Public Works
Building Inspection Section
Coastside Fire Protection District
Montara Water and Sanitary District
Midcoast Community Council
California Coastal Commission

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D1. WRA Biologist Report, April 17, 2015
- D2. WRA Biologist Report, August 7, 2015
- D3. Sol Ecology, December 13, 2017
- D4. Sol Ecology, Addendum, December 13, 2017
- D5. Sol Ecology, Addendum, October 2018
- D6. Sol Ecology, March 28, 2023
- D7. Email from Sol Ecology, June 24 2024
- E. Daniel Edelstein Biologist Report, submitted by Interested Parties
- F1. Tree Management Experts, December 12, 2017
- F2. Tree Management Experts, June 8, 2018
- F3. Tree Management Experts, June 28, 2024
- F4. Tree Management Experts, September 19, 2024
- G. Ned Patchett Consulting arborist report submitted by Interested Party, November 21, 2024.
- H. Initial Study/Mitigated Negative Declaration (duplicate attachments excluded)
- I. Director of Planning and Building Approval Letter, dated May 5, 2025
- J. Appeal Application and Supporting Documentation



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2014-00490

Hearing Date: January 28, 2026

Prepared By: Olivia Boo

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

For the Environmental Review:

1. That the Initial Study and Mitigated Negative Declaration (IS/MND) are complete, correct, and adequate, and prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines and applicable State and County Guidelines. An IS/MND was prepared and circulated for the project, with a review and comment period from August 17, 2020 through September 8, 2020.
2. That, on the basis of the Initial Study, there is no substantial evidence that the project will have a significant effect on the environment. The IS/MND identify potentially significant impacts to air quality, biological resources, cultural resources, land use/planning and tribal cultural resources. The mitigation measures contained in the MND have been imposed as conditions of approval below. As proposed and mitigated, the project will not result in any significant environmental impacts.
3. That the mitigation measures identified in the MND have been agreed to by the applicant and imposed as conditions of project approval.
4. That the IS/MND reflects the independent judgement of the County.

For the Coastal Development Permit:

5. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7 (Application Requirements) and as conditioned in accordance with Section 6328.14 (Conditions), conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP).

6. That the project is not located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, and therefore is not subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code).
7. That the project conforms to the specific finding required by policies of the San Mateo County LCP with regards to Visual Resources and Housing as the proposed three-story single-family residence is situated to minimize public view impacts to the ocean and exterior materials and colors and design elements of the single-family residence were considered and determined to be in compliance with the applicable Design Review Standards per the Coastsides Design Review Committee. See also finding 8.
8. That, with the approval of this project, the number of building permits for the construction of single-family residences issued in the calendar year would not exceed the limit established by LCP Policy 1.23.

For the Grading Permit

9. That the granting of the permit will not have a significant adverse effect on the environment as implementation of the proposed grading plans prepared by a licensed civil engineer, including the erosion and sediment control plan, and associated conditions of approval will ensure the project will not have a significant adverse effect on the environment.
10. That the project conforms to the criteria of Chapter 5, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 9296 as all applicable reviews have been completed, including by Planning staff, the Geotechnical Section, the Drainage Section, the Building Inspection Section, and the Department of Public Works who have determined the project conforms to the criteria of Chapter 5, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 9296 and the San Mateo County General Plan, for timing of grading activity, implementation of erosion and sediment control measures, and dust control measures.
11. That the project is consistent with the General Plan as the proposed single-family residence is consistent with the allowed density and use for the designation of medium density residential. The project also conforms with the zoning standards for the S-17 Zoning District which aids in the orderly and harmonious development of the parcel as it relates to the surrounding neighborhood. Therefore, the project as proposed and conditioned is consistent with the San Mateo County General Plan.

For the Design Review:

12. That this project, as proposed and conditioned, has been reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:
 - a. Section 6565.20(D)1.c., ELEMENTS OF DESIGN. Second Stories, Façade Articulation: Facade articulation shall be provided on all building sides and is subject to approval by the Design Review Committee. The proposed building facades are well articulated and proportioned, convey architectural interest, and break up walls to avoid appearing looming or massive.
 - b. Section 6565.20(D)3.a., ELEMENTS OF DESIGN. Roof Design, Massing and Design of Roof Forms: The mass of a roof and how it is articulated into different shapes contributes to the character of a house. The different roof lines provide an interest to the building form.
 - c. Section 6565.20(D)2.c., ELEMENTS OF DESIGN. Architectural Styles and Features, Entries: Front walkways, front doors and windows, and front porches that face the street make for safer neighborhoods by keeping “eyes on the street” and create a human-scaled appearance to a building. Design front entries on a scale compatible with the other features of the house to maintain a residential rather than institutional or commercial appearance. The house has a good display of entry and front door.
 - d. Section 6565.20(C)2.a. PRIVACY: Use appropriate landscaping and other architectural solutions such as clerestory windows or obscure glass. The applicant’s design team shall coordinate with the neighbor and provide a letter from the neighbor stating satisfactory effort was made to implement privacy between the project site and the property to the north. The applicant shall submit the letter prior to building permit issuance.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans reviewed by the Planning Commission on January 28, 2026. Any changes or revisions to the approved plans are subject to review and approval by the Director of Planning and Building prior to implementation. Minor adjustments to the project design may be approved by the Director of Planning and Building if they are consistent with the intent of and are in substantial conformance with this approval.
2. The Design Review Permit and Grading Permit shall be valid for five (5) years from the date of final approval, in which time a building permit shall be issued, and

a completed inspection (to the satisfaction of the building inspector) shall have occurred within one (1) year of its issuance. The approval may be extended by one time for a one (1) year increment with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.

3. The applicant shall include a copy of this final approval letter on the top pages of the building plans.
4. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site:
 - a. The applicant shall maintain the datum point so that it would not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural grade or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation shall be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until

a revised set of plans is submitted to and subsequently approved by both the Building Official and the Director of Planning and Building.

5. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structures on the property shall be placed underground.
6. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Drainage Section, the Coastside Fire Protection District, and Montara Water and Sanitary District.
7. No site disturbance shall occur, including any grading or tree/vegetation removal, until a building permit has been issued.
8. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
9. A tree protection plan per the Tree Management Experts report that shows all existing trees, including size, species and accurate canopy, shall be submitted with the building permit plans for review and approval. (Also see Mitigation Measures 8-10).
10. A total of 15 trees that require a tree removal permit are approved for removal, as shown on the project plans. Removal of any additional trees with a diameter equal to, or greater than, 12 inches as measured 4.5 feet above the ground shall require a separate tree removal permit.
11. The landscape plan shall consist of native non-invasive species as approved by the CDRC and shall include Monterey cypress to be planted along the north (rear) and west (left side) property lines to establish privacy screening to the adjacent neighbors. The plan shall be submitted for review and approval prior to building permit issuance. The final number of trees replanted shall be per the direction of the project landscaper, in order to provide proper spacing between the trees while still achieving the goal of establishing privacy screening to the adjacent neighbors.
12. The project arborist shall be on-site during the road extension and driveway construction and shall document all root cutting. The applicant's design team shall coordinate with the neighbor to implement privacy between the project site and the property to the north. This condition shall be satisfied prior to issuance of a building permit. If the applicant is unable to reach an agreement with the neighbor to the north regarding the quantity of trees to be planted, the applicant can demonstrate to the satisfaction of the Director of Planning and Building that the applicant made diligent and good faith efforts of working with the neighbor for the

County to consider this condition of approval to be satisfied. The applicant shall provide such documentation as reasonably requested by the Director of Planning and Building to demonstrate the applicant made diligent and good faith efforts to work with the neighbor, including but not limited to written correspondence to the neighbor.

13. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided onsite during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on 14th Street and East Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on 14th Street and East Avenue. There shall be no storage of construction vehicles in the public right-of-way.
14. The exterior colors and materials approved by the CDRC shall be implemented. The applicant shall submit photos of the finished colors and materials applied to the residence to the Planning Division before a final inspection has been scheduled.
15. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo County Ordinance Code Section 4.88.360).
16. An Erosion Control and Tree Protection Pre-Site inspection shall be conducted prior to The issuance of a building permit to ensure that the approved tree protection measures are installed adequately prior to the start of vegetation removal, grading or construction activities.
17. Prior to the issuance of a building permit, the applicant shall pay the applicable Midcoast Park and Recreation Development fees, pursuant to County Ordinance No. 4155. These fees apply to new residential development in the Midcoast area of the County, including but not limited to Montara. The impact fees shall be assessed at \$2.05 per sq. ft. of assessable space, as of January 1, 2025. This fee

rate increases annually, and the applicable fee amount due is based on the rate at the time of assessment to the building permit (prior to issuance).

18. All exterior lighting shall be downward directed, shielded, and be maintained to prevent glare in the surrounding area. All proposed exterior lighting (design manufacturer's "cut sheets") shall be reviewed and approved by the Planning Division prior to the issuance of a building permit.
19. Prior to the issuance of a building permit, the applicant shall pay all applicable Affordable Housing Impact Fees, pursuant to San Mateo County Ordinance No. 4758. The impact fees shall be assessed at \$5.00 per sq. ft. over 2,500 sq. ft. of net new single-family residential area.
20. Within four (4) business days of the final approval date for this project, the applicant shall submit an environmental filing fee totaling \$3,043.75, as required under Fish and Game Code Section 711.4; this includes a \$50.00 recording fee. Payment shall be by a check payable to "San Mateo County Clerk" submitted to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee increases starting the 1st day of each new calendar year (i.e., January 1, 2026). The fee amount due is based on the date of payment of the fees.

Water Efficient Landscape Ordinance (WELO)

21. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide the required forms as applicable. The Water Efficient Landscape Ordinance applies to new landscape projects equal to or greater than 500 sq. ft. and rehabilitated landscape projects equal to or greater than 2,500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 square feet. The Performance approach is applicable to new and/or rehabilitated landscape projects over 2,500 square feet. The approved landscaping shall be installed and verified by Planning staff prior to building permit final.

Grading

22. No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Director of Planning and Building grants the exception. Exceptions will only be granted if dry weather is forecasted during the scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

23. No grading activities shall commence until the property owner has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section. The grading permit "hard card" shall only be issued concurrently with the associated building permit.
24. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site: (a) the engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Drainage Review Section and the Planning and Building Department's Geotechnical Engineer, and (b) the geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and the Current Planning Section.
25. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) Watershed and is considered a Construction Stormwater Regulated Site. Weekly construction inspections are required throughout the duration of land disturbance during the rainy season (Oct. 1 to through April 30) for sites within the ASBS Watershed, as required by the State Water Resources Control Board General Exceptions to the California Ocean Plan with Special Protections adopted on March 20, 2012.
26. Runoff and other polluted discharges from the site are prohibited. Development shall minimize erosion, treat stormwater from new/replaced impervious surfaces, and prevent polluted discharges into the ASBS or a County storm drain (e.g., car washing in a driveway or street, pesticide application on lawn).
27. The provision of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Per San Mateo County Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
28. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to noncompliance detailed in Section 9297.4 of the Grading Ordinance.

Mitigation Measures from the Initial Study/Mitigated Negative Declaration

29. **Mitigation Measure 1:** Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b. The applicant shall cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard for dust control during grading and construction activities.
 - c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - d. All vehicles speeds on unpaved roads shall be limited to 15 mph.
 - e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
 - i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously).
30. **Mitigation Measure 2:** An environmental training shall be provided to all workers prior to the start of any activities regarding any sensitive biological resources (including CRLF, SFGS, or migratory nesting birds). The training shall include steps to identify and respond to a sighting, the laws and regulations protecting those resources, and consequences of non-compliance. The date and time of each training shall be reported to the County within one week of completion.

31. **Mitigation Measure 3:** At least 14 days prior to the onset of any construction-related activity, exclusion fencing (designed for CRLF and SFGS) with exit funnels shall be installed between the project site and both Montara Creek and the unnamed tributary. Exit funnels shall be installed approximately every 100 meters to allow trapped individuals to leave the area on their own. Following installation, the fence shall be inspected by a qualified biologist periodically throughout the duration of any ground disturbing activities. Should a durable exclusion fence material such as Ertec be used, fence inspections after initial inspection are only necessary following high wind or heavy rain events.
32. **Mitigation Measure 4:** A pre-construction survey for CRLF and SFGS shall be conducted prior to initiation of project activities within 48 hours of the start of ground disturbance activities. Surveys are to be conducted by approved qualified biologist with experience surveying for each species. If CRLF or SFGS is found on the project site it shall be allowed to leave the area on its own. If the animal does not leave the area on its own, work shall remain halted and USFWS and CDFW shall be contacted.
33. **Mitigation Measure 5:** No work shall be performed within 30 minutes of sunrise or sunset or during or within 24 hours of any rain event (greater than 0.5 inches) between February 1 and April 31 when frogs are most likely to utilize upland habitats.
34. **Mitigation Measure 6:** Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting), rolled erosion control products, or similar material shall not be used.
35. **Mitigation Measure 7:** A pre-construction migratory bird nesting survey shall be conducted prior to any proposed construction-related activities during the nesting bird season (February 1 to August 31). The survey shall be performed both in and within 250 feet of the proposed development area and the results reported to the County. If for any reason construction activities do not commence within 10 days of completion of the survey, the survey shall be repeated, and results reported to the County. If active nests are discovered, no construction-related activities are allowed until birds have fledged from nests, as confirmed by a biologist.

Tree Protection

36. **Mitigation Measure 8:** In order to minimize tree root impacts during grading for the new driveway, a pneumatic air-tool shall be used to excavate the soil beneath the 40-inch dbh Monterey cypress' (Tree No. 5) dripline. This would minimize unnecessary root cutting and allow the arborist to better qualify which roots could reasonably be cut to truly minimize impact to the tree. Furthermore, installation of geo-grid or other structural geotextile fabrics should be utilized to minimize

- excavation and preserve the tree's roots. Plans submitted for an encroachment permit and a building permit for the new driveway shall demonstrate compliance with this condition.
37. **Mitigation Measure 9:** To provide adequate clearance over the proposed driveway a low large lateral limb of the 40-inch Monterey cypress (Tree No. 5) and potentially other low branches will need to be removed. Vertical clearance over the driveway necessary to provide truck access during construction will likely require a minimum vertical clearance of 15 feet. Tree limb removal shall be performed by a certified arborist. Documentation demonstrating compliance with this mitigation measure in the form of a verification letter and photos from the project arborist shall be sent to the Project Planner prior to any land disturbance. The applicant shall submit a letter of confirmation from the project arborist and photos, to confirm this mitigation measure is met.
38. **Mitigation Measure 10:** Prior to any land disturbance and throughout the grading operation, the applicant shall implement the tree protection measures of the Arborist Report and Tree Protection Plan for "O East Avenue, Montara," and said protections shall remain in place and undisturbed throughout construction, as described in the Arborist Report and Tree Protection Plan, dated January 11, 2019.
39. **Mitigation Measure 11:** Although no archaeological resources were found on the Project Area, it is possible that subsurface deposits may yet exist or that evidence of such resources has been obscured by more recent natural or cultural factors such as downslope aggradation and alluviation and the presence of non-native trees and vegetation. Archaeological and historical resources and human remains are protected from unauthorized disturbance by State law, and supervisory and construction personnel therefore must notify the County and proper authorities if any possible archaeological or historic resources or human remains are encountered during construction activities and halt construction to allow qualified Archaeologists to identify, record, and evaluate such resources and recommend an appropriate course of action.
40. **Mitigation Measure 12:** In the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Director of Planning and Building of the discovery. The applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archeologist and any recording, protecting, or curating shall be borne solely by the project sponsor. The archeologist shall be required to submit to the Director of Planning and Building for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

41. **Mitigation Measure 13:** The applicants and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains, whether historic or prehistoric, during grading and construction. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately, and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.
42. **Mitigation Measure 14:** During the building permit application stage and prior to issuance of a building permit for the project, the applicant shall demonstrate project design compliance with the recommendations of the Geotechnical prepared by Sigma Prime Geosciences, Inc.
43. **Mitigation Measure 15:** Prior to the issuance of the building permit for the residence, the applicant shall revise the Erosion Control Plan to include the driveway area and proposed measures, and additional measures as follows, subject to review and approval of by the Director of Planning and Building:
- a. **Protect Surface Water Locations:** Montara Creek and the drainage are located within close proximity of proposed disturbed areas and access ways on the property. Please provide primary control measures (e.g., two rows of staked fiber rolls) along both sides of the driveway in the immediate project area.
 - b. **Show location of utility trenches,** indicate utility types, and identify timing of installation.
 - c. **Construction Access Routes:** Over access points at the end of the paved portion of 14th Street, construct a stabilized designated entrance(s), using 3-inch to 4-inch fractured aggregate over geo-textile fabric.
44. **Mitigation Measure 16:** The applicant shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:
- a. **Delineation with field markers** clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. **Protection of adjacent properties and undisturbed areas** from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

- c. Performing clearing and earth moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving site shall be clear and running slowly at all times.
45. **Mitigation Measure 17:** Once approved, erosion and sediment control measures from the revised Erosion Control Plan shall be installed prior to beginning any site work and these measures shall be maintained throughout the term of grading and construction, until all disturbed areas are stabilized. Failure to install or maintain these measures will result in stoppage of construction until corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion

control plan shall be prepared and signed by the engineer and submitted to the Building Inspection Section.

46. **Mitigation Measure 18:** It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
47. **Mitigation Measure 19:** At the time of application for a building permit, the applicant shall submit a permanent stormwater management plan to the Building Inspection Section for review for compliance with Municipal Stormwater Regional Permit Provision C.3.i and the County's Drainage Policy. Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 sq. ft. or more of impervious surface, and other projects that create and/or replace at least 2,500 sq. ft. of impervious surface but are not C.3 Regulated Projects) shall implement at least one (1) of the three (3) site design measures listed below:
 - a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
 - b. Direct roof runoff onto vegetated areas.
 - c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
48. **Mitigation Measure 20:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section and continuing any work associated with the project.
49. **Mitigation Measure 21:** Any inadvertently discovered tribal cultural resources treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Drainage

50. The project is classified as a "Small Project C.3.i" drainage project. However, it is possible that new or additional information provided upon the formal building application submittal could advance the project classification. To avoid delays or additional plan review cycles please reference the San Mateo County Drainage

Manual (SMCDM) online at: <https://planning.smcgov.org/drainage-manual>
Geotechnical Section

51. An updated Geotechnical Report shall be submitted at the building permit stage.

Department of Public Works

52. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No.3277.
53. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
54. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

Coastside Fire Protection District

55. Smoke Alarm which are hard-wired: As per the California Building Code, and State Fire Marshal regulations, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard-wired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final. The date of installation must be added to the exterior of the smoke alarm and will be checked at final.
56. Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet; 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor. (CFC 2019 section 1030.2).

57. As per Coastside Fire Protection District Standard CI-013, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway.
58. As per Coastside Fire Protection District Ordinance 2019-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
59. As applicable, the installation of an approved spark arrester is required on all (wood burning) chimneys. Spark arresters shall be made of 12-gage woven or welded wire screening having openings not exceeding 1/2-inch.
60. Vegetation Management (LRA) – The Coastside Fire Protection District Ordinance 2019-03, the 2019 California Fire Code 304.1.2 A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
61. Fire Access Roads – The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance 2019-03, and the California Fire Code shall set road standards. As per the 2019 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District specifications. As per the 2019 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or

lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.

62. Fire apparatus roads to be a minimum of 20 feet wide with minimum of 35 feet centerline radius and a vertical clearance of 15 feet CFC 503, D103, T-14 1273.
63. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45,720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
64. Dead-end emergency access exceeding 150 feet shall be provided with width and turnaround provisions meeting California Fire Code Appendix D.
65. Fire apparatus access roads shall be an approved all-weather surface. Grades 15% or greater shall be surfaced with asphalt, or brushed concrete. Grades 15 % or greater shall be limited to 150 feet in length with a minimum of 500 feet between the next section. For roads approved less than 20 feet, 20-foot-wide turnouts shall be on each side of 15% or greater sections. No grades shall be over 20%. (Plan and profile required) CFC 503.
66. "No Parking - Fire Lane" signs shall be provided on both sides of roads 20 to 26 feet wide and on one side of roads 26 to 32 feet wide. CFC D103.6
67. A Knox padlock or key switch will be required if there is limited access to the property. CFC 506.1. For application and instructions please contact cfpdfiremarshal@fire.ca.gov .Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock. Electric gates shall have a Knox Key Switch. Electric gates shall automatically open during power failures. CFC 503.6, 506. For application and instructions please email cfpdfiremarshal@fire.ca.gov . If you need further assistance, please contact Coastside Fire Protection District 650/726-5213.
68. As per 2019 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2019 CFC, Appendix B, the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds-per-square-inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.

69. Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2019-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set to the Coastside Fire Protection District for review.
70. Installation of underground sprinkler pipes shall be flushed and visually inspected by the Fire District prior to hook-up to a riser. Any soldered fittings must be pressure tested with the trench open. Please call Coastside Fire Protection District to schedule an inspection. Fees shall be paid prior to plan review.
71. Exterior bell and interior horn/strobe are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.
72. Solar Photovoltaic Systems: These systems shall meet the requirements of the 2019 CFC Section 1204.2.1.
73. Traffic calming devices shall be prohibited unless approved by the fire official. CFC 2019 Section 503.4.1.
74. All fire conditions and requirements must be incorporated into the building plans prior to building permit issuance. It is the applicant's responsibility to notify the contractor, architect and engineer of these requirements.
75. Coastside Fire's review is not construed as encompassing the structural integrity of the facility nor abrogating more restrictive requirements by other agencies having responsibility. Final acceptance is subject to field inspection and necessary tests.
76. An additional re-inspection fee may be charged for missed appointments, failure to comply or not being ready.

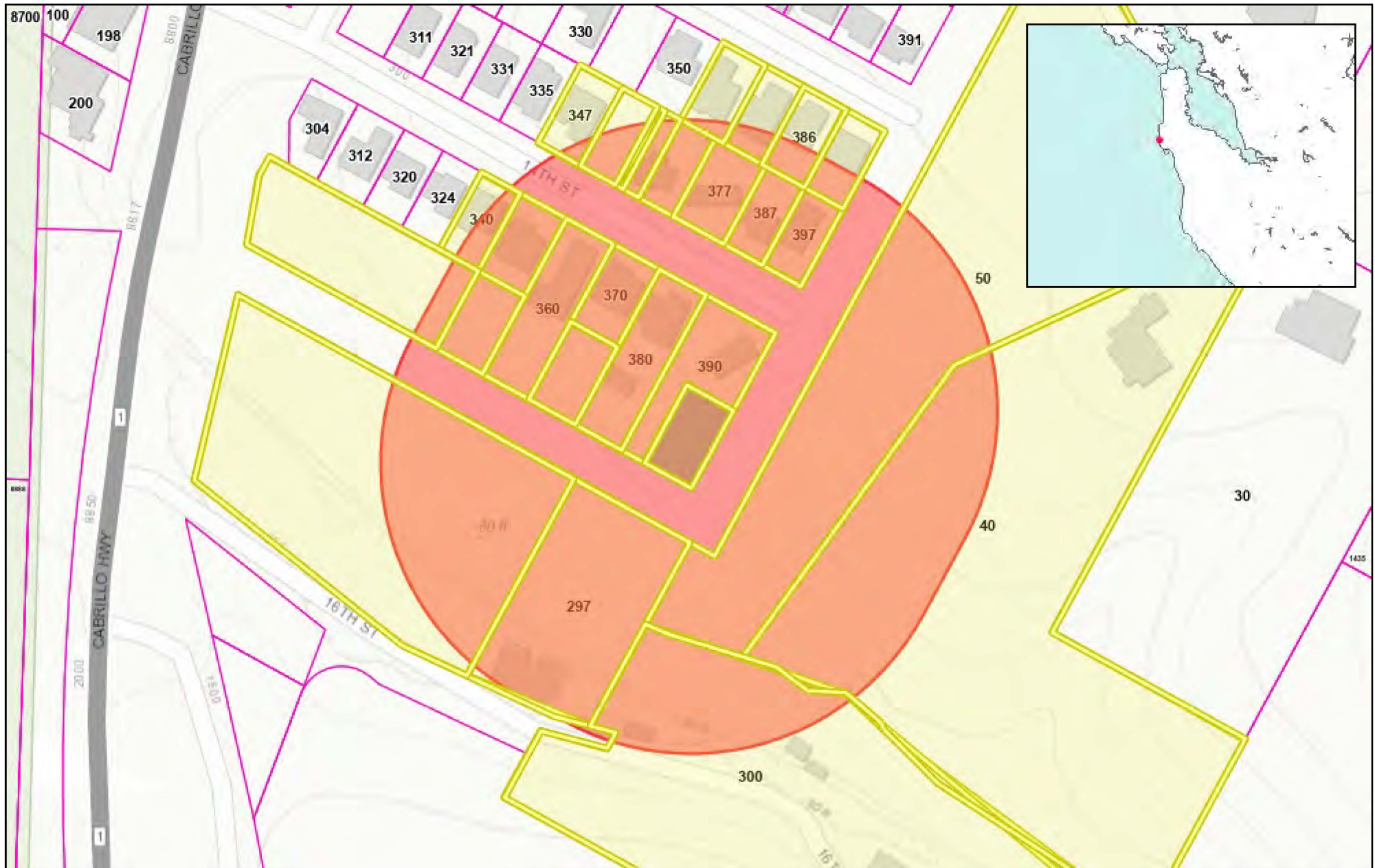
Montara Water and Sanitary District (MWSD)

77. The applicant shall obtain a Sewer Permit prior to issuance of a building permit. A sewer mainline extension will be required. Installation of a grinder pump may be required. The sewer connection fees must be paid prior to issuance of a connection permit.
78. The applicant is required to obtain a Domestic Water Connection Permit prior to issuance of a building permit. The connection fee for domestic water must be paid prior to issuance of a connection permit. A mainline extension will be required.
79. Connection to the MWSD's fire protection system is required. A Certified Fire Protection Contractor must certify adequate fire flow calculations. A connection fee for the fire protection system is required. The connection charge must be paid prior to issuance of a Private Fire Protection Permit.
80. The applicant must first apply directly to MWSD for permits and not their contractor.
81. Unless 15th Street will be developed, the project may be served by extending existing water and sewer mainlines in 14th street along East Street. Water and sewer mainline frontage are required. Water and sewer mainline extensions and/or pressurized laterals and grinder pump will be required.
82. The new single-family home and detached ADU will need new, separate water meters. A mainline upgrade may be required.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:2,257



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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

East Street Residence

1900 East Street, Montara, CA 94037
APN:037-015-090

ABBREVIATIONS

A/C	Air Conditioning	O/O	Board
ADU	Accessory Dwelling Unit	O.C.	On Center
A.F.F.	Above Floor Finish	O.D.	Outside Diameter
A.L.T.	Alternate	OPNG.	Opening
AMT	Amount	ORIG.	Original
APPROX.	Approximate	OTC	Over The Counter
AVG.	Average	P	Pipe
B	Board	PERP.	Perpendicular
BD.	Board	P.L.M.	Plastic Laminate
BTWN.	Between	P.L.Y.	Plywood
BUILD.	Building	PS	Pair
BLW/BKLG	Block/Blocking	PROJ.	Project
C	Cent	P.S.F.	Pounds Per Square Foot
C.F.	Cubic Feet Per Minute	R	Rods Per Square Inch
CHG.	Change	P.V.M.T.	Pavement
C.I.	Cast Iron	P.T.D.O.	Pressure Treated Good Fir
CL	Clear/Clearance	Q	Quart
CEILING	Ceiling	QT.	Quantity
CENTERLINE	Centerline	QTY.	Quantity
C.M.U.	Concrete Masonry Unit	R	Riser
COL.	Column	RAD.	Radius
CONC.	Concrete	RD.	Road
CONSTR.	Construction	REF.	Refrigerator
C.G.	Chain Out To Grade	REINF.	Reinforcement
CTR.	Center	REQD.	Required
CU FT.	Cubic Foot	ROOM	Room
CU IN.	Cubic Inch	R.O.	ROUGH Opening
CU YD	Cubic Yard	R.T.S.	Ready To Structural
DBL	Double	S	Schedule
D	Degree	RCHED.	Schedule
DEPT.	Department	S.C.	Sold Core
DIAG.	Diagonal	SEC.	Section
DIAMETER	Diameter	SHWR.	Shower
DIM.	Dimension	SHT.	Sheet
DIV.	Division	SIM	Similar
D.S.	Downspout	SPEC(S)	Specification(s)
D.W.	Dumbwater/Downspout	SQ.F.T.	Square Feet
E	Existing	SQ.	Square
E.A.	Each	S.S.	Stainless Steel
ELEC.	Electric	ST	Street
ELEV.	Elevation/Elevator	STD.	Standard
ENCL.	Enclosure	STL.	Steel
EQ.	Equipment	STOR.	Storage
EQUIP.	Equip	STRUCT.	Structure
EXIST.	Existing	SYM.	Symbol
EXT.	Exterior	T	Tread
F	Foot	T.O.C.	Top Of Concrete/Curb
F.D.	Fire Door	T.O.C.B.	Top Of Catch Basin
F.H.	Fire Hose	TEL.	Telephone
F.H.	Fire Hydrant	TEMP.	Temperature
FIN.	Finish	T&G	Thick and Groove
FLR.	Floor	THU.	Thumb
FLUR.	Fluorescence	TOL.	Tolerit
F.O.C.	Face of Concrete	T.O.P.	Top of Pavement
F.O.C.	Face of Finish	T.O.S.	Top of Slab
F.O.M.	Face of Masonry	T.O.W.	Top Of Wall
F.O.S.	Face of Stud	TV	Television
F.S.	Finish Surface	TV	Typical
FS	Finish Surface	U	Up
FT.	Foot	UNFIN.	Unfinished
FTG.	Footing	U.N.O.	Unless Noted Otherwise
G	Gauge	UNUSL	Unusual
GAL.	Gallon	V	Vent
GALV.	Galvanized	V.C.	Vinyl Composition Tile
GYP	Gypsum	VENT.	Ventilating Vent
H	Header	VERT.	Vertical
H.B.	Hose Bibb	V.T.R.	Vent Thru Roof
HDRW.	Hardware	W	Wall
HDRW.	Hardware	W.C.	Wood Closet
HORIZ.	Horizontal	W	Wood
HP.	Horsepower	W.H.	Water Heater
HT.	Height	W.I.	Wrought Iron
I	Inch	W.B.	Weather Resistant Barrier
ID.	Inside Diameter	WOM.	Women
IN	Inch	W.P.	Waterproofing
INFO.	Information	WSC.T.	Weirstop
INSUL.	Insulation	W/	With
INT.	Interior	W/O	Without
J	Joint		
JAN.	Janitor	ACRONYMS	
JCT.	Junction	A.N.S.I.	American National Standards Institute
K	Kitchen	A.S.T.M.	American Society for Testing And Materials
KIT.	Kitchen	C.B.U.	California Building Code
L	Laboratory	I.C.B.O.	International Conference of Building Officials
LAB.	Laboratory	N.F.P.A.	National Fire Protection Association
LB.	Pound	O.S.H.P.D.	Occupational Safety and Health Act
LN.	Lineal Foot	U.F.C.	Uniform Fire Code
LT.	Light	W.I.C.	Woodwork Institute Of Carpentry
LT.	Light Weight		
M	Maximum		
MAX.	Maximum		
M.B.	Machine Bolt		
M.C.	Mechanical		
MECH.	Mechanical		
MED.	Medium		
MEZZ.	Mezzanine		
MFR/MFG.	Manufacturer		
MIL.	Minimum		
MISC.	Miscellaneous		
MTN.	Metal		
N	New		
N.G.	Natural Grade		
N.I.	Not In Contact		
N.O.	Not To Scale		
N.T.S.			



Project Data

Project Description: New 2,729.43 Sq Ft
Residence with New
771.83 Sq Ft ADU.

Project Address: East Street
Residence, Montara
CA 94037

Assessor's P. Number: 037-015-090

Occupancy Group:	
Construction Type:	
Area Lot:	6000.00 SqFt
Residence	
First Floor Area:	249.27 SqFt
Garage Area:	480.50 SqFt
Residence	
Second Floor Area:	1,307.64 SqFt
Footprint Residence:	1,623.78 SqFt
Covered Porch 2nd Floor:	141.54 SqFt

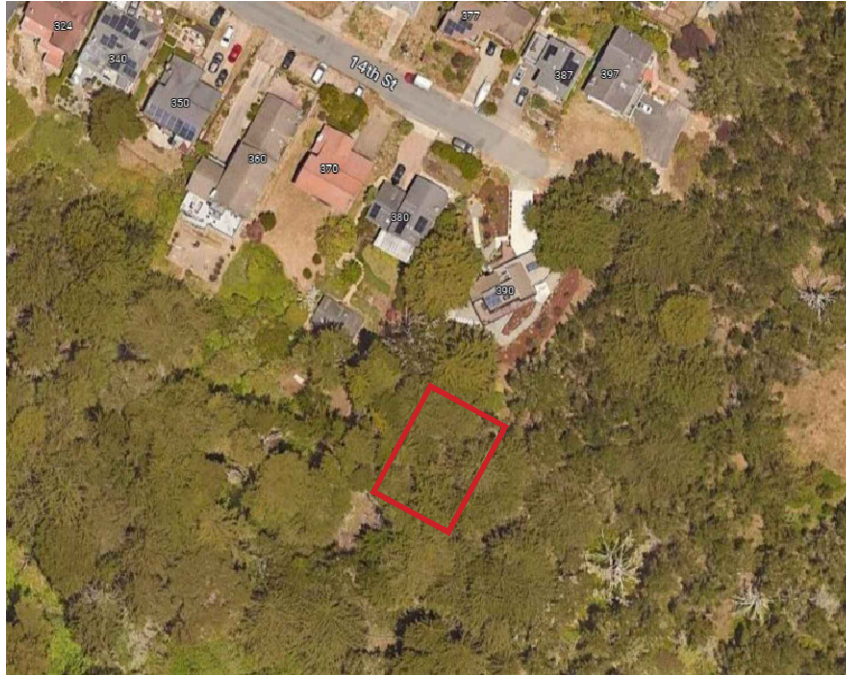
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A0-0	Existing Site Plan	A2-3	ADU Elevations
A0-1	Existing Site Plan Continued	A2-4	Residence Sections
A0-1.1	Proposed Site Plan	A2-5	ADU Sections
A0-2	Proposed Enlarged Site Plan	A2-7	Renderings
A0-3	Tree Removal Plan	A2-8	Material Board
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C-1	Grading and Drainage Plan		
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A1-6	Proposed ADU Roof Plan		
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Aerial View

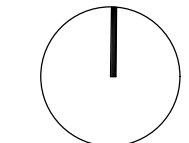


Vicinity Map



Regulating Codes

2022	California Building Code Volumes 1 & 2
2022	California Mechanical Code
2022	California Plumbing Code
2022	California electrical Code
2022	California Existing Buildings Code
2022	California Fire Code
2022	California energy Code
2022	International Property Management Code
2022	California Green Building Standards Code
2022	California Residential Code (CRC)
2022	County of Monterey Municipal Code



Site Drainage Notes

The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal for a minimum distance of 10 feet measured perpendicular to the face of the wall if physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5 percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent located within 10 feet of the building foundation, impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

Operation and Manintenance Manual

Operation and Maintenance Manual Shall be provided to the owners in accordance to residential mandatory measures 4.410.1

Deferred Submittal


Wilkins Studio
Architects
San Francisco CA
(415)273-9054



Architect
Wilkins Studio Architects
Contract: Karen Wilkins, AIA
785 Quintana Rd # 180
Morro Bay, CA 93442
(415) 273-9054

Owner:

East Street Residence
1900 East Street, Montara, CA 94037
APN: 037-015-090

[illegible]

Cover

G1-0
Scale: As Noted

Sheet size: Arch D

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East Street Residence
1900 East Street, Montara, CA 94037
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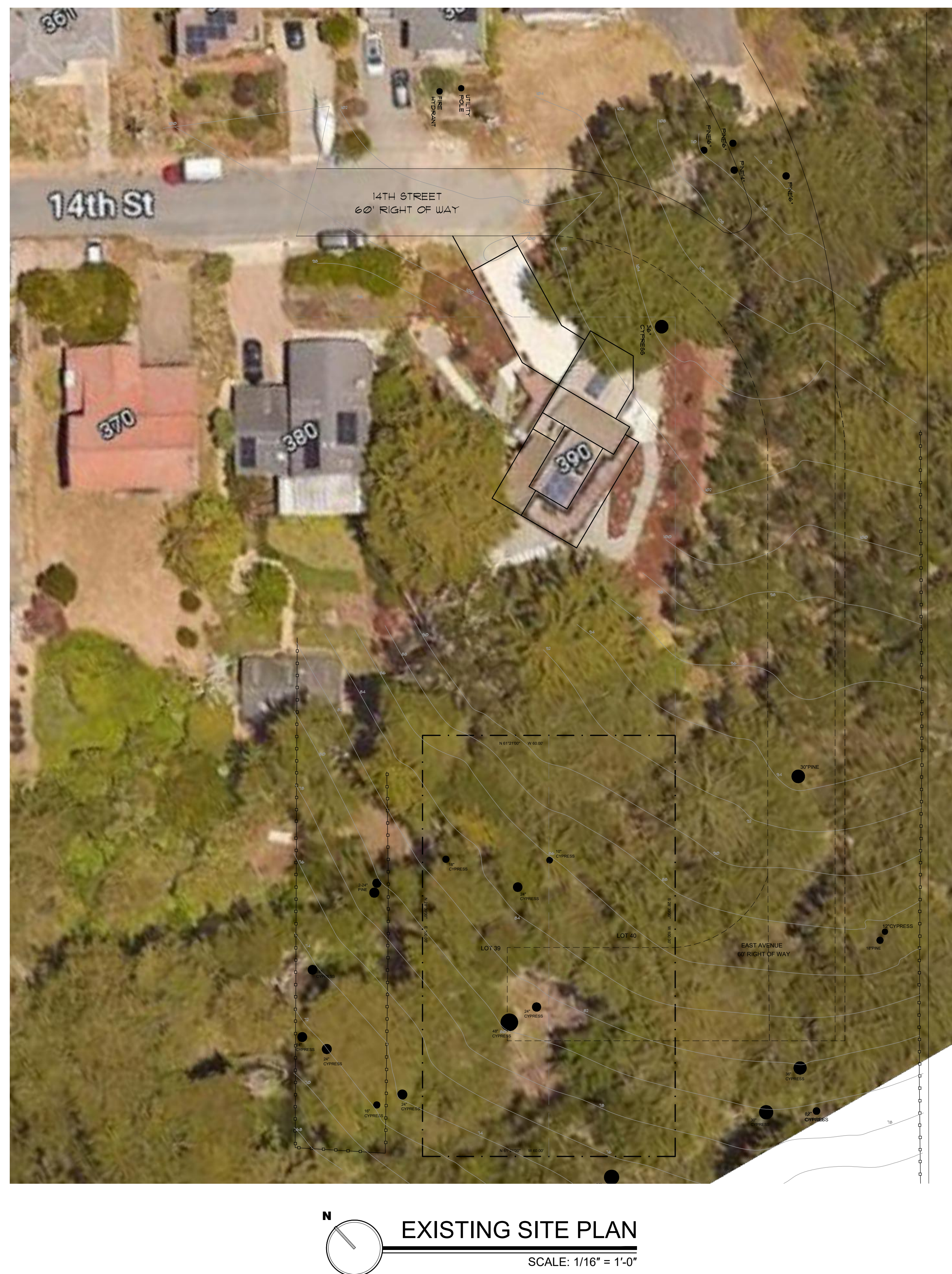
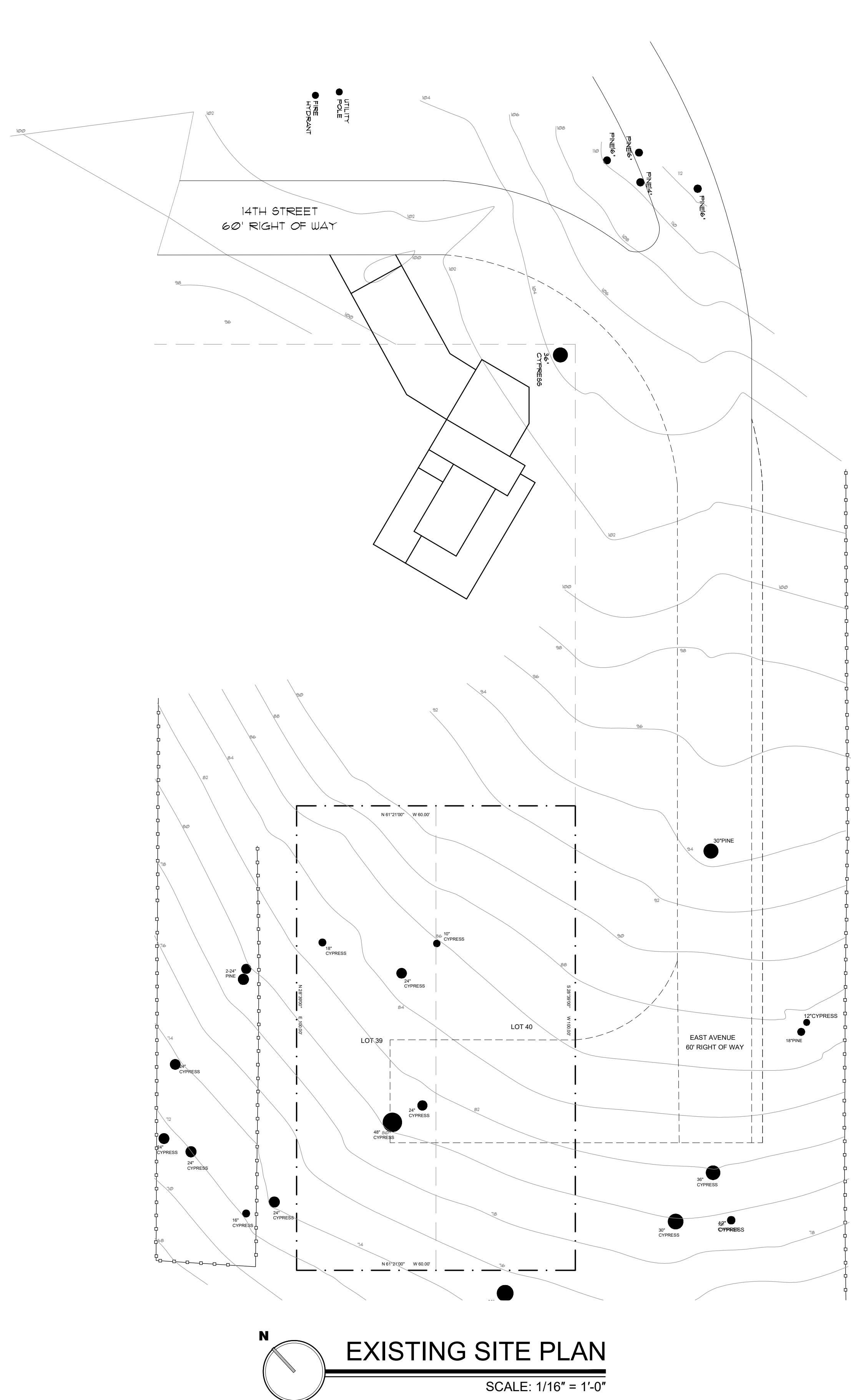
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Existing Site Plan

A0-0

Scale: As Noted
Sheet size: Arch D

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SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
01 00	GENERAL
01 01	PROPERTY LINE
01 02	SETBACK
02 00	EXISTING CONDITION
02 01	EXISTING TREES TO BE REMOVED (SEE SHEET A0-3)
02 00	SITE CONSTRUCTION
02 02	DRAIN ROCKS BOULDERS. FOR MORE INFORMATION SEE CIVIL PLANS
02 03	FIBER ROLL.
03 00	EXISTING CONDITION
03 01	PROPOSED CONCRETE DRIVEWAY
22 00	PLUMBING
22 01	22.1 SEE MEP PLANS FOR REQUIREMENTS AND NOTES
22 02	WATER ENTRY POINT W/ PRIVATE METERS. (1.5" WATER SERVICE & BBOS VALVE) CONTRACTOR TO VERIFY
22 03	GAS SUPPLY
22 04	SEWER LINE
22 05	NEW DOMESTIC WATER METER
22 06	NEW PFP WATER METER
26 00	ELECTRICAL
26 01	26.1 SEE MEP PLANS FOR REQUIREMENTS AND NOTES
26 02	MAIN ELECTRICAL SERVICE

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. IF DIMENSIONAL ERRORS OCCUR, CONTRACTOR SHALL NOTIFY THE ARCHITECTED PRIOR TO COMMENCING THAT PORTION OF THE WORK.
2. DURING GRADING IF THE PROPERTY CORNERS ARE DISTURBED, ALTERED, OR TAMPERED WITH THE GRADING CONTRACTOR SHALL HAVE THE PROPERTY CORNERS RESET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR. COST OF REPAIR OR GRADING, ALL COST SHALL BE BORNE BY THE GRADING CONTRACTOR.
3. THE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING BUILDING CORNERS, PERFORMING ALL LAYOUT WORK, SETTING ALL LINES, GRADES, RADIO, ETC. OR ANY OTHER POINTS NECESSARY FOR HIS WORK.
4. LOCATION OF UTILITIES BASED ON BEST INFORMATION AVAILABLE, AND MAY NOT BE COMPLETE OR ACCURATE. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANIES.
5. ALL DIMENSIONS, SETBACKS, AND PROPERTY BOUNDARIES SHOWN HERE MAY ONLY BE CONSIDERED TO BE APPROXIMATE. CONTRACTOR BEARS FULL RESPONSIBILITY FOR VERIFICATION OF ALL SETBACKS OR EASEMENTS BEFORE BEGINNING CONSTRUCTION.
6. ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THE SITE PLAN.
7. SOILS PREPARATION AND SITE GRADING SHALL BE INSPECTED BY THE SOILS ENGINEER OR ENGINEERING GEOLOGIST OF RECORD DURING THE GRADING OPERATIONS. THE ENGINEER SHALL CERTIFY THE WORK AS BEING DONE IN ACCORDANCE WITH THE MOVED RECOMMENDATIONS IF NEEDED, PRIOR TO PLACEMENT OF BUILDING FOUNDATIONS.
8. ALL SITE WORK, DRAINAGE SYSTEMS AND FOUNDATIONS AND OTHER SOIL CONSIDERATIONS SHALL CONFORM TO THE RECOMMENDATIONS OF THE REPORT AND ANY SUBSEQUENT RECOMMENDATIONS MADE BY THE SOIL ENGINEER OF RECORD. FOUNDATION EXCAVATIONS SHALL BE REVIEWED AND APPROVED BY SOIL ENGINEER OF RECORD PRIOR TO PLACEMENT OF FORMS AND REINFORCEMENT.
9. DRAINAGE WATER SHALL BE USED IN LANDSCAPE AREAS RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT.

(E)E	EXISTING ELECTRICAL SUPPLY
(E)P	EXISTING WATER SUPPLY
(E)G	EXISTING GAS SUPPLY
(E)S	EXISTING BUILDINGS SEWER
(N)E	NEW ELECTRICAL SUPPLY
(N)P	NEW WATER SUPPLY
(N)G	NEW GAS SUPPLY
(N)G	NEW GAS SUPPLY
(N)G	NEW GAS SUPPLY
(N)S	NEW BUILDING SEWER
(N)U	NEW UTILITIES CITY LINE
---	NEW TOPOGRAPHY LINE



East Street Residence
1900 East Street, Montara, CA 94037
APN: 037-015-090

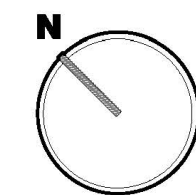
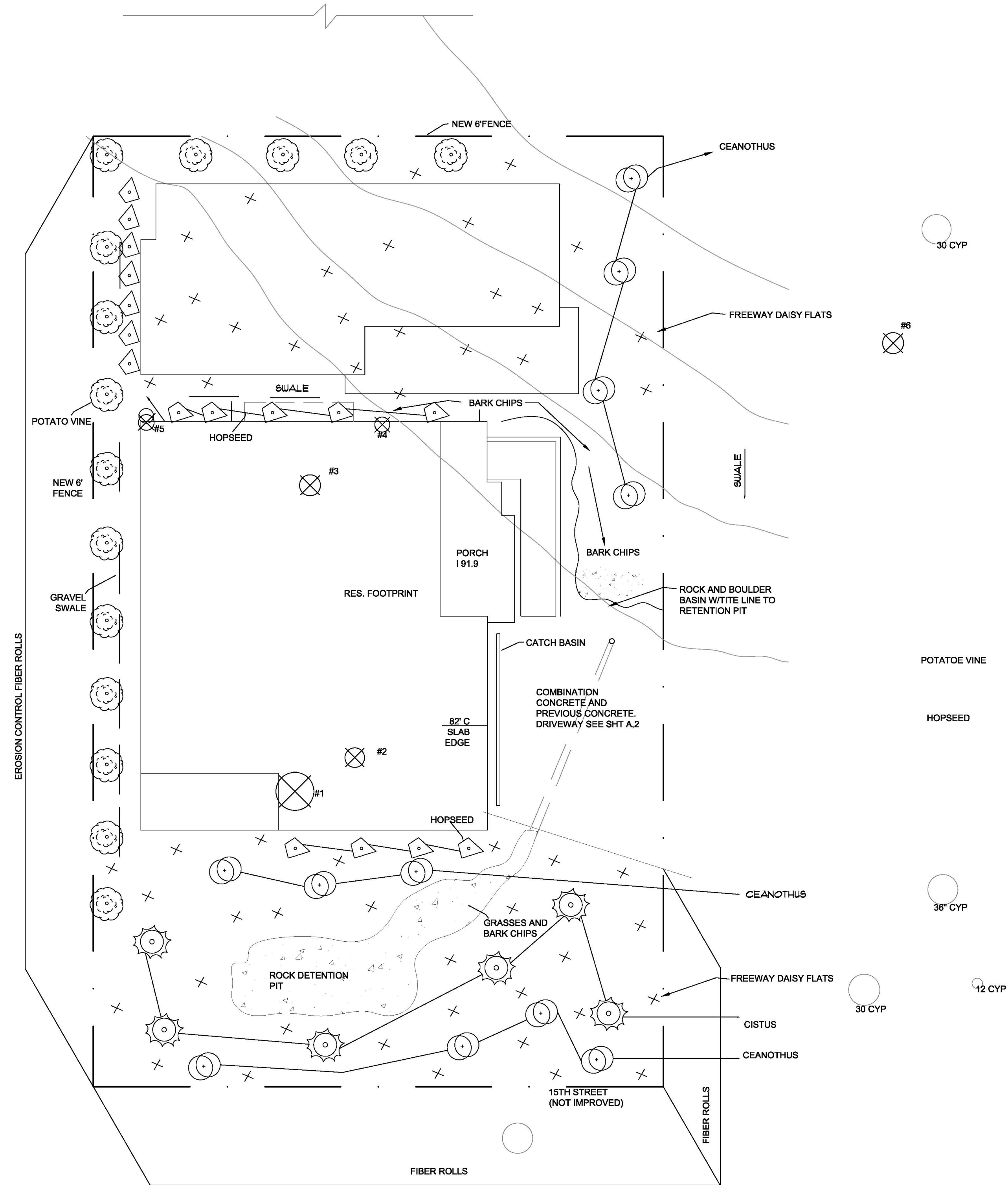
Proposed
Enlarged Site
Plan
A0-2
Scale: As Noted
Sheet size: Arch D

PROPOSED TREE REMOVAL:

- #1 48" Ø CYPRESS
- #2 24" Ø CYPRESS
- #3 24" Ø CYPRESS
- #4 10" Ø CYPRESS
- #5 18" Ø CYPRESS
- #6 30" Ø PINE
- ⑤ CEANOTHUS - 8-2GAL
- ⑤ POTATOE VINE 15 C 1GAL
- ⑤ NEW TREES-MONTERREY CYPRESS 5 C 15GAL
- ⑤ HOPSEED - 9 C 1GAL
- ⑤ FREEWAY DAISY FLATS
- ⑤ CISTUS - 6 - 1GAL

GENERAL SITE NOTES

1. DO NOT USE MEXICAN FEATHER OR CRIMSON FOUNTAIN GRASSES



TREE REMOVAL PLAN

SCALE: 1/8" = 1'-0



Wilkins Studio

Architects
San Francisco CA
(415)273-9054



Architect
Wilkins Studio Architects
Contract: Karen Wilkins, AIA
785 Quintana Rd # 180
Morro Bay, CA 93442
(415) 273-9054

Owner

East Street Residence
1900 East Street, Montara, CA 94037
APN: 037-015-090

No.	Description	Date
	Progress Set	09/16/2024

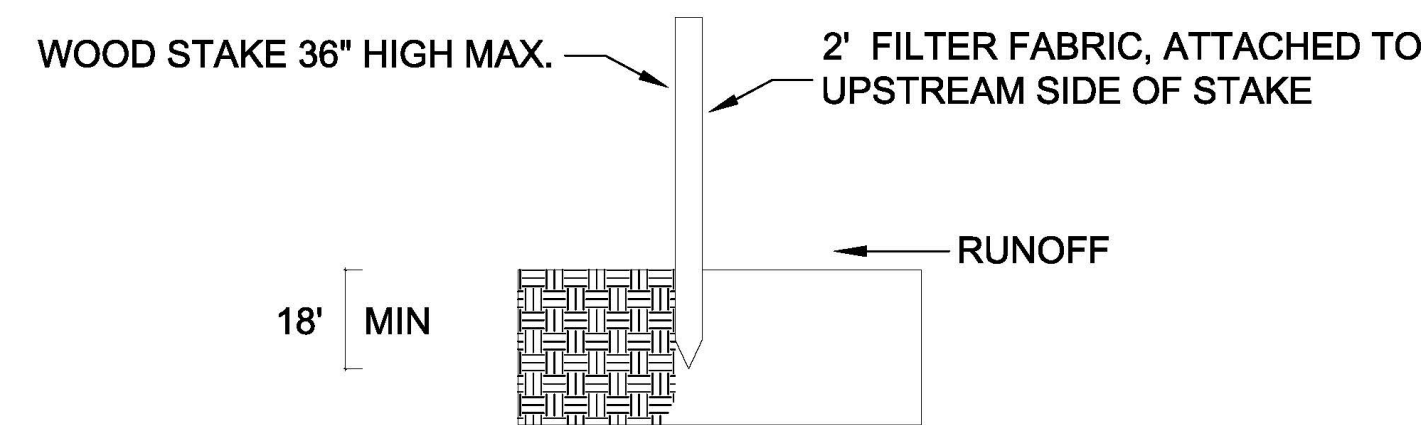
Tree removal Plan

A0-3
Scale: As Noted
Sheet size: Arch D

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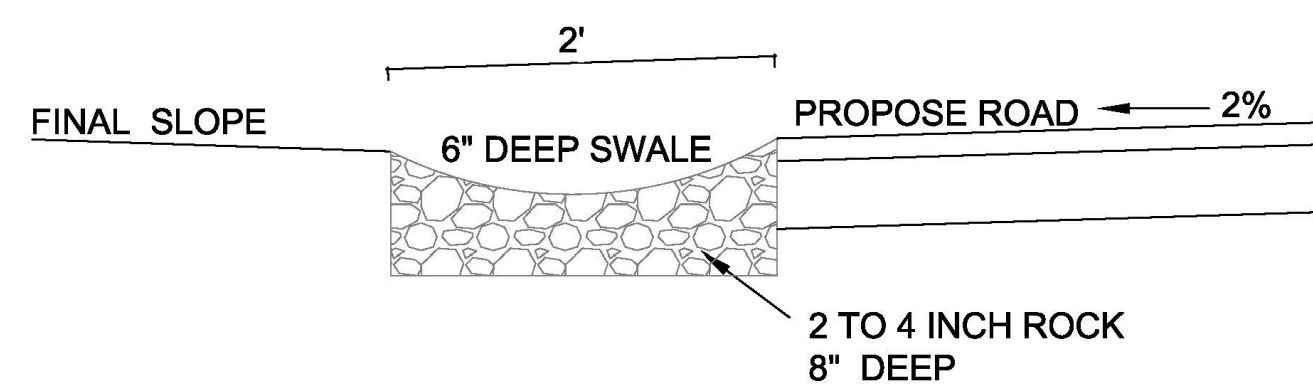
- #1 48" Ø CYPRESS
- #2 24" Ø CYPRESS
- #3 24" Ø CYPRESS
- #4 10" Ø CYPRESS
- #5 18" Ø CYPRESS
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- ⑤ CEANOTHUS - 8-2GAL
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- △ HOPSEED - 9 C 1GAL
- × FREEWAY DAISY FLATS
- ⊗ CISTUS - 6 - 1GAL

1. DO NOT USE MEXICAN FEATHER OR CRIMSON FOUNTAIN GRASSES



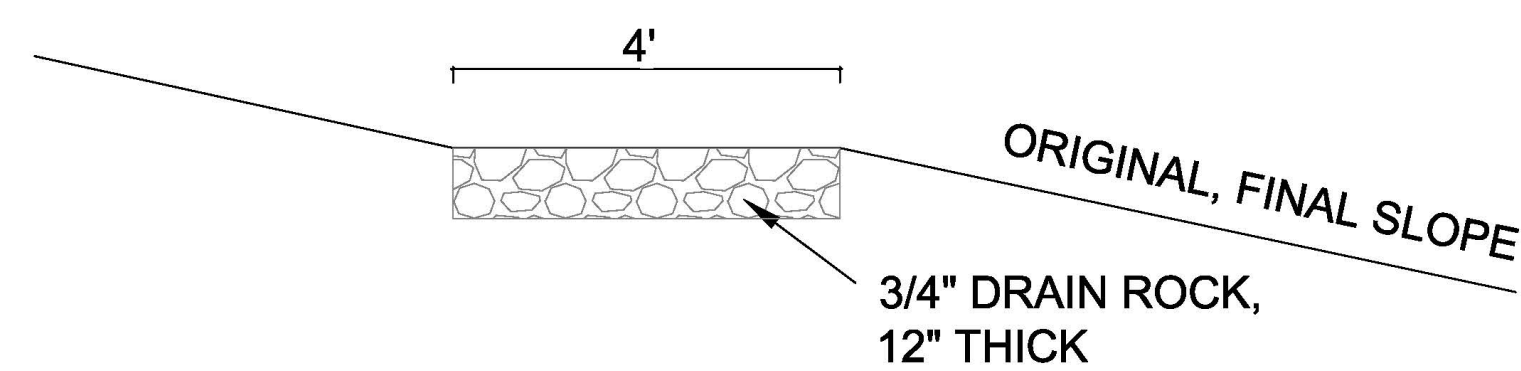
NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM AND REMOVE SEDIMENT AS NECESSARY.
2. REMOVED SEDIMENT SHALL BE STORED IN STOCKPILE AREA.

3 **SILT FENCE**
SCALE: NTS



2 SWALE DETAIL

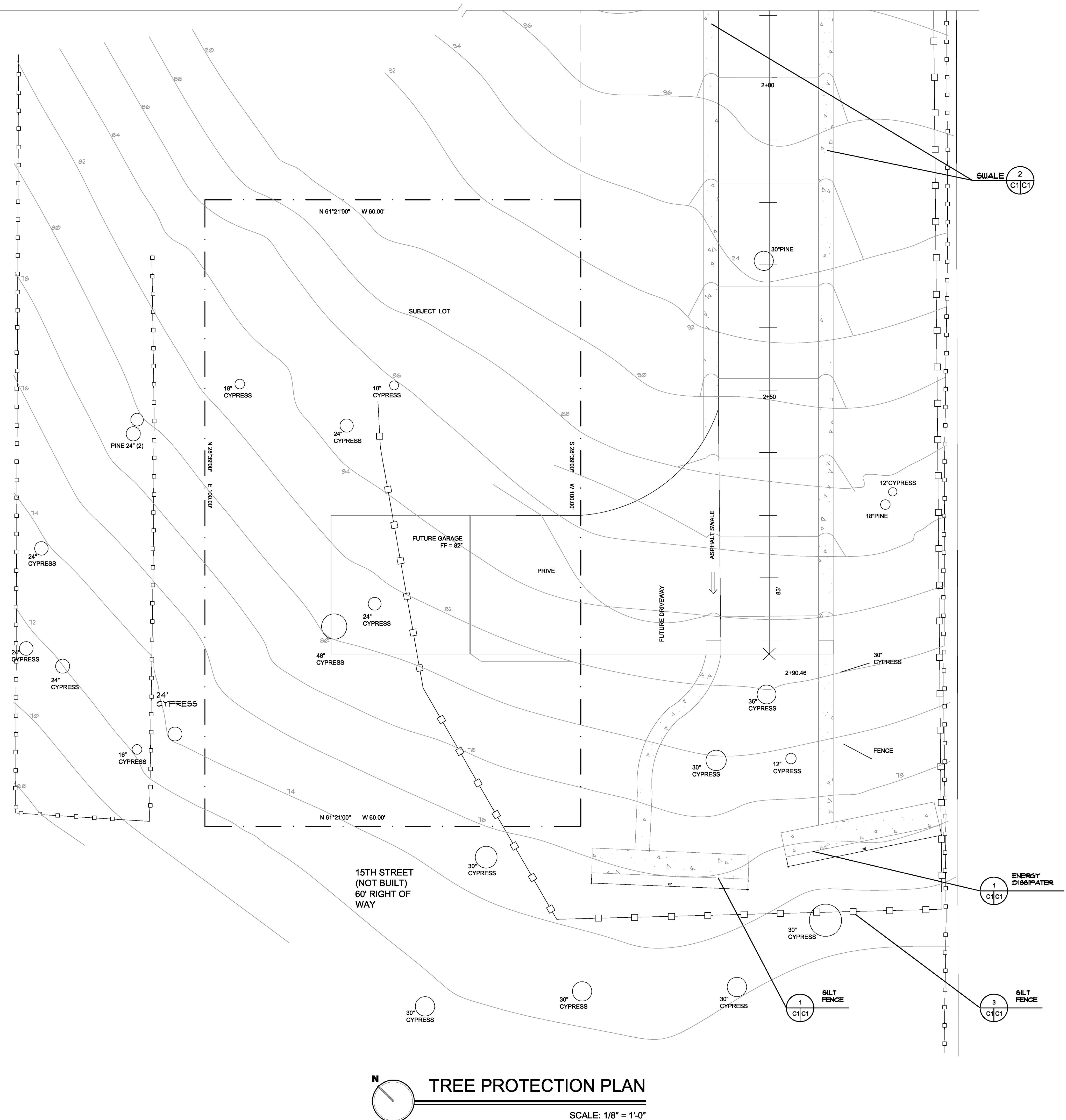
SCALE: NTS

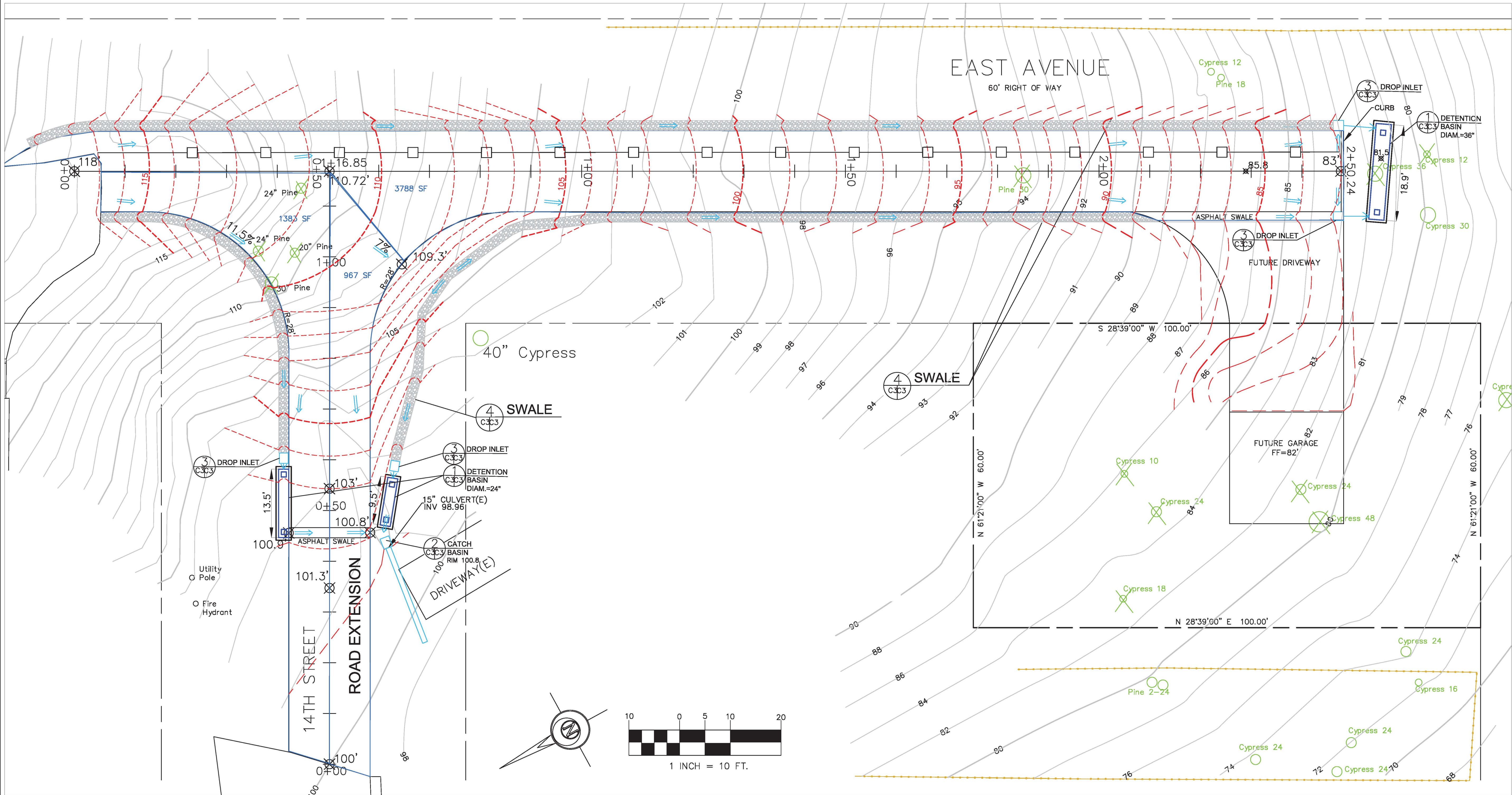


MIRAFI 140N FILTER FABRIC
AT DRAIN ROCK/SOIL INTERFACE

1 ENERGY DISSIPATER

SCALE: NTS

[illegible]



GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: PAUL MCGREGOR
2. SURVEY BY PAT McNULTY, SEP 2014.
3. ELEVATIONS BASED ON ASSUMED DATUM.
4. THIS IS NOT A BOUNDARY SURVEY.

EARTHWORK NOTES

CUT VOLUME = 245 CY
FILL VOLUME = 130 CY
AREA OF PAVED SURFACE IN R.O.W. = 6110 SF
VOLUME OF AGGREGATE ROAD BASE (AB) = 115 CY

DRAINAGE NOTES

DRAINAGE DIRECTIONS AS SHOWN BY DRAINAGE ARROWS ON PLAN: POSITIVE DRAINAGE, OR OUT-SLOPING OF THE ROAD, WITH CROWN ALONG CENTERLINE, SHALL BE MAINTAINED THROUGHOUT.

SHOULDERS OF ROAD SHALL INCLUDE SWALES, WHERE SHOWN.

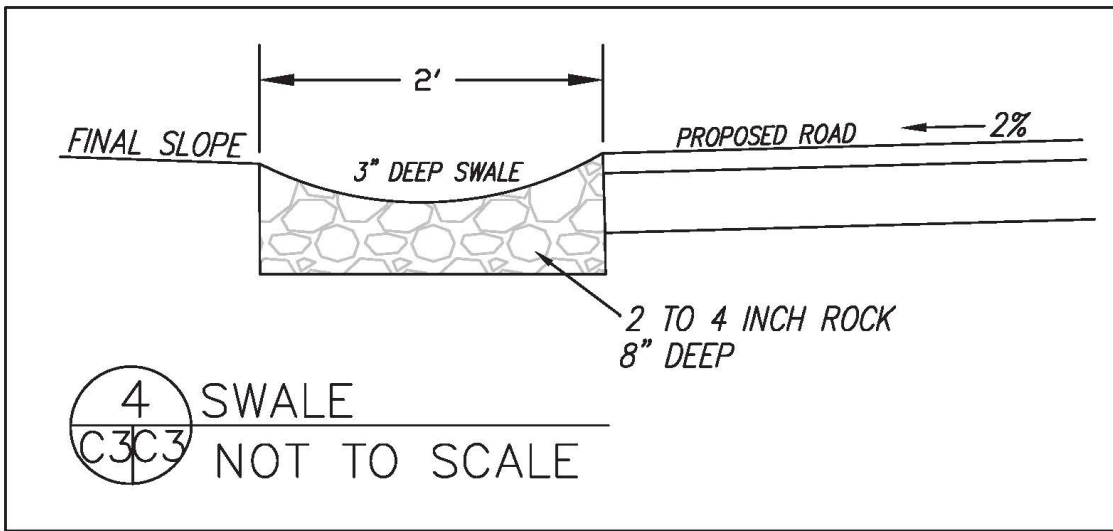
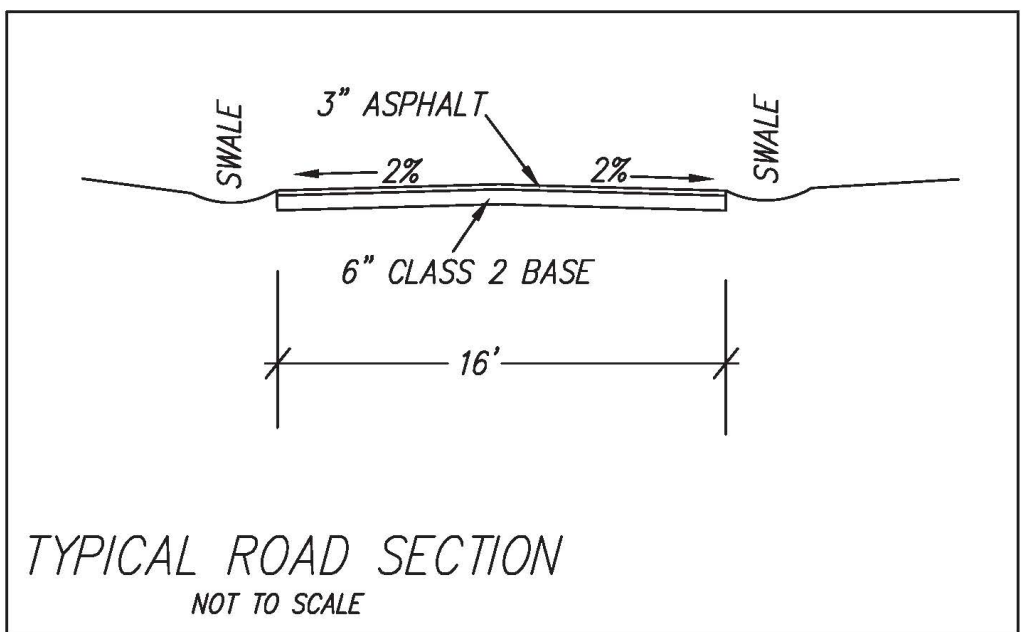
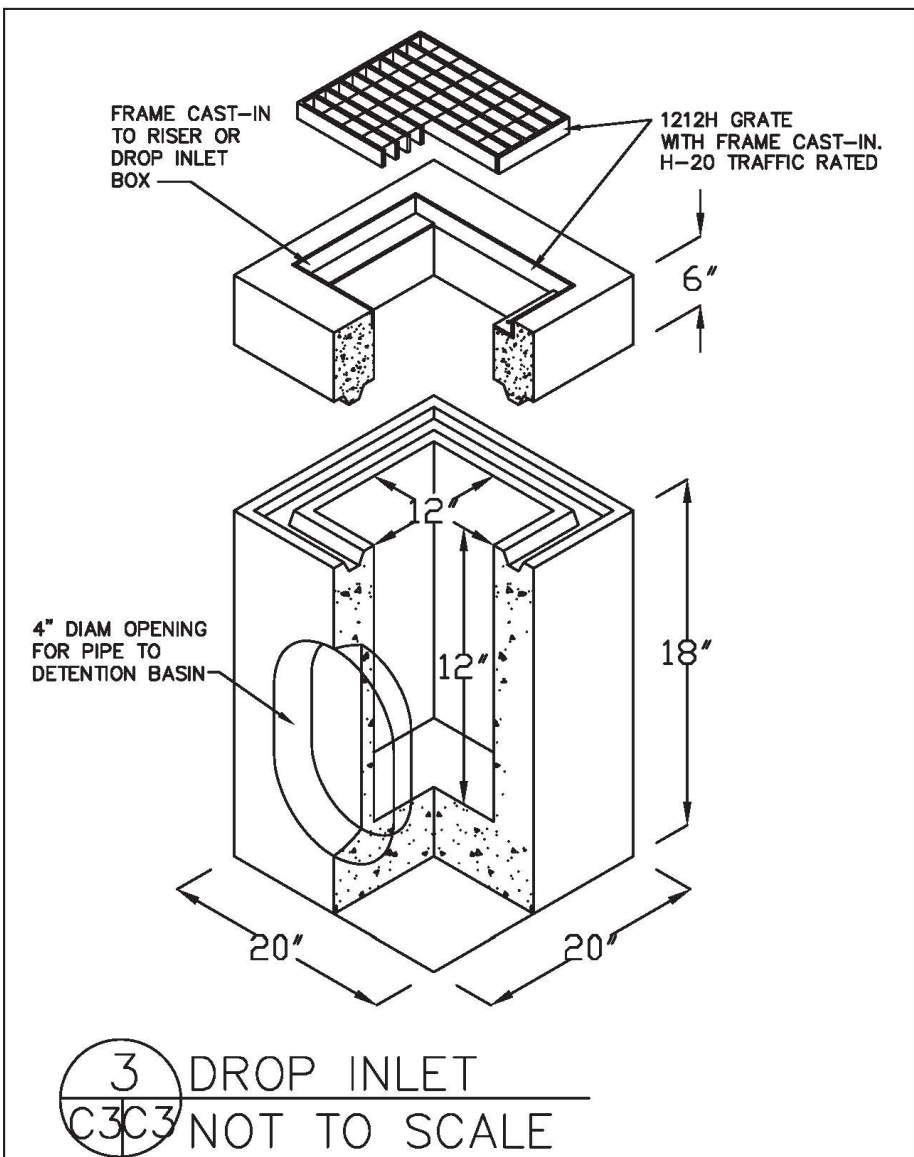
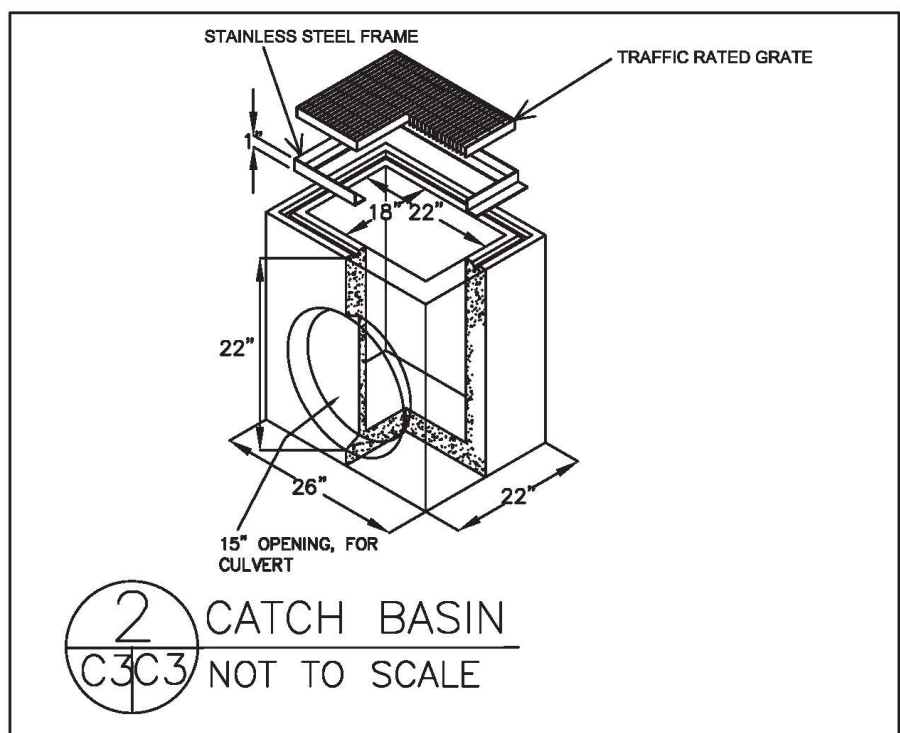


Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX: 728-3593

LEGEND

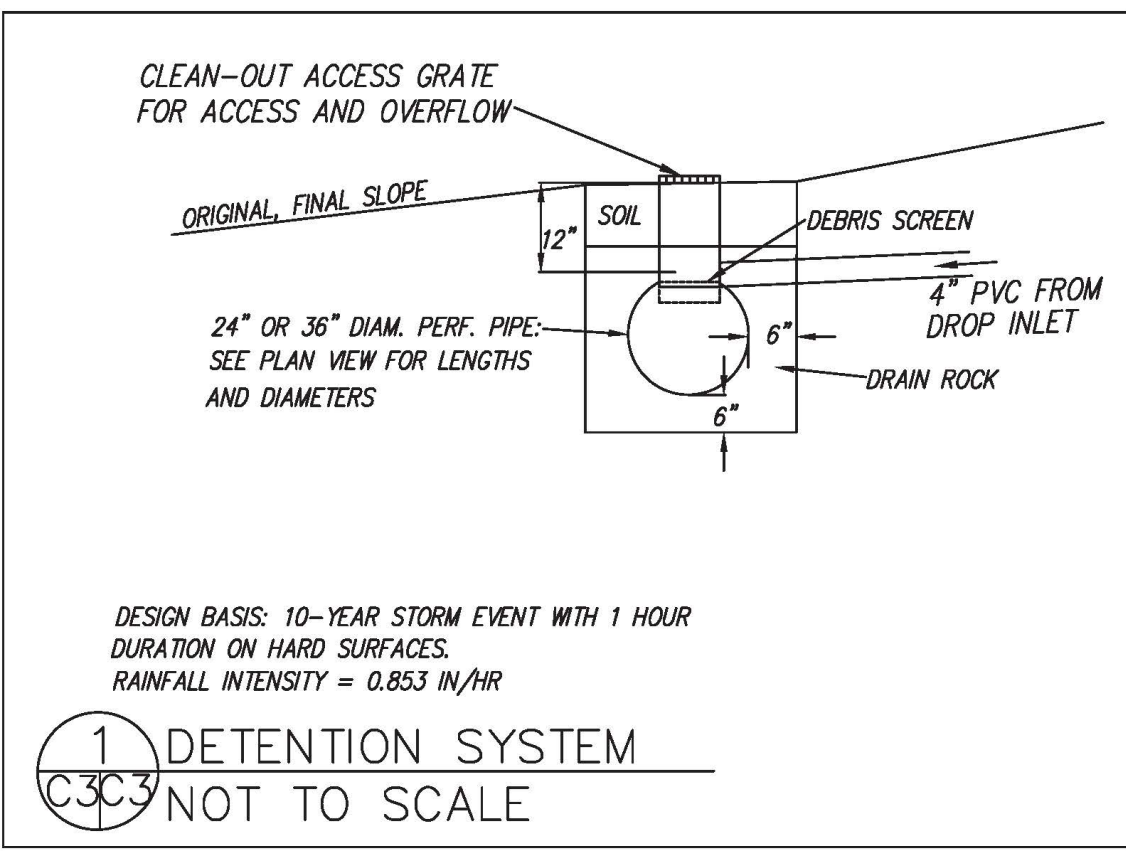
- EXISTING CONTOURS
- NEW, OR PROPOSED CONTOURS
- PROPOSED CONTOURS
- DIRECTION OF SURFACE DRAINAGE FLOW
- TREE TO BE REMOVED

E EXISTING
N NEW, OR PROPOSED
FF FINISH FLOOR



SECTION AND DETAIL CONVENTION

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



DESIGN BASIS: 10-YEAR STORM EVENT WITH 1 HOUR DURATION ON HARD SURFACES.
RAINFALL INTENSITY = 0.853 IN/HR

ROAD PLAN
1900 EAST AVE.
MONTARA
1900 EAST AVE.
MONTARA, CALIFORNIA
APN: 037-015-019

SHEET

C-3

EXTERIOR ELEVATION NOTES & KEYNOTES

See outline specifications on sheet A0.4 for additional information in eahc category.

SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
02 00	SITE
02 01	FINISH GRADE / SURFACE - SLOPE 5%FOR 10' AWAY FROM STRUCTURE
03 00	CONCRETE
03 01	CONCRETE LANDING / SIDEWALK, FOR MINIMUM SIZE REQUIREMENTS
07 00	THERMAL & MOISTURE PROTECTION
07 01	CERTAINTED ASPHALT ROOF SHINGLES ICC-ES-ESR-1389 OR EQUAL
07 02	5" FASCIA GUTTER "DS" INDICATES DOWNSPOUT TO ROOF OR GUTTER BELOW
07 03	7.1 2 LAYERS OF TYVEK AIR AND WATER BARRIER PROTECTION BUILDING PAPER
08 00	OPENINGS
	8.1 USE TYVEK "FLEXWRAP" FLASHING AT ALL EXTERIOR OPENINGS, SEE ON D SHEETS WINDOW FLASHING DETAIL
	8.2 COMPLIANCE WITH MINIMUM EGRESS REQUIREMENTS FOR ALL BEDROOM WINDOWS. PER CRC R310.2, EGRESS OR EMERGENCY ESCAPE AND RESCUE OPENINGS FROM SLEEPING ROOMS SHALL MEET ALL THE FOLLOWING CONDITIONS: a. MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. b. MINIMUM CLEAR OPENING WIDTH OF 20". c. MINIMUM CLEAR OPENING HEIGHT OF 24". d. MAXIMUM 44" TO THE BOTTOM OF THE CLEAR OPENING MEASURED FROM THE FLOOR.
09 00	FINISHES
09 01	STUCCO, COLOR METRO GRAY 1459 BENJAMIN MOORE
09 02	JAMES HARDIE PLANK LAP SIDING COLOR: GRAY SLATE
09 03	EL DORADO STONE, STONE COLOR: CANNONADE NATION WIDE OR SIMILAR
09 04	HARDIE TRIM BOARD OR SIMILAR, COLOR: DEEP INDIGO 1442 BENJAMIN MOORE.
09 05	STUCCO, COLOR: COLOR DEEP INDIGO 1442 BENJAMIN MOORE
09 06	DOUBLE SLIDING DOOR FROM GARAGE DOORS INC. SAN JOSE, COLOR GRAY TINT 1611 BENJAMIN MOORE
26 00	ELECTRICAL
26 01	KITCHLER LIGHTING 92348K OUTDOOR CYLINDER WALL MOUNT SCONCE DOWNLIGHT, BLACK

GENERAL NOTES

1. ALL EXTERIOR, LANDSCAPE, AND SITE LIGHTING SHALL BE DESIGNED AND LOCATED SO THAT LIGHT AND GLARE ARE DIRECTED AWAY FROM THE NEIGHBORS AND CONFINED TO THE SITE. LOW-LEVEL LIGHTING DIRECTED TOWARD THE GROUND IS ENCOURAGED. ... LANTERN FIXTURES TO BE ELIMINATED AND ALL LIGHT FIXTURES TO BE DARK SKY COMPLIANT.



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



2 SOUTHEAST ELEVATION
SCALE: 1/4" =1'-0"



Architect
Wilkins Studio Architects
Contract: Karen Wilkins, AIA
785 Quintana Rd # 180
Morro Bay, CA 93442
(415) 273-9054

Owner:

East Street Residence
1900 East Street, Montara, CA 94037
APN: 037-015-090

No.	Description	Date
	Progress Set	09/16/2024

Main Residence
Elevations

A2-1
Scale: As Noted
Sheet size: Arch D

See outline specifications on sheet A0.4 for additional information in each category

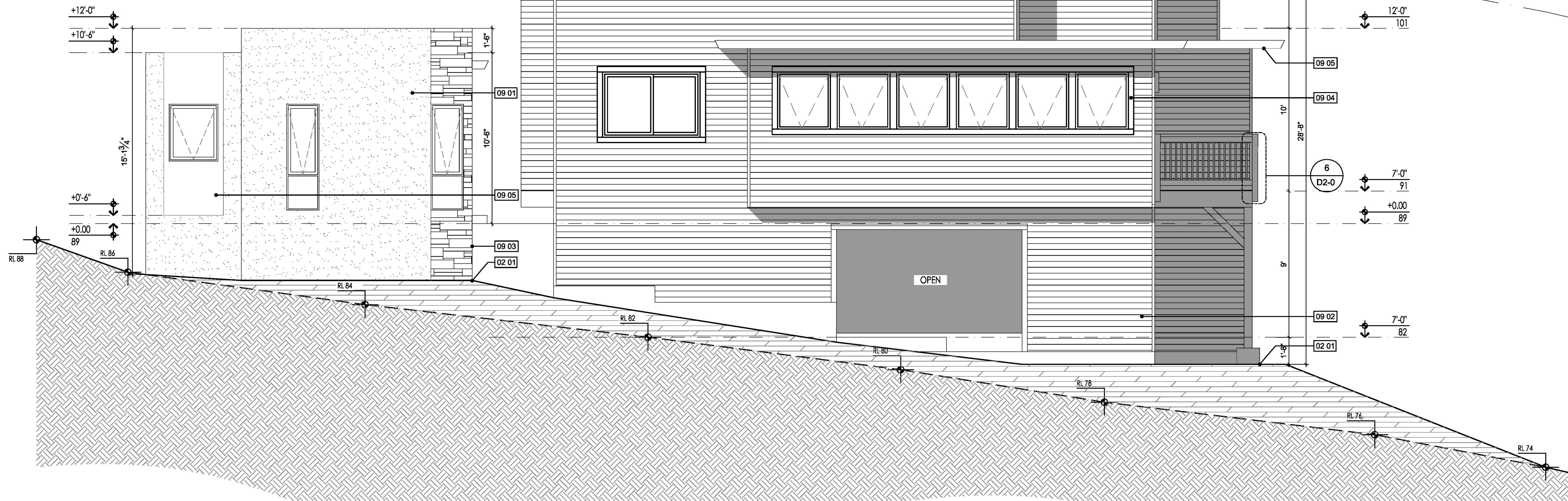
09 00	FINISHES
09 01	STUCCO, COLOR METRO GRAY 1459 BENJAMIN MOORE
09 02	JAMES HARDIE PLANK LAP SIDING COLOR: GRAY SLATE
09 03	EL DORADO STONE, STONE COLOR: CANNONADE NATION WIDE OR SIMILAR
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09 06	DOUBLE SLIDING DOOR FROM GARAGE DOORS INC. SAN JOSE, COLOR GRAY TINT 1611 BENJAMIN MOORE

1. ALL EXTERIOR, LANDSCAPE, AND SITE LIGHTING SHALL BE DESIGNED AND LOCATED SO THAT LIGHT AND GLARE ARE DIRECTED AWAY FROM THE NEIGHBORS AND CONFINED TO THE SITE. LOW-LEVEL LIGHTING DIRECTED TOWARD THE GROUND IS ENCOURAGED... LANTERN FIXTURES TO BE ELIMINATED AND ALL LIGHT FIXTURES TO BE DARK SKY COMPLIANT.



1 **SOUTHEAST ELEVATION**

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



2 NORTHWEST ELEVATION

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



Owner

t Street Residence
 t Street, Montara, CA 94
 APN: 037-015-090

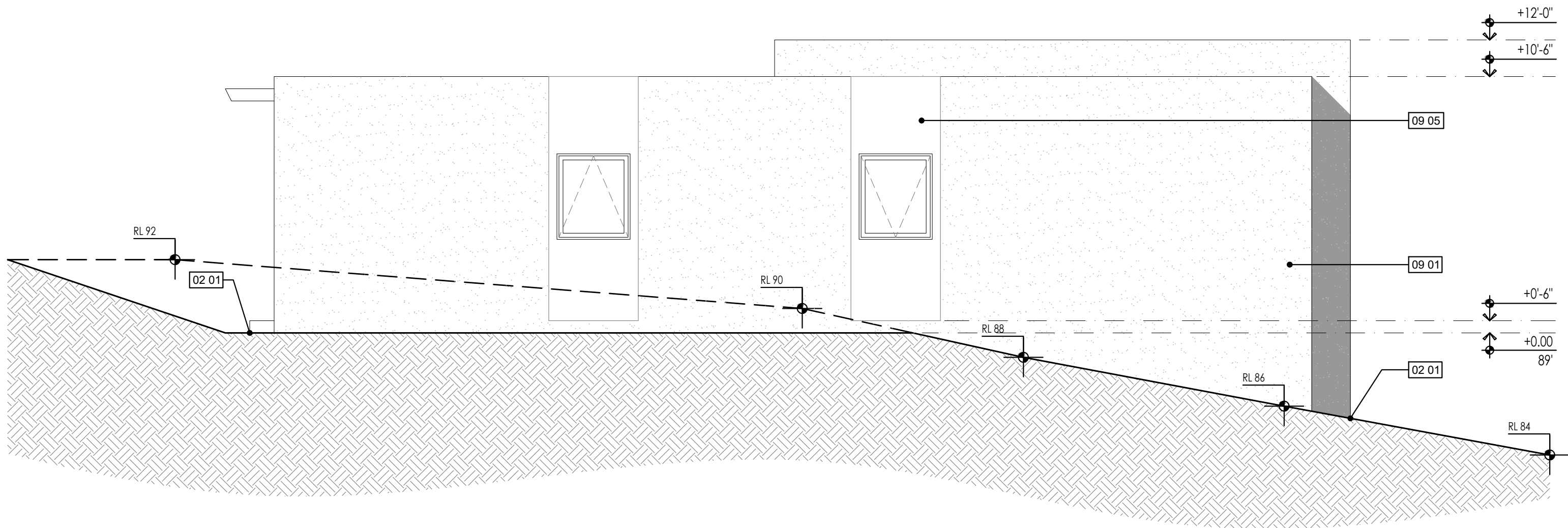
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A2-2
Scale: As Noted
Sheet size: Arch D

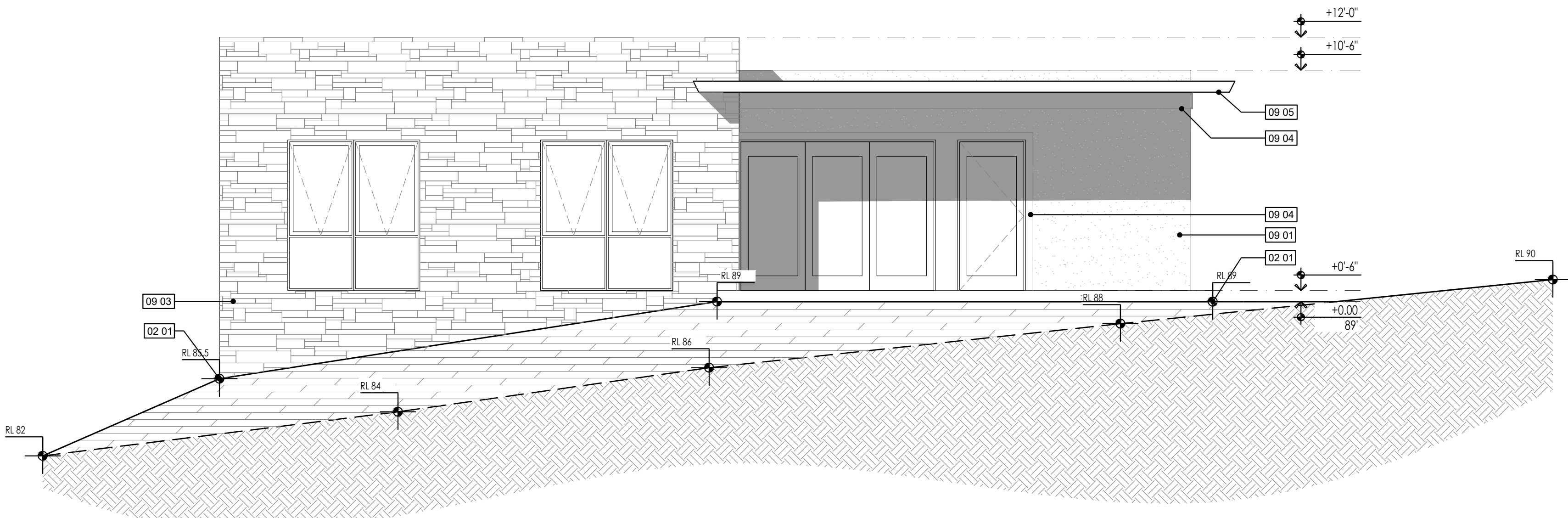
EXTERIOR ELEVATION NOTES & KEYNOTES

See outline specifications on sheet A0.4 for additional information in eahc category.

SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
02 00	SITE
02 01	FINISH GRADE / SURFACE - SLOPE 5%FOR 10' AWAY FROM STRUCTURE
03 00	CONCRETE
03 01	CONCRETE LANDING / SIDEWALK, FOR MINIMUM SIZE REQUIREMENTS
07 00	THERMAL & MOISTURE PROTECTION
07 01	CERTAINTED ASPHALT ROOF SHINGLES ICC-ES ESR-1389 OR EQUAL
07 02	5" FASCIA GUTTER "DS" INDICATES DOWNSPOUT TO ROOF OR GUTTER BELOW
07 03	7.1 2 LAYERS OF TYVEK AIR AND WATER BARRIER PROTECTION BUILDING PAPER
08 00	OPENINGS
	8.1 USE TYVEK "FLEXWRAP" FLASHING AT ALL EXTERIOR OPENINGS, SEE ON D SHEETS WINDOW FLASHING DETAIL
	8.2 COMPLIANCE WITH MINIMUM EGRESS REQUIREMENTS FOR ALL BEDROOM WINDOWS. PER CBC R310.2, EGRESS OR EMERGENCY ESCAPE AND RESCUE OPENINGS FROM SLEEPING ROOMS SHALL MEET ALL THE FOLLOWING CONDITIONS: a. MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. b. MINIMUM CLEAR OPENING WIDTH OF 20". c. MINIMUM CLEAR OPENING HEIGHT OF 24". d. MAXIMUM 44" TO THE BOTTOM OF THE CLEAR OPENING MEASURED FROM THE FLOOR.
09 00	FINISHES
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09 02	JAMES HARDIE PLANK LAP SIDING COLOR: GRAY SLATE
09 03	EL DORADO STONE, STONE COLOR: CANNONADE NATION WIDE OR SIMILAR
09 04	HARDIE TRIM BOARD OR SIMILAR, COLOR: DEEP INDIGO 1442 BENJAMIN MOORE.
09 05	STUCCO, COLOR: COLOR DEEP INDIGO 1442 BENJAMIN MOORE
09 06	DOUBLE SLIDING DOOR FROM GARAGE DOORS INC. SAN JOSE, COLOR GRAY TINT 1611 BENJAMIN MOORE
26 00	ELECTRICAL
26 01	KITCHLER LIGHTING 92348K OUTDOOR CYLINDER WALL MOUNT SCENCE DOWNLIGHT, BLACK



2 NORTHEAST ELEVATION
SCALE: 1/4" =1'-0"



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



Wilkins Studio

Architects
San Francisco CA
(415)273-9054



Architect
Wilkins Studio Architects
Contract: Karen Wilkins, AIA
785 Quintana Rd # 180
Morro Bay, CA 93442
(415) 273-9054

Owner:

-

East Street Residence
1900 East Street, Montara, CA 94037
APN: 037-015-090

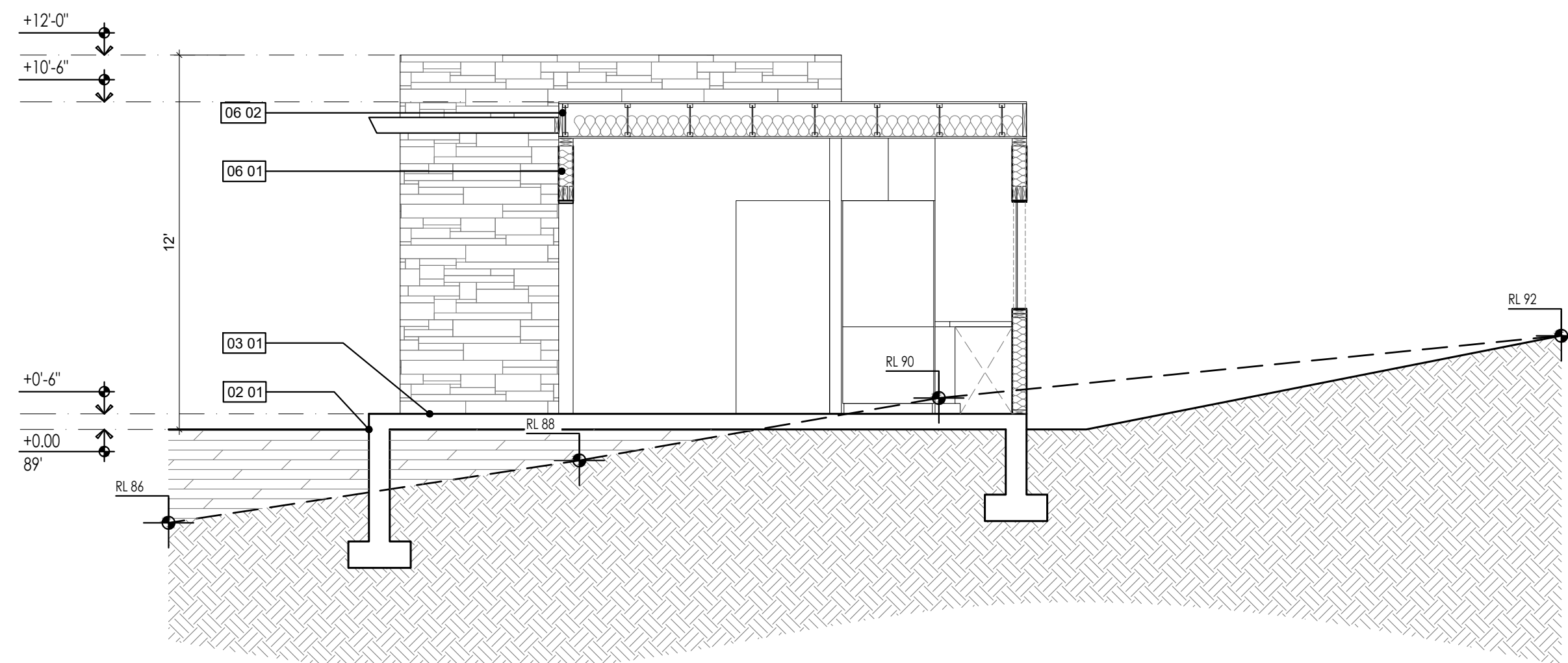
No.	Description	Date
	Progress Set	09/16/2024

ADU Elevations

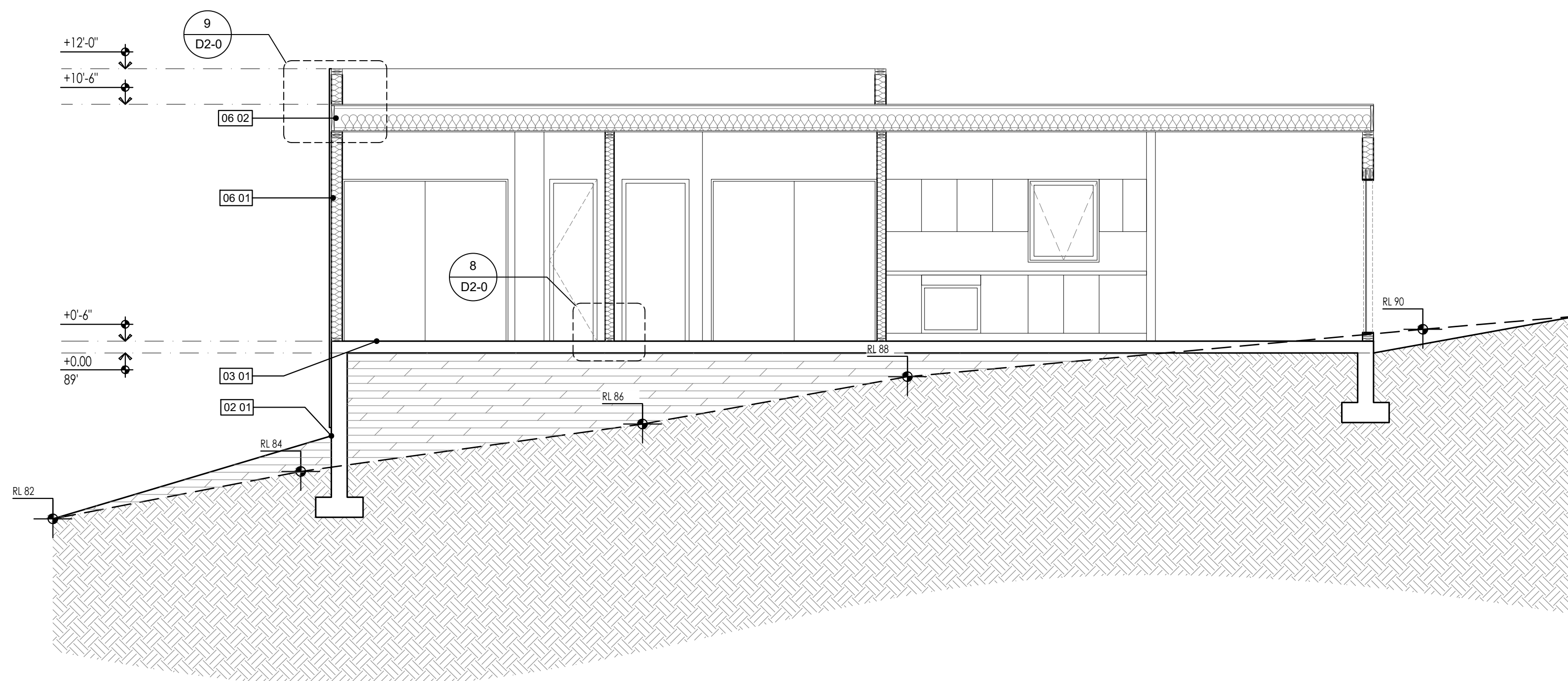
A2-3

Scale: As Noted
Sheet size: Arch D

SYMBOL		DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)	
02 00		SITE	
02 01		FINISH GRADE / SURFACE - SLOPE 5%FOR 10' AWAY FROM STRUCTURE	
03 00		CONCRETE	
03 01		SLAB ON GRADE	
06 00		WOOD	
06 01		2x FRAMING PER STRUCTURAL DRAWINGS	
06 02		FLOOR JOIST PER STRUCTURAL DRAWINGS	
06 03		2x MANUFACTURED TRUSSES PER FRAMING PLAN	
06 04		WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED, WITH SIGNS OR STENCILING IN THE CONCEALED SPACE, SUCH IDENTIFICATION SHALL: 1. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION. 2. INCLUDE LETTERING NOT LESS THAN 3" IN HEIGHT WITH A MIN. 3/8" STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING, "FIRE AND/OR SMOKE BARRIER PROTECT ALL OPENINGS", OR OTHER WORDING. (CBS 703.7)	
07 00		THERMAL & MOISTURE PROTECTION	
07 01		CERTAINTED ASPHALT ROOF SHINGLES ICC-ES ESR-1389 OR EQUAL	
07 02		5" FASCIA GUTTER "DS" INDICATES RECTANGULAR DOWNSPOUT, TYPICAL (TERMINATE PER SOILS REPORT) "DTR" INDICATES DOWNSPOUT TO ROOF OR GUTTER BELOW	
08 00		OPENINGS	
		8.1 USE TYVEK® "FLEXWRAP" FLASHING AT ALL EXTERIOR OPENINGS, SEE A2-01 WINDOW FLASHING DETAIL	



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



2 SECTION 2
SCALE: 1/4" = 1'-0"



East Street Residence
1900 East Street, Montara, CA 94037
APN: 037-015-090

[illegible]

ADU Sections

A2-5
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3 SOUTHEAST RENDERING

SCALE: N/S



2 SOUTHEAST RENDERING

SCALE: N/S



1 EAST RENDERING

SCALE: N/S



Wilkins Studio

Architects
San Francisco CA
(415)273-9054



rchitect
Wilkins Studio Architects
Contract: Karen Wilkins, AIA
85 Quintana Rd # 180
Morro Bay, CA 93442
(805) 273-9054

Owner:

East Street Residence
1900 East Street, Montara, CA 94037
APN: 037-015-090

[illegible]

Renderings

A2-6
Scale: As Noted
Sheet size: Arch D

						No	A W C 7 M (4	C -
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- 1



STUCCO, COLOR METRO GRAY 1459 BENJAMIN MOORE
- 2



JAMES HARDIE PLANK LAP SIDING COLOR: GRAY SLATE
- 3



EL DORADO STONE, STONE COLOR: CANNONADE NATION WIDE OR SIMILAR
- 4



HARDIE TRIM BOARD OR SIMILAR, COLOR: DEEP INDIGO 1442 BENJAMIN MOORE.
- 5



STUCCO, COLOR: COLOR DEEP INDIGO 1442 BENJAMIN MOORE
- 6



DOUBLE SLIDING DOOR FROM GARAGE DOORS INC. SAN JOSE, COLOR: COLOR GRAY TINT 1611 BENJAMIN MOORE
- 7



KITCHLER LIGHTING 92348K OUTDOOR CYLINDER WALL MOUNT SCONCE DOWNLIGHT, BLACK
- 8



GAF WEATHER WATCH MINERAL SURFACE PEEL AND STICK LEAK BARRIER ROLL





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Architects
San Francisco CA
(415)273-9054



Architect
Wilkins Studio Architects
Contract: Karen Wilkins, AIA
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Morro Bay, CA 93442
(415) 273-9054

Owner:
-

East Street Residence
1900 East Street, Montara, CA 94037
APN: 037-015-090

No.	Description	Date
	Progress Set	08/08/2024

Material Board

A2-7
Scale: As Noted
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1 SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"


Wilkins Studio
Architects
San Francisco CA
(415) 273-9054



Architect
Wilkins Studio Architects
Contract: Karen Wilkins, AIA
785 Quintana Rd # 180
Morro Bay, CA 93442
(415) 273-9054

Owner:

East Street Residence
1900 East Street, Montara, CA 94037
APN: 037-015-090

No.	Description	Date
	Progress Set	09/16/2024

Scale Sheet

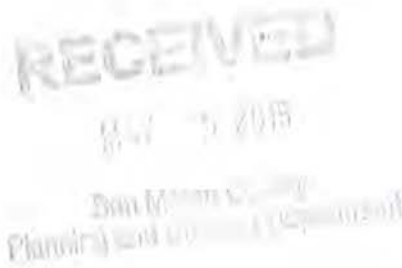
A2-8
Scale: As Noted
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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D1



April 17, 2015

Kerry Burke
Burke Land Use
34 Amesport Landing
Half Moon Bay, CA 94019

Re: Riparian Habitat Areas Assessment at the 15th Street Parcel in Montara, San Mateo County, California

Dear Ms. Burke,

The purpose of this letter is to provide you of the results of the riparian habitat assessment for the proposed single-family residence and associated construction including a driveway on an undeveloped parcel (APN 037-015-090) located along the planned 15th Street easement in Montara, San Mateo County, California (Study Area). The site visit was conducted on March 27, 2015.

The focus of the site reconnaissance was to provide an analysis of potential constraints related to ESHAs, specifically setbacks related to riparian habitat.

Project Area Description

The proposed Project Area is located in Montara, California, in an existing residential neighborhood. Access is proposed off of 14th Street, as 15th Street has not been constructed. The Project Area is dominated by an existing weedy grass sod in the area of the proposed access easement off of 14th Street. The majority of the site is dominated by Monterey cypress stands (*Cupressus macrocarpa*) with sparse understory vegetation composed predominantly of poison oak (*Toxicodendron radicans*). Other scattered species observed within the Project Area include scattered common rush (*Juncus patens*), lollipop tree (*Myoporum laetum*), ripgut brome (*Bromus diandrus*), upright veldt grass (*Erharta erecta*), horsetails (*Equisetum arvensis*), iris (*Iris* sp.)

Riparian Corridor

Riparian Corridor and Buffer Zones Defined in the San Mateo County Local Coastal Program

Pursuant to the San Mateo County Local Coastal Program (LCP; County of San Mateo 2013), riparian corridors are defined as an association of plant and animal species containing at least 50 percent cover of the following species: red alter, jaumea, pickleweed, big leaf maple, narrow-

leaf cattail, arroyo willow, broadleaf cattail, horsetail, creek dogwood, black cottonwood, and box elder. For perennial streams, the LCP requires a buffer 50 feet outward from the limit of riparian vegetation. For intermittent streams, the LCP requires a buffer 30 feet outward from the limit of riparian vegetation. Where no riparian vegetation exists, buffer zones along intermittent streams extend 30 feet from the stream midpoint as shown in the attached figure.

Within riparian corridors, the following uses are permitted: 1) education and research; 2) consumptive uses as provided for in the Fish and Game Code and Title 14 of the California Administrative Code, 3) fish and wildlife management activities, 4) trails and scenic overlooks on public lands, and 5) necessary water supply projects. Relevant permitted uses in buffer zones include 1) uses permitted in riparian corridors, 2) residential uses on existing legal building sites, set back 20 feet from the limit of riparian vegetation only if no feasible alternative exists and if no other building site on the parcel exists, 3) on parcels designated as Agriculture, Open Space, or Timber Production on the LCP Land Use Plan Map, residential structures or impervious surfaces only if no feasible alternative exists.

Riparian corridor and buffer zones applicable to the Project Area

The site was walked by WRA biologists. Vegetation with the Study Area and vicinity was evaluated whether it met the criteria for riparian habitat and/or unvegetated streams as defined by the LCP. According to LCP ESHA maps (County of San Mateo 2013) and the most recent U.S. Geological Survey (USGS) 7.5 minute quadrangle topographic map (USGS 2015), a perennial blue-line stream referred to as Montara Creek is located south of the Project Area, parallel to the southern property line. This stream is identified as primary riparian corridor along the drainage. At the time of the site visit, riparian vegetation composed of arroyo willow was identified along the drainage and the edge of riparian vegetation mapped using aerial photographs and a handheld geographic positioning system (GPS) with sub-meter accuracy. This habitat is located outside of the Project Area and would be subject to a 50 foot riparian buffer measured from the limit of riparian vegetation.

A second, unvegetated drainage was identified outside of the Project Area, running parallel to the West Avenue street easement boundary and terminating in the riparian habitat along Montara Creek. This drainage was largely unvegetated and surrounded by Monterey cypress, and containing veldtgrass, common rush, and d pampasgrass (*Cortaderia* sp). As this drainage was located on private property, the edge of top of bank and centerpoint of the drainage were photographed and GPS points taken outside of the existing fenceline to best approximate the extent of the drainage. It is likely that this drainage would be considered an intermittent stream under the LCP and would require a 30 foot buffer measured from the drainage midpoint.

SUMMARY

Figure 1 (Attachment 1) shows the mapped riparian habitat, riparian habitat buffer, and buffer along an intermittent stream with no riparian habitat. The Project Area is located outside of required buffers for these areas. Trees within the Project Area consist of Monterey Cypress and scattered pines (*Pinus* sp.). Monterey cypress is a widely planted species and is not considered protected outside of identified native stands within the Monterey Peninsula. The tree species within the Project Area do not qualify as riparian habitat as defined in the LCP.

Should you have any questions, comments, or concerns, please do not hesitate to contact our office.

Sincerely,

Tiffany Edwards
Wetland Ecologist

Attachment A. Figure 1.

REFERENCES

County of San Mateo. 2013. Local Coastal Program. <https://planning.smcgov.org/documents/local-coastal-program-lcp>. Accessed March 2015

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Attachment 1.

Proposed and Alternative Project Areas with Riparian Setbacks



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D2



August 7, 2015

Kerry Burke
Burke Land Use
34 Amesport Landing
Half Moon Bay, CA 94019

RE: Biological Resources Assessment Report for APN 037-015-090, Montara, California

Dear Ms. Burke,

The purpose of this letter is to inform you of the results of the biological resource assessment for a proposed single-family residence and associated construction including a driveway on an undeveloped parcel (APN 037-015-090; Study Area) located along the planned 15th Street easement in Montara, San Mateo County, California (Figure 1). The proposed Project is approximately 0.31 acre. The purpose of this assessment is to comply with the San Mateo County Midcoast Local Coastal Program (LCP).

Figures are provided in Attachment A, the list of observed species from the 2015 site assessments are provided in Attachment B, and photographs depicting the current Study Area conditions are provided in Attachment C.

Survey Methods

Site visits to the Study Area were made by Tiffany Edwards (WRA wetland ecologist) on March 27, 2015 and by Patricia Valcarcel (WRA wildlife biologist) on July 24, 2015. Prior to the site visit, a review was conducted of background information including:

- San Mateo County Midcoast Local Coastal Program (LCP) biological resources policies
- San Mateo County Heritage Tree Ordinance
- California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB; CDFW 2015)
- California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants (CNPS 2015)
- U.S. Fish and Wildlife Service (USFWS) 7.5' Quadrangle Species Lists for the Montara Mountain quadrangle (USFWS 2015)
- CDFG publication "California's Wildlife, Volumes I-III" (Zeiner et al. 1990)
- CDFG publication "California Bird Species of Special Concern" (Shuford and Gardali 2008)
- CDFG publication "Amphibians and Reptile Species of Special Concern in California" (Jennings 1994)
- A Field Guide to Western Reptiles and Amphibians (Stebbins 2003)

The Study Area was traversed on foot by WRA biologists and examined for: (a) sensitive natural communities as defined by the CDFW and LCP and, (b) for the presence, and potential to support, special-status plant and wildlife species. Vegetation within the Study Area and vicinity was also evaluated for riparian habitat criteria and/or unvegetated streams as defined by the LCP. If a special-status species was observed during the site visit, its presence is recorded and discussed further below. For some species, a site assessment visit at the level conducted for this report may not be sufficient to determine presence or absence of a species to the specifications of regulatory agencies. In these cases, a species may be assumed to be present or further protocol-level special-status species surveys may be necessary. Special-status species for which further protocol-level surveys may be necessary are described further below.

Survey Results

Study Area Description

The Study Area is located in Montara, California, in an existing residential neighborhood. Access is proposed off of 14th Street, as 15th Street has not been constructed. The Study Area is dominated by an existing weedy grass sod in the area of the proposed access easement off of 14th Street. The majority of the site is dominated by Monterey cypress stands (*Cupressus macrocarpa*) with sparse understory vegetation composed predominantly of poison oak (*Toxicodendron diversilobum*). Other scattered species observed within the Study Area include scattered common rush (*Juncus patens*), lollipop tree (*Myoporum laetum*), ripgut brome (*Bromus diandrus*), upright veldt grass (*Ehrharta erecta*), horsetails (*Equisetum arvensis*), iris (*Iris* sp.). Although horsetails and common rush, which are considered to be wetland indicator species, occurred in the understory of the Monterey cypress, these species frequently occur in the coastal zone and coast range due to fog drip and reduced evaporation during the dry season from coastal cloud cover. Additionally, because of their low densities within the Study Area, they are not a reliable indicator of wetland condition and wetlands were determined to be absent.

Vegetation Communities

Three vegetation communities will be affected by the proposed Project. Monterey cypress woodland; disturbed, non-native annual grassland; and developed land will be permanently and temporarily disturbed by the construction of a residence and access drive. Riparian woodland is located adjacent to the proposed Project, but riparian woodland is greater than 50 feet from the Project Footprint and unlikely to be impacted during development activities. The communities within the Study Area are shown in Figure 2.

Non-sensitive vegetation communities

Holland (1986) describes non-native grassland as a dense to sparse cover of non-native annual grasses with flowering culms 0.2-1 meter high and often associated with numerous species of showy-flowered annual forbs. This community often occurs on fine-textured, usually clay soils, that are moist, or saturated during the winter rainy season and very dry during the summer and fall. This community covers 0.04 acre of the Study Area and dominates in the open area along the proposed access drive and open areas under the Monterey cypress woodland canopy. In the Study Area, annual grassland is dominated by ripgut brome and upright veldt grass, both of which are non-native species. Non-native and native forbs were also present in trace amounts. Annual grassland is maintained through mowing and weed-whacking and was typically less than two inches in height.

Monterey cypress woodland is comprised of a dense canopy of Monterey cypress with minimal understory. The understory, where it occurs, is dominated by poison oak with scattered occurrences of ripgut brome, upright veldt grass, and rush. The majority of the Study Area is covered in Monterey cypress and encompasses 0.25 acre. This species and community is only considered to be protected if it occurs within native stands. Native stands of Monterey cypress are well documented in the literature. There are only two native occurrences of Monterey cypress, both of which occur in the Monterey area; elsewhere, this plant is widely planted as an ornamental and has become naturalized in areas outside of this range (CNPS 2015). Therefore, Monterey cypress within the Study Area is not considered to be a sensitive community, although tree removal during development may require permits with the county.

Developed land within the Study Area (0.02 acre) consists of an existing roadway, the terminus of Fourteenth Street. The proposed Project will construct an access drive between the residence and the terminus of Fourteenth Street. Fourteenth Street is a paved residential street with a stormwater ditch along the downslope (southern) side of the street. The ditch was determined to be a non-riparian drainage because it is man-made in upland habitat and maintained for stormwater runoff. It is not considered a sensitive community.

Sensitive vegetation communities located outside of the Project Footprint

Wetland and Waters features

No wetlands or waters were observed onsite. One maintained, stormwater ditch was observed along Fourteenth Street, and as discussed above, it is not a sensitive community.

Riparian Corridor and Buffer Zones Defined in the San Mateo County Local Coastal Program

Pursuant to the San Mateo County Local Coastal Program (LCP; County of San Mateo 2013), riparian corridors are defined as an association of plant and animal species containing at least 50 percent cover of the following species: red alder, jaumea, pickleweed, big leaf maple, narrow-leaf cattail, arroyo willow, broadleaf cattail, horsetail, creek dogwood, black cottonwood, and box elder. For perennial streams, the LCP requires a buffer 50 feet outward from the limit of riparian vegetation. For intermittent streams, the LCP requires a buffer 30 feet outward from the limit of riparian vegetation. Where no riparian vegetation exists, buffer zones along intermittent streams extend 30 feet from the stream midpoint as shown in the attached figure.

Within riparian corridors, the following uses are permitted: 1) education and research; 2) consumptive uses as provided for in the Fish and Game Code and Title 14 of the California Administrative Code, 3) fish and wildlife management activities, 4) trails and scenic overlooks on public lands, and 5) necessary water supply projects. Relevant permitted uses in buffer zones include 1) uses permitted in riparian corridors, 2) residential uses on existing legal building sites, set back 20 feet from the limit of riparian vegetation only if no feasible alternative exists and if no other building site on the parcel exists, 3) on parcels designated as Agriculture, Open Space, or Timber Production on the LCP Land Use Plan Map, residential structures or impervious surfaces only if no feasible alternative exists.

Riparian corridor and buffer zones applicable to the Study Area

According to LCP ESHA maps (County of San Mateo 2013) and the most recent U.S. Geological Survey (USGS) 7.5 minute quadrangle topographic map (USGS 2015), a perennial blue-line stream referred to as Montara Creek is located south of the Study Area, parallel to the

southern property line. This stream is identified as primary riparian corridor along the drainage. At the time of the site visit, riparian vegetation composed of arroyo willow was identified along the drainage and the edge of riparian vegetation mapped using aerial photographs and a handheld geographic positioning system (GPS) with sub-meter accuracy. This habitat is located outside of the Study Area; however, it is subject to a 50-foot riparian buffer measured from the limit of riparian vegetation. Figure 2 shows the mapped edge of riparian vegetation and associated setback in relation to the Study Area.

A second, unvegetated drainage was identified outside of the Study Area, running parallel to the West Avenue street easement boundary and terminating in the riparian habitat along Montara Creek. This drainage was largely unvegetated and surrounded by Monterey cypress, and containing veldtgrass, common rush, and pampasgrass (*Cortaderia* sp). As this drainage was located on private property, the edge of top of bank and center point of the drainage were photographed and GPS points taken outside of the existing fence line to best approximate the extent of the drainage. This drainage is likely to be considered an intermittent stream under the LCP which will require a 30-foot buffer measured from the drainage midpoint. The non-riparian drainage centerline and associated setback are shown in Figure 2.

Special-Status Species

Special-Status Plants

Based upon a review of the resources and databases discussed previously, all special-status plant species documented in the vicinity of the Study Area were assessed. Figure 3 shows special-status plant species documented in the CNDDDB (CDFW 2015) to occur within 2 miles of the Study Area. No special-status plant species were observed in the Study Area. Many species requiring certain habitat types not present in the Study Area, such as serpentine endemics and plants requiring coastal bluff or scrub habitats, were determined to have no potential to occur. Of the 27 special-status plant species evaluated, all were determined to have no potential or a low potential to occur based on the high disturbance levels in and around the Study Area and/or a lack of suitable habitat components in the Study Area. While the site visit did not constitute a protocol-level rare plant survey, during the 2015 site visit, no special-status plants were observed.

San Mateo County Heritage Tree and Significant Tree Ordinances

Pursuant to the County of San Mateo Heritage Tree Ordinance (Ordinance No. 427), madrone, coast live oak, and California bay laurel trees may be subject to regulation under the tree ordinance pursuant to the ordinance. Permits may be required by the County for the trimming or removal of trees which qualify for heritage status under the Ordinance. All trees within the Study Area are Monterey cypress and Monterey pine which are not covered under the San Mateo County Heritage Tree Ordinance; however, some may be considered a "significant tree" which is defined as any tree 38 inches in circumference at 4.5 feet above the ground. Removal of potentially significant trees as part of the proposed Project is anticipated to be considered in permits for the overall Project and is not anticipated to require a separate permit (San Mateo County Ordinance Code, Part 3, Division 8, Section 12,020.1). This assessment did not include an arborist assessment and no tree measurements were taken.

Special-Status Wildlife Species

Based upon a review of the databases and literature, 39 special-status wildlife species have been documented to occur in the vicinity of the Study Area. Figure 4 shows occurrences documented within 2 miles of the Study Area in the CNDDDB (CDFW 2015). Of the 39 special-status wildlife species documented to occur in the vicinity, only two species have a moderate or high potential to occur within the Study Area. No rare, endangered, or unique species as defined by the LCP have potential to occur within the Study Area.

Most species do not have potential to occur because a lack of suitable habitat including no aquatic features and a maintained understory within the Monterey cypress woodland. In addition, no cavities were observed in the trees within the Study Area suitable for cavity nesting bird species such as Nuttall's woodpecker (*Picoides nuttallii*; USFWS Bird of Conservation Concern) and oak titmouse (*Baeolophus inornatus*; USFWS Bird of Conservation Concern). Townsend's big-eared bat (*Corynorhinus townsendii*; State Candidate Species, WBWG High Priority) requires caves or cave-like structures for roosting which are not present within or near the Study Area. Pallid bat (*Antrozous pallidus*; CDFW Species of Special Concern) also typically roosts in crevices and caves, but may roost in trees. However, pallid bat is sensitive to disturbance at roost sites and the proximity to residences reduces the potential for pallid bat to roost in the Study Area. San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*; CDFW Species of Special Concern) may occur in the vicinity of the woodland; however, the understory in the Monterey cypress woodland within Study Area is maintained and no woodrat houses were observed during the July 24, 2015 site visit.

Olive-sided flycatcher (*Contopus cooperi*), CDFW Species of Special Concern, USFWS Bird of Conservation Concern. Olive-sided flycatchers typically occur within the coniferous forest biome, where it is most often associated with forest openings, forest edges near natural openings (e.g., meadows, canyons, rivers) or human-made openings (e.g., harvest units), or open to semi-open forest stands (Altman, 2000). Although no olive-sided flycatchers were detected during the site visit on July 24, 2015, the Monterey cypress woodland and adjacent woodland habitats are suitable for this species.

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

Impacts and Recommendations

The Study Area has potential to impact two special-status bird species. In addition, most native bird nests are protected under the Migratory Bird Treaty Act. All other sensitive biological communities including riparian habitat are beyond recommended setbacks. Swales and detention basins will treat run-off and avoid impacts to nearby riparian habitats. No rare, endangered, or unique species are anticipated to be impacted by the proposed Project. Recommendations to protect special-status and non-special-status nesting birds are described below.

Special-status and Non-Special-Status Nesting Birds

Two special-status bird species have potential to nest within the Study Area and trees proposed for removal. In addition, non-special-status native birds may nest in trees within the Study Area. Therefore, the following measures are recommended to avoid impacts to active nests of both special-status and non-special-status bird species:

- Trees proposed for removal should be removed during the bird non-nesting season (September 1 – February 14).
- If tree removal or Project activities are initiated during the nesting season (February 15 – August 31), a pre-construction nesting bird survey is recommended to avoid impacts to both special-status and non-special-status bird species.
 - If active nests are observed, a qualified biologist will determine suitable buffers based upon nest location and bird species.

Summary

Based upon a review of databases and a site visit to the Study Area, no sensitive habitats are present within the Study Area. No wetlands or waters are present within the Study Area, and the proposed Project is outside riparian setbacks described in the LCP. Swales and detention basins will treat run-off and avoid impacts to nearby riparian habitats. Avoidance of the bird nesting season or pre-construction surveys for nesting birds are recommended for tree removal activities. No special-status plant species have potential to be present. No further measures are recommended.

Figure 2 (Attachment 1) shows the mapped vegetation communities, riparian habitat, riparian habitat buffer, and buffer along an intermittent stream with no riparian habitat. The Study Area is located outside of required buffers for these areas. Trees within the Study Area consist of Monterey Cypress and scattered pines (*Pinus* sp.). Monterey cypress is a widely planted species and is not considered protected outside of identified native stands within the Monterey Peninsula. The tree species within the Study Area do not qualify as riparian habitat as defined in the LCP.

Please feel free to contact me with any questions you may have.

Sincerely,

Patricia Valcarcel
Wildlife Biologist

Enclosures: Attachment A- Figures
Attachment B- List of Observed Species
Attachment C- Study Area Photographs

References

- Altman, B., and R. Sallabanks. 2000. Olive-sided Flycatcher (*Contopus cooperi*). In The Birds of North America, No. 502 (A. Poole and F. Gill, eds.). The Birds of North America, Inc., Philadelphia, PA.
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- Holland, RF. 1986. Preliminary Descriptions of the Terrestrial Natural Communities of California. Prepared for the California Department of Fish and Game, Sacramento, CA.
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Attachment A

Figures

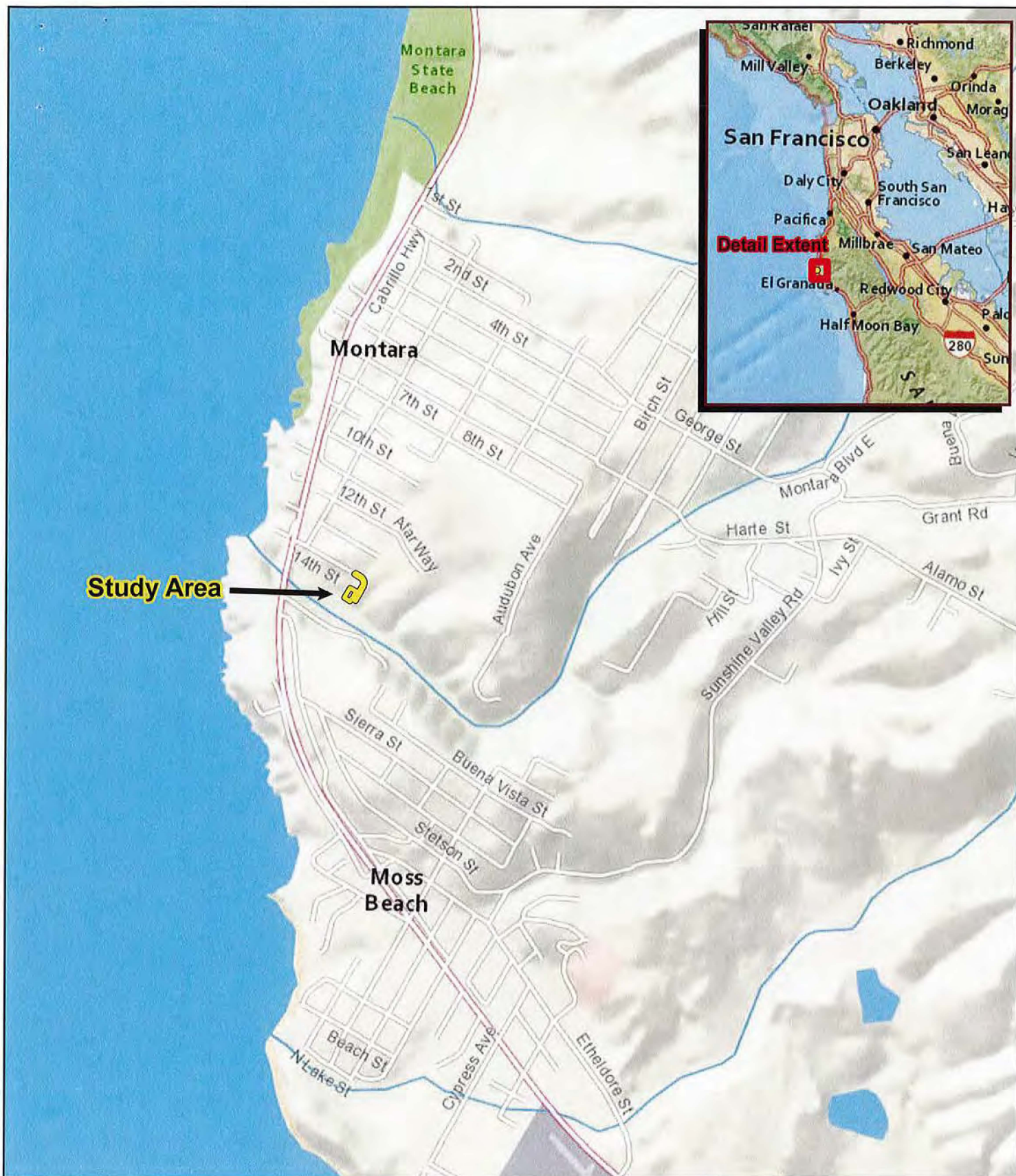


Figure 1. Study Area Location Map

15th Street Biological Resources Assessment
Montara, California



ENVIRONMENTAL CONSULTANTS

0 1,000 2,000
Feet

Map Prepared Date: 8/5/2015
Map Prepared By: MRochelle
Base Source: Esri, National Geographic
Data Source(s): WRA, Inc.

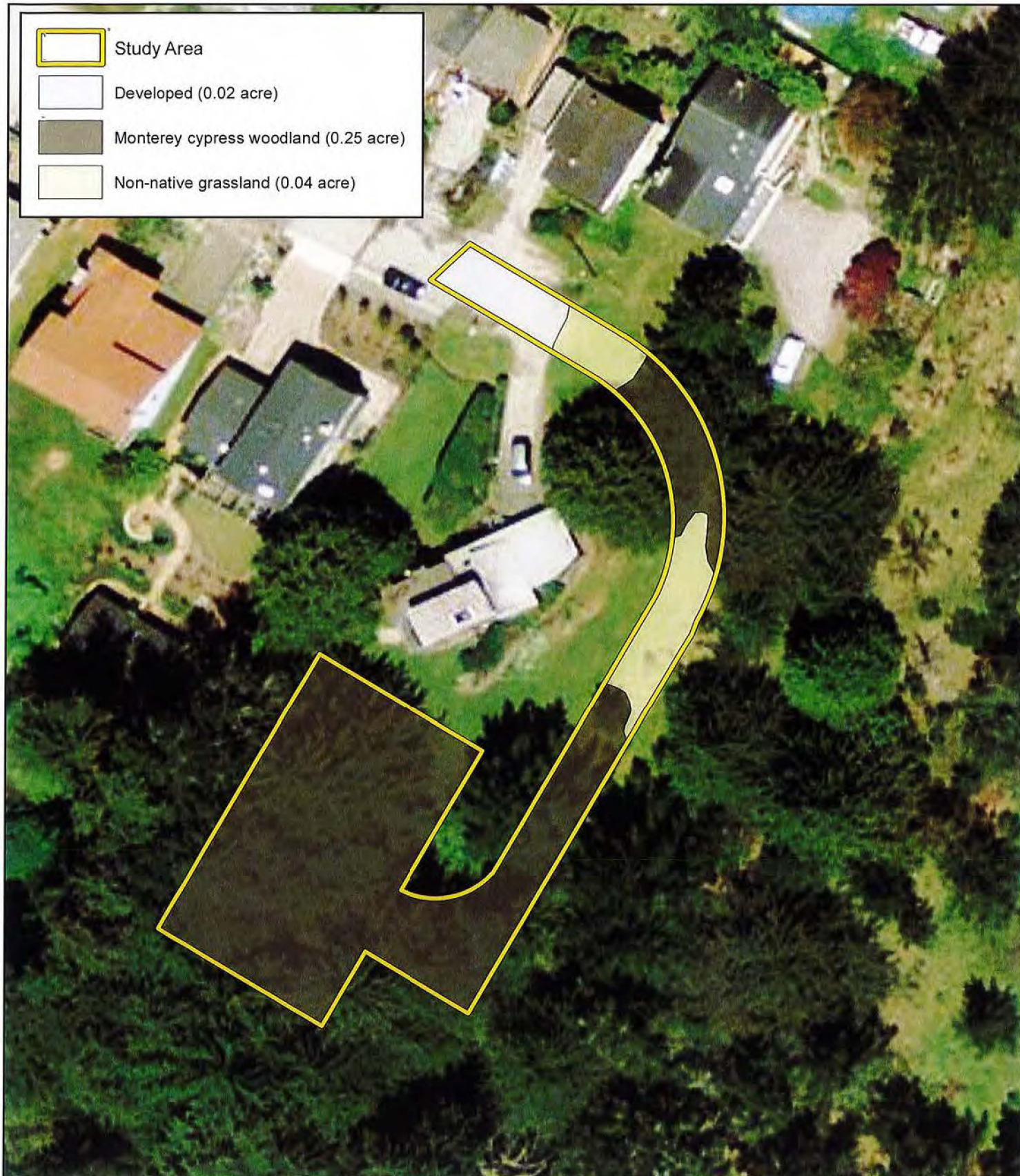


Figure 2. Study Area Biological Communities

15th Street Biological Resources Assessment
Montara, California



0 25 50
Feet



Map Prepared Date: 8/5/2015
Map Prepared By: MRochelle
Base Source: Esri, USGS EROS Imagery
Data Source(s): CNDDDB August 2015

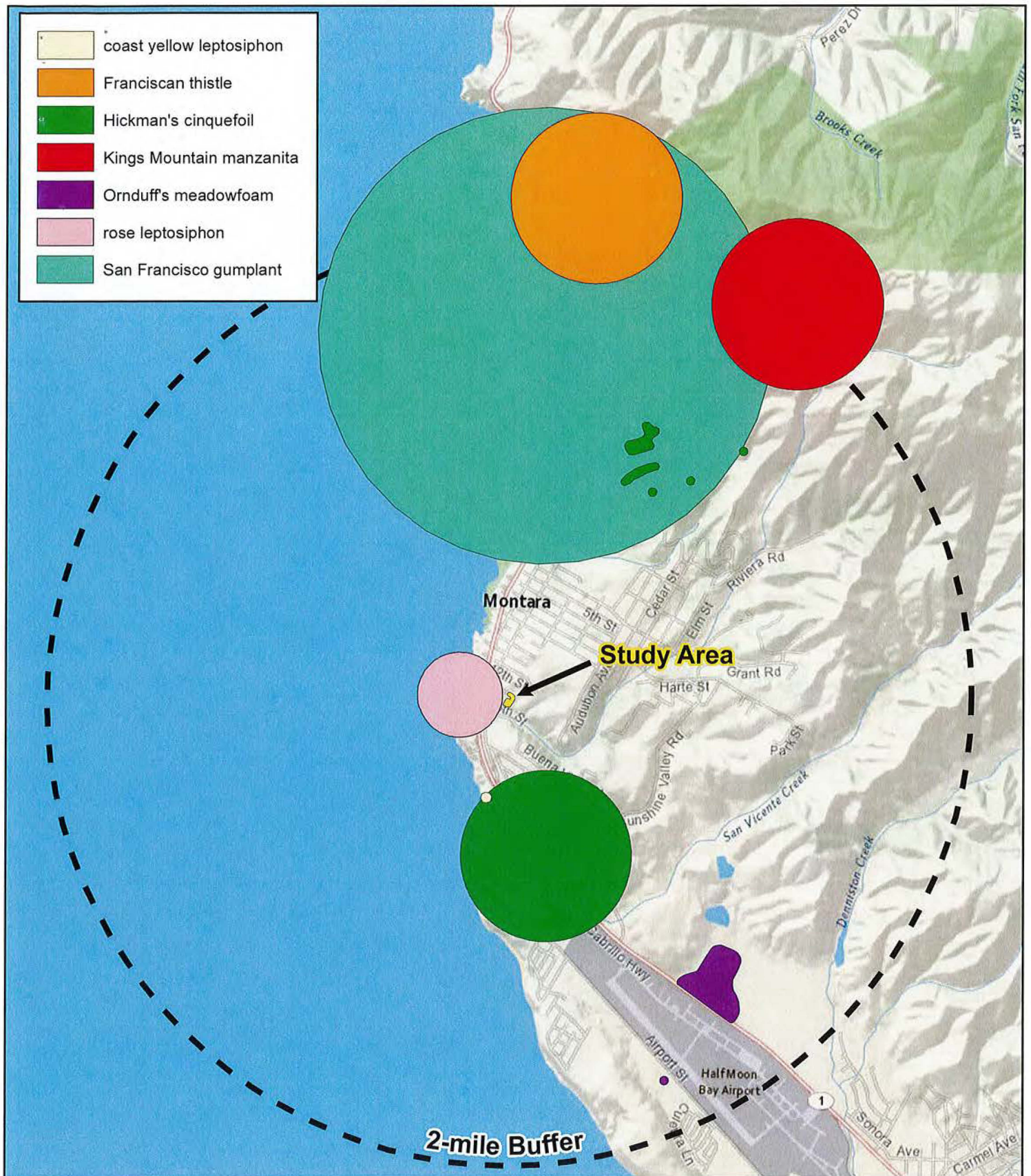


Figure 3. Special Status Plant Occurrences within 2-miles of Study Area

15th Street Biological Resources Assessment
Montara, California



ENVIRONMENTAL CONSULTANTS

0 0.25 0.5
Miles

Map Prepared Date: 8/5/2015
Map Prepared By: MRochelle
Base Source: Esri, National Geographic
Data Source(s): CNDD August 2015

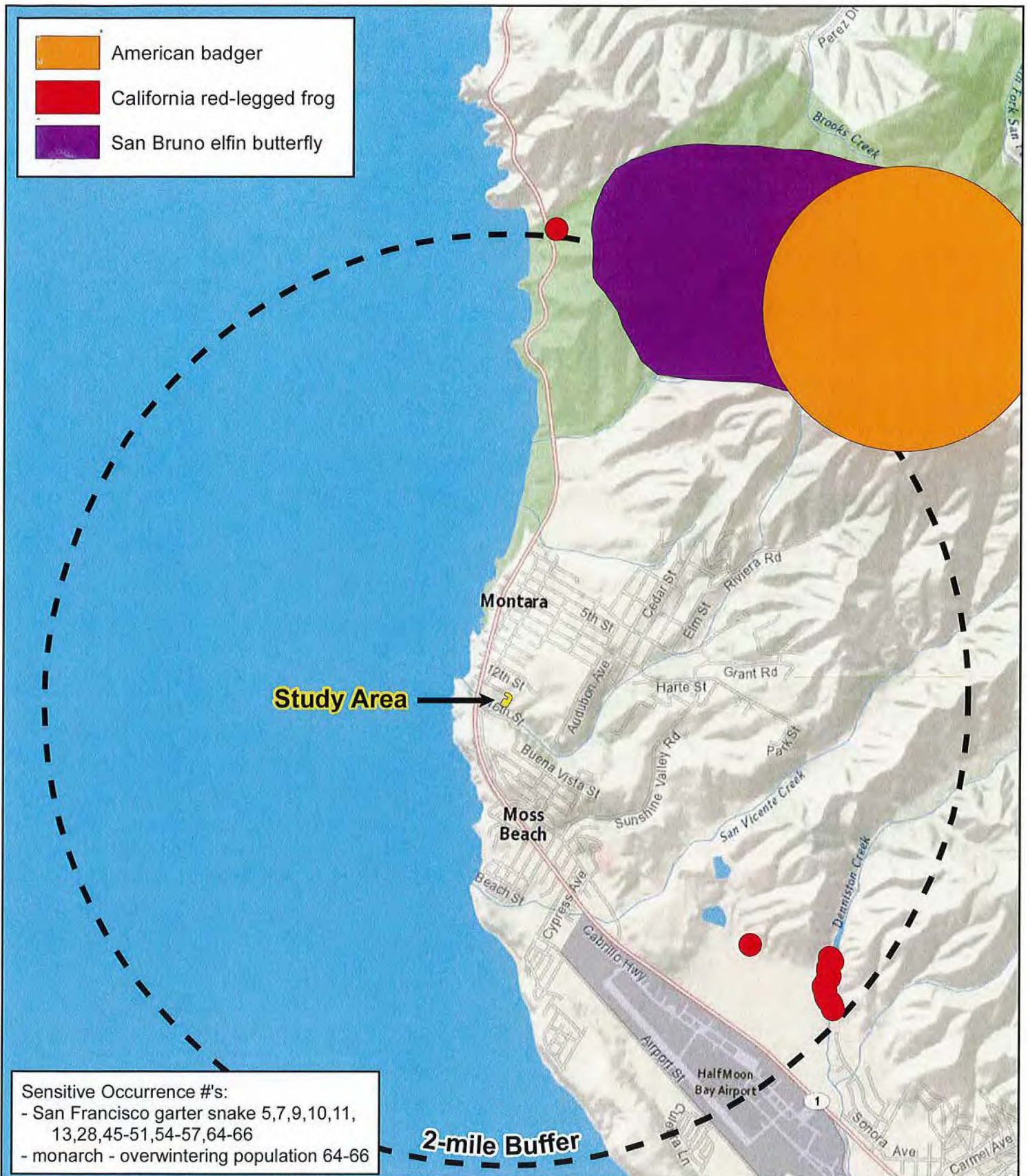


Figure 4. Special Status Wildlife Occurrences within 2-miles of Study Area

15th Street Biological Resources Assessment
Montara, California



ENVIRONMENTAL CONSULTANTS

0 0.25 0.5
Miles

Map Prepared Date: 8/5/2015
Map Prepared By: M.Rochelle
Base Source: Esri, National Geographic
Data Source(s): CNDDB August 2015

Attachment B

List of Observed Species

Attachment B. Plant and wildlife species observed by WRA biologists during the March 27, 2015 and July 24, 2015 site visits at the Study Area

SCIENTIFIC NAME	COMMON NAME
Birds	
<i>Haemorhous mexicanus</i>	house finch
<i>Corvus brachyrhynchos</i>	American crow
<i>Oreothlypis celata</i>	orange-crowned warbler
<i>Calypte anna</i>	Anna's hummingbird
<i>Junco hyemalis</i>	dark-eyed junco
<i>Zenaida macroura</i>	mourning dove
<i>Poecile rufescens</i>	chestnut-backed chickadee
<i>Sayornis nigricans</i>	black phoebe
<i>Aphelocoma californica</i>	western scrub jay
<i>Melospiza crissalis</i>	California towhee
Mammals	
<i>Thomomys bottae</i>	Botta's pocket gopher (mounds)

Attachment B. Plant species observed in the Study Area, March 27, 2015

Family	Scientific name	Common name	Life form	Origin	Invasive Status ¹	Rare Status ²	Wetland indicator ³
Alliaceae [Liliaceae]	Allium sp.	tapertip onion	perennial	forb	native	--	--
Anacardiaceae	Toxicodendron diversilobum	poison oak	deciduous	shrub	native	--	--
Blechnaceae	Woodwardia fimbriata	chain fern	perennial	fern	native	--	--
Cupressaceae	Hesperocyparis [Cupressus] macrocarpa	Monterey cypress	evergreen	tree	native	Rank 1B.2*	--
Equisetaceae	Equisetum arvense	field horsetail	perennial	fern	native	--	--
Fabaceae	Trifolium dubium	Shamrock clover	annual	forb	non-native	--	--
Fabaceae	Vicia sativa ssp. nigra	garden vetch	annual	forb	non-native	--	--
Geraniaceae	Geranium dissectum	cutleaf geranium	annual	forb	non-native	--	moderate
Hydrangeaceae [Philadelphaceae]	Philadelphus lewisii	Lewis' mock orange	evergreen	shrub	native	--	--
Iridaceae	Iris douglasiana	Douglas' iris	perennial	forb	native	--	--
Juncaceae	Juncus patens	common rush	perennial	graminoid	native	--	--
Onagraceae	Camissonia sp.	beach suncup	perennial	forb	native	--	--
Oxalidaceae	Oxalis pes-caprae	Bermuda buttercup	perennial	forb	non-native	--	moderate
Poaceae	Agrostis avenacea	Pacific bentgrass	perennial	graminoid	non-native	--	limited
Poaceae	Bromus diandrus	ripgut brome	annual	graminoid	non-native	--	moderate
Poaceae	Ehrharta erecta	panic veldtgrass	perennial	graminoid	non-native	--	moderate
Rosaceae	Pyracantha angustifolia	narrowleaf firethorn	evergreen	shrub	non-native	--	limited
Scrophulariaceae [Myoporaceae]	Myoporum laetum	lollypop tree	evergreen	shrub	non-native	--	moderate

All species identified using the *Jepson Manual, 2nd Edition* (Baldwin et al. 2012) and *A Flora of Sonoma County* (Best et al. 1996); nomenclature follows Baldwin et al. 2012

¹Invasive Status: California Invasive Plant Inventory (Cal-IPC 2006)

²Rare Status: The CNPS Inventory of Rare and Endangered Plants (CNPS 2015)

³Wetland Status: National List of Plant Species that Occur in Wetlands, Arid West (Lichvar 2012)

*This species is only considered to be special status within its native range near Monterey. This species is widespread throughout California and is not considered to be special-status within the Study Area.

Attachment C
Representative Photographs



Above: View of East Avenue easement (left of tape) and property line (right of tape) and story poles. Facing south.

Below: View of story poles for the proposed Project. Facing north.

Photographs taken March 27, 2015.





Above: View of the open understory in the Monterey cypress woodland within Study Area. Facing west.

Below: View of the open understory in the Monterey cypress woodland within Study Area. Facing southwest.

Photographs taken July 24, 2015.





Above: View of non-native grassland within the Study Area along the proposed access drive.

Below: View of Fourteenth Street terminus and stormwater ditch facing west.

Photographs taken March 27 and July 24, 2015.





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D3

JAN 31 2018

Sol Ecology, Inc.

**San Mateo County
Planning Division**

P.O. Box 5214
Petaluma, CA 94955
(707) 241-7718
www.solecology.com

December 13, 2017

Paul McGregor
160 West Point Avenue
Half Moon Bay, CA 94019

Re: Response to Comments on and an Update to the 2015 Biological Resources Assessment Report for APN 037-015-090, Montara, California

Dear Mr. MrGregor,

The purpose of this letter is to respond to comments regarding the WRA 2015 Biological Resources Assessment Report for APN 037-015-090, Montara, California for your property. Comments addressed here are include: email correspondence from Renee Ananda, California Coastal Commission (CCC) and a resident, Patricia Lynn; and written correspondence from Daniel Edelstein, Consulting Biologist. To adequately respond to comments concerning this property, Sol Ecology performed an updated biological resources assessment to evaluate the concerns raised by commenters based on current site conditions. An addendum summarizing the results of this updated review are attached and referenced in this letter. Note the attached addendum and response to comments provided here relate to biological resources only and do not include potential effects related to possible geotechnical or other environmental concerns.

Email Correspondence from Renee Ananda, CCC dated March 28, 2017

Summary of Comment(s): Commenter confirms that there is no evidence that riparian habitat is present on the subject property; that the property is several hundred feet away from the riparian corridor associated with Montara Creek; and that the property is approximately 120 feet from the mapped extent of the 100-foot stream appeal corridor. Commenter states: "However, if wetlands are present on the site or located within 100-feet of development, grounds for geographic appeal would exist."

Response: To address this comment, a wetland assessment was conducted on the subject property on October 10, 2017 to evaluate site conditions on and within 100 feet of the subject property to determine whether wetlands may be present. Coastal wetlands are defined in the LCP as an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground (also known as hydrophytic); in either case, hydrology must be

present also. To qualify, a wetland must contain at least a 50 percent cover of some combination of these plants, unless it is a mudflat. No evidence of coastal wetlands as described in the LCP was found on or within 100 feet of the project site. Further detail concerning this finding is provided in the attached Updated Biological Resources Addendum Letter (Attachment 1).

Email Correspondence from Patricia Lynn, a resident of Montara dated March 16, 2017

Summary of Comment(s): Commenter has provided photographs described as evidence of encroachment of the proposed development to less than 8 feet from the stream or right on top of the buffer zone following heavy rains. [have AG ID species in photo w/measuring tape]

Commenter also states that “The deep canyons now flourish with classic riparian and wetland vegetation, such as Arroyo and Sitka willows, creek dogwood, oenathe, ferns, and sedges. There have also been sightings of red-legged frog, San Bruno elfin butterfly, Montara Mountain Blue Bush Lupine, and Hickman’s cinquefoil. The symphony of frog each night is a clear evidence of their existence.”

Response: Based on the photographs provided, it appears that overflow from the adjacent channel located more than 30 feet to the east of the project is draining directly onto the subject property (where the proposed driveway is located). Sol Ecology investigated this area and did not find clear evidence of the previous season’s flow (such as a defined bed and bank, wetland vegetation, wrack lines, or other hydrologic indicators). While heavy storms can result in sheet flow in locations where no channel is present, there is no evidence that such flow resulted in any wetland or stream hydrology conditions on the subject property except for a single erosional/swale feature described in the Updated Biological Resources Addendum Letter (Attachment 1). This feature did not appear to connect to the unnamed tributary and no evidence of hydric soils or hydrophytic vegetation was observed.

Furthermore, no evidence of “classic riparian and wetland vegetation” such as willows or creek dogwood were observed in or adjacent to the unnamed tributary. One tree species, lollipop tree (*Myoporum laetum*), a non-native tree, was observed and is often mistaken as willow or dogwood due to similar leaf structure. A few bracken ferns were observed in the unnamed tributary; however, this species is considered a facultative upland plant according to the National Wetland Plant List¹ common in shady coastal forests and therefore, is not considered a wetland or riparian species. A complete list of plant species observed during the updated biological resources assessment is provided in Attachment C of the updated report (attached here as Attachment 1).

No suitable habitat for San Bruno elfin butterfly, Montara Mountain blue bush lupine, or Hickman’s cinquefoil is present on the subject property or within 100 feet. These species occur in coastal grassland and chaparral habitats not found on the subject property. Sol Ecology did

¹ Lichvar, R.W., M. Butterwick, N.C. Melvin, and W.N. Kirchner. 2014. The National Wetland Plant List: 2014 Update of Wetland Ratings. Phytoneuron 2014-41: 1-42

find evidence of a recent documented occurrence of California red-legged frog (CRLF) approximately 0.75 mile from the site in Montara Creek. As such, avoidance measures are recommended to ensure take of this species is avoided; these measures are described in Attachment 1. Note, the commenter states that “the symphony of frog each night is [a] clear evidence of their existence”; however, it should be noted that California red-legged frog vocalizations are limited to brief advertisement calls primarily made during mating. These calls sound more like growls or grunts than a chorus or symphony. Frog choruses are more typically that of the aptly named Pacific chorus frog, a common species having no federal or state listings or other protections.

Written Correspondence from Daniel Edelstein, Consulting Biologist Dated March 17, 2015

Summary of Comment(s):

Specific Comments are addressed below as numbered in the correspondence.

Response:

1 and 2. It is the responsibility of the lead agency to determine whether the proposed project is subject to CEQA review or not. Should the County take the position that this project triggers a CEQA level review, the attached addendum provides the suggested impact analysis and recommended avoidance measures to mitigate any potential biological effects related to development of the subject property for a single-family home and driveway.

3. It has been confirmed by correspondence from CCC and the previous 2015 Biological Report that the subject property does not encroach into any buffer zones. Figure 2 of the attached addendum clearly shows the proposed project footprint avoids all buffers.

4. The “unnamed ephemeral creek” or the unnamed tributary consists of a deeply incised erosion gully that is highly unlikely to contain wetland habitat as defined in the San Mateo County LCP. Access to the channel was not possible due to fencing/trespassing restrictions. In lieu of direct examination, Sol Ecology reviewed available LiDAR topography² and noted that channel topography precludes the formation of typical in-stream wetland habitat due to periodic high flows that scour the banks and any potential habitat within the channel itself. Furthermore, soils in this area are highly erodible sandy loam agriustolls. This soil type drains off too quickly for hardpan or other compacted soils to form that would support hydrophytic plants. As such, when flows are not present, little moisture remains that would support hydrophytic plants. The portions of the channel that were observable within 100 feet, the biologist found little to no vegetation other than a few upland plants, namely bracken fern.

² 2010 USACE NCMP Topobathy Lidar: CA" Digital Elevation Model from the USACE National Coastal Mapping Program (JALBTCX)

As noted in the CCC correspondence, Montara Creek and its associated riparian habitat is more than 100 feet from the subject property. Furthermore, Mr. Edelstein's claim that riparian plant species qualify it as a wetland is incorrect per the San Mateo County LCP definition. Lastly, Mr. Edelstein claims that the proposed driveway would encroach within 50 feet of the unnamed creek/erosion gully and therefore, would be a violation of county code. However, the unnamed creek is not a perennial stream and therefore the 50-foot buffer does not apply.

5. Mr. Edelstein claims that the upland forest habitat present on the subject property may potentially host foraging and dispersing California red-legged frog and San Francisco garter snake. The potential presence and suitability of habitat on the subject property is addressed in greater detail in the updated addendum; Sol Ecology found that the unnamed creek or gully does not provide favorable foraging or dispersal habitat for either species and both species are unlikely to occur except possibly during or immediately after heavy rain events. However, based on a nearby newly reported CRLF occurrence and the presence of Montara Creek approximately 200 feet to the south of the subject property, avoidance measures are recommended (as described in Attachment 1) to ensure take of either species does not occur. Avoidance measures are also prescribed for migratory birds and raptors that may nest on or adjacent to the site.

6. Avoidance measures are prescribed in Attachment 1 to ensure avoidance of impacts to nesting migratory birds and/or raptors. No federal or state listed avian species have potential to occur on the subject property.

7. The California Coastal Commission will have input on the issuance of a coastal development permit for the subject property.

8. The proposed project will not result in any impacts to stream (bed or bank) or riparian habitat which would require a streambed alteration agreement. Furthermore, the proposed project will not result in the placement of fill within any waterway or result in discharge to waters of the U.S. or state, and thus are not subject to the Clean Water regulations. There is no evidence that the project would result in incidental take of any federal or state listed species and without any federal nexus, an incidental take permit is not required for privately-owned property; impacts to special status species (non-listed) are considered under CEQA review only and do not require take permits.

9. The placement of the proposed driveway will occur outside any LCP buffers and therefore, does not warrant the development of a SWPPP.

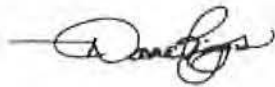
10. Avoidance measures are prescribed in Attachment 1 to ensure avoidance of impacts to nesting migratory birds and/or raptors on or within 250 feet of the proposed project.

11. Sol Ecology recommends that an arborist be consulted to address tree removal and compliance with local tree ordinances.

12. There is no evidence to suggest that future building sites near Montara Creek are proposed at this time.

13. As stated previously, it is at the direction of San Mateo County whether the project meets the requirements for a CEQA-level review. Because of the project's location within the limits of the coastal zone, a coastal development permit is necessary and public review inclusive. For this purpose, an updated assessment including an analysis of impacts to biological resources is included in Attachment 1, along with recommended avoidance measures to mitigate any potential effects.

Sincerely,

A handwritten signature in black ink, appearing to read "Dana Riggs", with a long horizontal line extending to the left.

Dana Riggs,
Principal Biologist

Attachments: (1) Updated Biological Resources Addendum Letter for APN 037-015-090



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D4

December 13, 2017

Paul McGregor
160 West Point Avenue
Half Moon Bay, CA 94019

Re: Updated Biological Resources Addendum Letter for APN 037-015-090, Montara, California

Dear Mr. MrGregor,

The purpose of this letter report is to provide the results of an updated assessment of the natural community, sensitive habitats, and special status species resources potentially present at APN 037-015-090 in Montara, California (Project Site) required for a new coastal development permit by the San Mateo County Planning Department. The purpose of the assessment is to complete an updated review of potential biological resources since the 2015 WRA report, and an analysis of impacts to sensitive habitats from development of the proposed Project Site, under the guidelines of the Mid-Coast Local Coastal Plan (LCP) and the California Environmental Quality Act (CEQA). This report describes the results of the site and impact assessment and provides recommendations for avoidance and minimization measures for any sensitive habitats protected by local, state, and federal laws and regulations present on or in the immediate vicinity of the Project Site.

The proposed project is for the development of a single-family residence and driveway on an undeveloped 0.31-acre parcel (APN 037-015-090) located at the terminus of 14th Street in Montara, San Mateo County, California (Attachment A: Figures 1 and 2). Vegetation communities observed on site are consistent with those described in the 2015 WRA report.

Background

A Biological Resources Assessment report was prepared on August 7, 2015 by WRA, Inc. for the subject property or project site. Prior to this report, a Riparian Habitat Areas Assessment was also prepared on April 17, 2015. The results of both assessments concluded that the subject property in its entirety is located outside of any stream or riparian corridors and their associated prescribed setbacks. Only one sensitive community, Monterey cypress was observed. No special status plants were determined to have potential to occur. Two special status birds were determined to have potential to occur: olive-sided flycatcher and Allen's hummingbird. Avoidance measures including work windows or pre-construction surveys and nest buffers were

Coastal Wetland Criteria

Soils

The Natural Resource Conservation Service (NRCS) defines a hydric soil as follows:

"A hydric soil is a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part."

Federal Register July 13, 1994,
U.S. Department of Agriculture, NRCS

Soils formed over long periods of time under wetland (anaerobic) conditions often possess characteristics that indicate they meet the definition of hydric soils. Hydric soils can have a hydrogen sulfide (rotten egg) odor, low chroma matrix color, generally designated 0, 1, or 2, used to identify them as hydric, presence of redox concentrations, gleyed or depleted matrix, or high organic matter content.

Hydrology

Evidence of wetland hydrology can include primary indicators, such as visible inundation or saturation, drift deposits, oxidized root channels, and salt crusts, or secondary indicators such as the FAC-neutral test, presence of a shallow aquitard, or crayfish burrows. The Arid West Supplement³ contains 16 primary hydrology indicators and 10 secondary hydrology indicators. Only one primary indicator is required to meet the wetland hydrology criterion; however, if secondary indicators are used, at least two secondary indicators must be present to conclude that an area has wetland hydrology. Additionally, available topographic LiDAR data⁴ was evaluated to determine whether stream morphology of the unnamed tributary provides the physical factors necessary for the formation of wetlands (e.g. channel pattern and shape, slope, and gradient).

Vegetation

Plant species observed on the Project Site were identified using the CNPS Online Manual. Plants were assigned a wetland indicator status according to the National Wetland Plant List (NWPL)⁵ as described below. To qualify, a wetland must contain at least a 50 percent cover of some combination of obligate and facultative wetland plants. FAC species were not considered due to their common association with coastal upland habitats unless in present in combination with an obligate species and clear indicators of hydrology were present.

³ U.S. Army Corps of Engineers (Corps). 2008. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0). September.

⁴ 2010 USACE NCMP Topobathy Lidar: CA" Digital Elevation Model from the USACE National Coastal Mapping Program (JALBTCX)

⁵ Lichvar, R.W., M. Butterwick, N.C. Melvin, and W.N. Kirchner. 2014. The National Wetland Plant List: 2014 Update of Wetland Ratings. Phytoneuron 2014-41: 1-42

employed in lieu of direct site examination due to accessibility issues (the biologist was unable to safely or legally access the channel bottom). From the closest vantage point, the biologist did observe the channel was deeply incised with little to no vegetation on the banks except for a few ferns. Topographical data suggests that the slope and gradient of the channel precludes the formation of typical in-stream wetland habitat due to periodic high flows that scour the banks and any potential habitat within the channel itself. This is further supported by soil type and the absence of riparian vegetation seen anywhere on the banks or adjacent areas suggesting this feature does not retain moisture following flow events and thus, riparian and/or wetland habitats are likely absent.

Areas adjacent to the unnamed tributary within 100 feet of the project site were also examined for hydrology indicators that would suggest the presence of a coastal wetland. Because nearly all the project site and adjacent land is on a slope, there was no evidence of any depressional areas where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or hydrophytic vegetation. There was one area on the adjacent property where water appears to collect and sheet flow down the hillside in a very narrow swale-like feature. This feature did not contain any evidence of bed or bank, or other indicators such as water marks, sediment or drift deposits, soil cracks, algal mats, water staining, or iron deposits. Photographs of this feature are provided in Attachment B. This feature was examined for the presence of hydric soils and dominant hydrophytic vegetation; none were found.

Vegetation

Two facultative wetland plants were identified on the project site: clustered field sedge (*Carex praegracilis*) and common rush (*Juncus patens*); however, these two plants were found only sparingly and did not account for more than 50 percent of the total vegetative cover in the narrow gully/swale described above, even in combination with other FAC plants. Likewise, both species, as well as nearly all of the FAC species observed, are known to occur in non-wetland habitats particularly in disturbed areas or in shaded coastal areas characteristic of the forested habitat on site. No obligate species were found anywhere on or within 100 feet of the project site. As described above, the singular indicator of hydrology was a narrow swale found on the adjacent property. This feature was dominated by upland plant species primarily, though a few individuals of field sedge and rush were observed. A list of all plants found on the project site is provided in Attachment C.

Special Status Species

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

of the wet season, CRLF may disperse up to one-mile overland from upland or breeding habitats (often via riparian corridors) to aquatic non-breeding habitats.⁶

Since the 2015 report, CRLF has been documented in Montara Creek in a pool located approximately 0.75 mile east (upstream) of the project site; both adults and juveniles were observed indicating Montara Creek provides suitable breeding habitat for CRLF. Given the project site is within the known dispersal distance from this occurrence and Montara Creek, there is potential for CRLF to disperse on to the site. However, no suitable aquatic or upland habitat (breeding or non-breeding habitat) is present.

San Francisco Garter Snake (*Thamnophis sirtalis tetrataenia*), Federal Endangered, State Endangered. CDFW Fully Protected Species. The preferred habitat of the San Francisco garter snake (SFGS) is a densely vegetated pond near an open hillside where they can sun themselves, feed, and find cover in rodent burrows; however, considerably less ideal habitats can be successfully occupied.⁷ According to the 5-year review by USFWS, there are two significant components to SFGS habitat: ponds that support California red-legged frog (*Rana draytonii*, CRLF), American bullfrog (*Lithobates catesbeiana*), or the Sierran treefrog (*Pseudacris sierra*); and surrounding upland that supports Botta's pocket gopher (*Thomomys bottae*) and the California meadow vole (*Microtus californicus*). Recent studies at Año Nuevo State Reserve continue to confirm SFGS are regularly within 300 and 650 feet of foraging (pond) habitats and upland sites. If dispersal occurs in pursuit of prey, and during periods of heavy rain or shortly after, SFGS may make long-distance movements of up to 1.25 miles along drainages within the dense riparian cover; however, SFGS have not been documented to travel over open terrain.⁸

SFGS has a very low potential to occur on the project site. Suitable habitat is present in Montara Creek and its associated riparian habitat located more than 200 feet to the south of the project site; there is no pond habitat however, within 650 feet. SFGS may disperse in pursuit of prey or during or after periods of heavy rain up the unnamed tributary, but is not likely to remain in this area due to deeply incised banks and lack of riparian cover. As such, it is highly unlikely this species would occur on-site.

Discussion and Recommendations

The findings of this updated biological resources addendum are largely consistent with the 2015 WRA report. Sol Ecology found conditions on the site largely similar and upon further investigation of the surrounding area found no evidence of coastal wetlands within 100 feet of the project footprint. Sol Ecology did however determine based on recent data that the project site does provide suitable dispersal habitat for CRLF. CRLF may be impacted by construction

⁶ Fellers, G.M. and P.M. Kleeman. 2007. California red-legged frog (*Rana draytonii*) movement and habitat use: Implications for conservation. *Journal of Herpetology* 41(2): 276-286.

⁷ USFWS. 2006. San Francisco Garter Snake (*Thamnophis sirtalis tetrataenia*) 5-Year Review: Summary and Evaluation. Sacramento Fish and Wildlife Office. September.

⁸ McGinnis, S. M. 2001. Past and Present Habitats for the San Francisco Garter Snake and California Red-Legged Frog on the Original Cascade Ranch Property, With Additional Comments on Potential Movement Pathways and Suggestions for Critical Habitat Enhancement Measures. Unpublished. January.

Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dana Riggs', with a horizontal line extending from the left.

Dana Riggs,
Principal Biologist

Attachments: (A) Project Figures; (B) Site Photographs; (C) Observed Plant List

Figure 2: Project Site Constraints
15th Street Property, Montara, CA

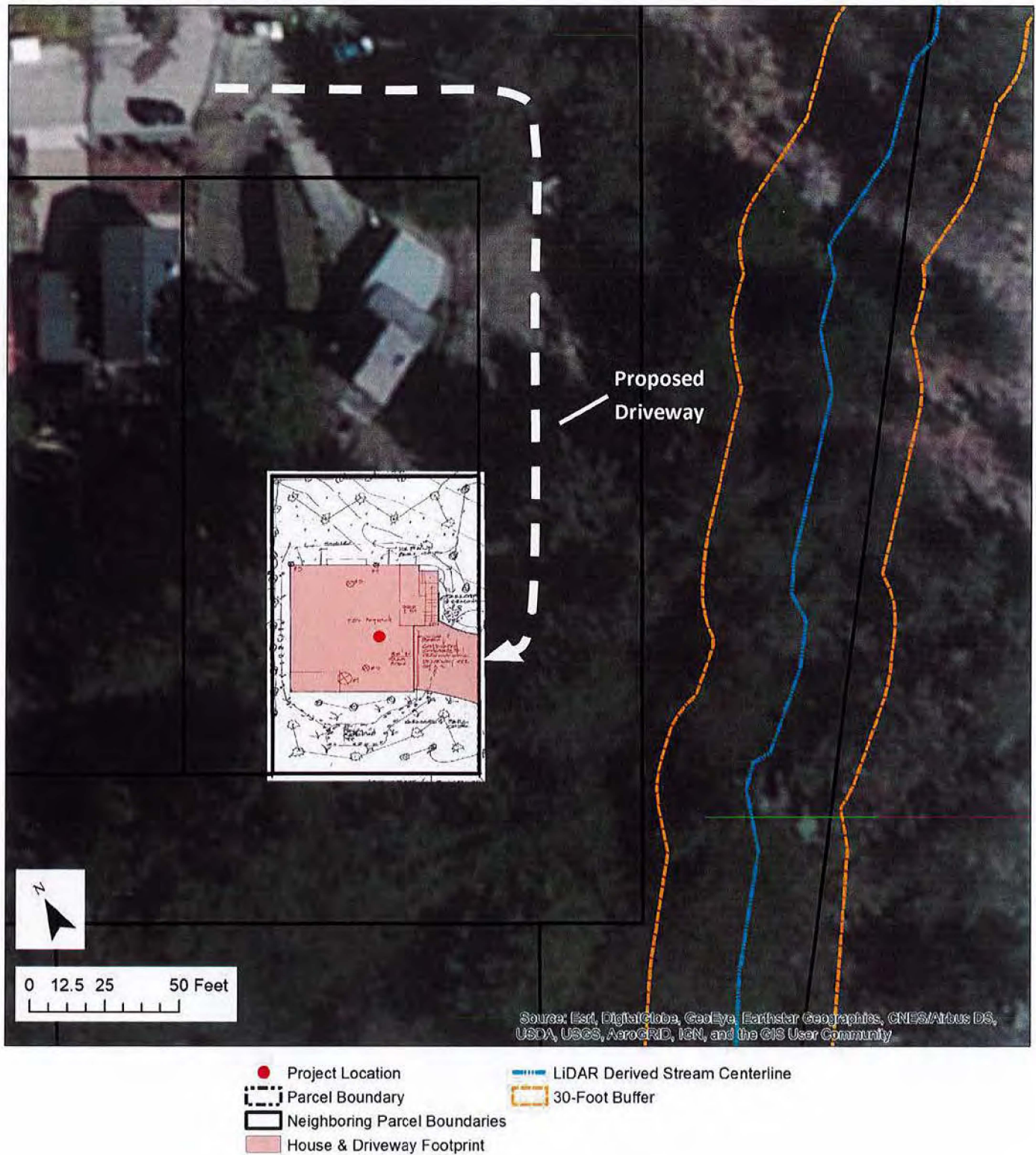
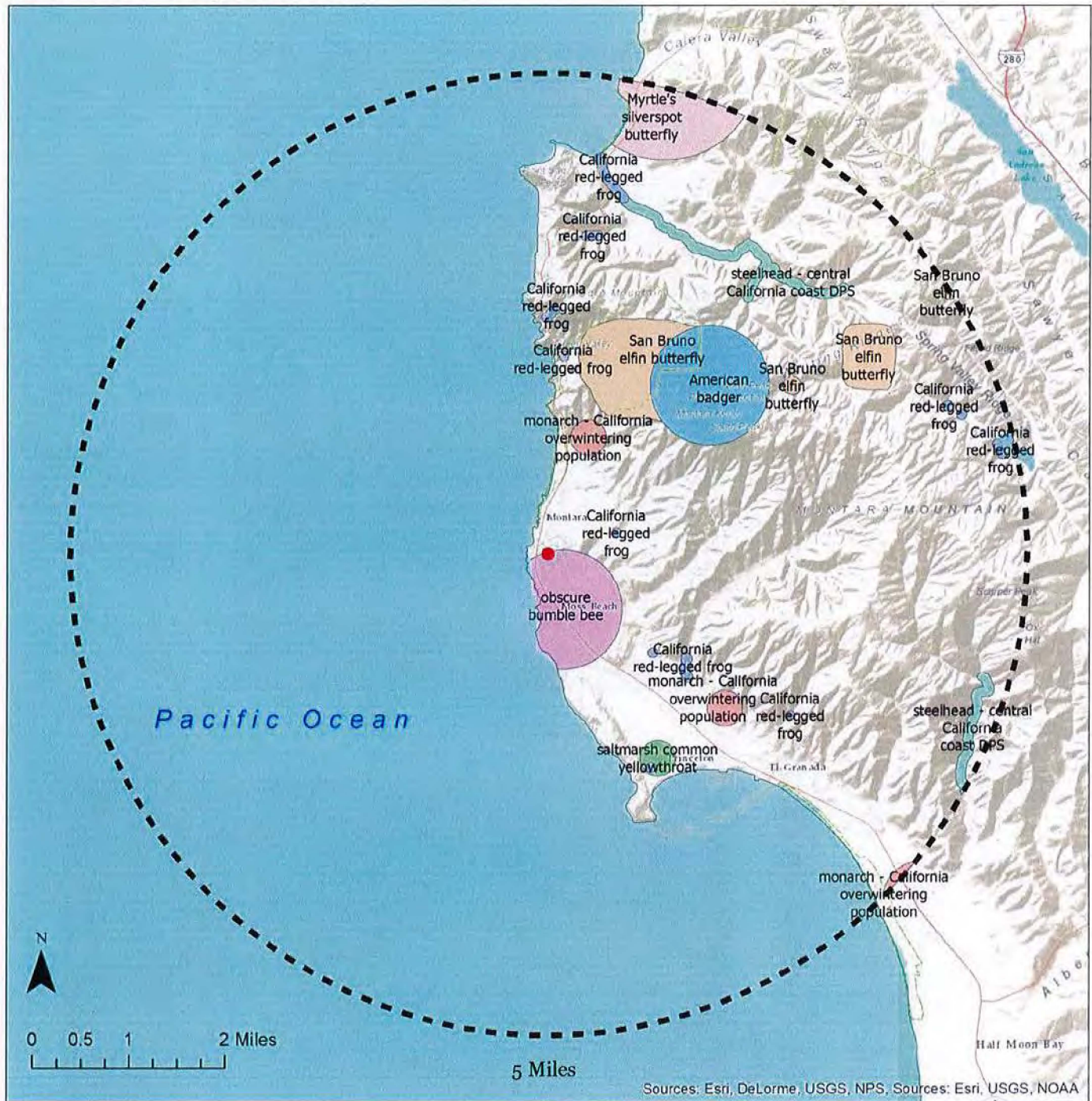


Figure 4: Special Status Animal Species within 5 Miles of the Project Site
15th Street Property, Montara, CA



Sources: Esri, DeLorme, USGS, NPS, Sources: Esri, USGS, NOAA

- | | | |
|---------------------------------|---|--|
| ● Project Location | Myrtle's silverspot butterfly (1) | obscure bumble bee (2) |
| --- 5-Mile Buffer | San Bruno elfin butterfly (4) | saltmarsh common yellowthroat (2) |
| American badger (1) | big free-tailed bat (1) | steelhead - central California coast DPS (2) |
| California red-legged frog (11) | monarch - California overwintering population (3) | western bumble bee (1) |

Attachment C - Observed Plant Species Table.

Scientific Name	Common Name	Origin	Form	Rarity Status	Wetland
<i>Baccharis pilularis</i>	coyote brush	n	shrub	none	n/a
<i>Cortaderia jubata</i>	pampas grass	x	perennial grass	none	FACU
<i>Cotoneaster sp</i>	cotoneaster	n	shrub	none	n/a
<i>Daucus carota</i>	Queen anne's lace	x	perennial herb	none	FACU
<i>Ehrharta erecta</i>	veldt panicgrass	n	perennial grass	none	n/a
<i>Hedera helix</i>	English ivy	x		none	n/a
<i>Hesperocyparis macrocarpa</i>	Monterey cypress	n	tree	none	n/a
<i>Holcus lanatus</i>	common velvet grass	x	grass	none	FAC
<i>Iris douglasiana</i>	Douglas iris	n	perennial herb	none	n/a
<i>Juncus patens</i>	common rush	n	grass	none	FACW
<i>Lonicera sp</i>	honeysuckle	n	shrub	none	FAC/FACU
<i>Myoporum laetum</i>	lollipop tree	x	tree	none	n/a
<i>Pinus radiata</i>	Monterey pine	n	tree	none	n/a
<i>Pittosporum crassifolium</i>	thick leaved pittosporum	x	shrub,tree	none	n/a
<i>Pittosporum undulatum</i>	victorian box	x	shrub,tree	none	n/a
<i>Polystichum californicum</i>	California sword fern	n	fern	none	n/a
<i>Pteridium aquilinum</i>	western brackenfern	n	fern	none	FACU
<i>Rubus ursinus</i>	California blackberry	n	vine	none	FACU
<i>Toxicodendron diversilobum</i>	poison oak	n	shrub, vine	none	FAC
<i>Trifolium spp? (variegatum)</i>	clover (variegated clover)	n		none	FAC
<i>Carex praegracilis</i>	Clustered field sedge	n	grasslike herb	none	FACW



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D5



P.O. Box 5214
Petaluma, CA 94955
(707) 241-7718
www.solecology.com

October 25, 2018

Paul McGregor
160 West Point Avenue
Half Moon Bay, CA 94019

**Re: Biological Resources Addendum Letter for APN 037-015-090, Montara, California –
Current Conditions as of October 16, 2018.**

Dear Mr. McGregor,

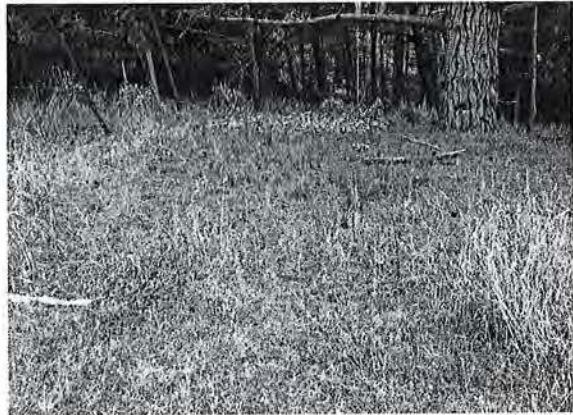
This report serves to provide you with an update regarding current biological conditions at the site located on East Avenue in Montara (APN 037-015-090), California. An examination of the property was conducted on October 16, 2018 to evaluate site conditions including whether any new indicators of coastal wetlands are present, and/or evidence of habitat conditions that may support special status species not previously identified in the December 13, 2017 report. Since the December 13, 2017 there are no new special status species listings in coastal San Mateo County.

Examination of the Project Site yielded no change since the site was last visited in 2017. On October 16, 2018 I examined the narrow gully on the adjacent property and found that it remains relatively unchanged from the previous site visit and no new wetland plants or increase in density of hydrophytic plants was observed. As in the previous findings, only FAC species were observed, which are known to occur in non-wetland habitats as frequently as wetland habitats and by themselves, do not support a finding that wetland habitat is present. Two facultative wetland species were also observed on the property; however, neither species comprised greater than 50 percent cover and in the coastal zone, both species may occur as the result of fog drip in heavily shaded areas which are present in the tree line. Along the proposed driveway, there remains an area where it appears that water sheet flows. The area includes a mild convergence of topography; however, no indicators of hydrology such as water marks, sediment or drift deposits, soil cracks, algal mats, water staining, or iron deposits were observed. Furthermore, there is no evidence of pooling anywhere downslope. Vegetation on the property remains uniform and no change in vegetation composition was noted anywhere on or adjacent to the Project Site. Likewise, habitat conditions for special status species documented in the area remains the same.

Photographs taken on the site on October 16, 2018 are provided below.



A convergence of topography is seen on the proposed driveway; however, no hydrologic, vegetative, or soil indicators as described in the 2017 report are currently present.



Bulrush (*Juncus spp.*) was observed within the dripline of pine trees on the site where fog drip is likely to occur.

Based on examination of the site on October 16, 2018 conditions remain unchanged since the previous biological assessment on December 13, 2017 and no new potential impacts to biological resources are anticipated.

Please do not hesitate to contact me with any questions.

Respectfully,

A handwritten signature in black ink, appearing to read "Dana Riggs". The signature is stylized with a large, flowing "D" and "R".

Dana Riggs, Principal Biologist



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D6



P.O. Box 5214
Petaluma, CA 94955
(707) 241-7718
www.solecology.com

March 28, 2023

Paul McGregor
160 West Point Avenue
Half Moon Bay, CA 94019

Re: Updated Biological Resources Report for the 1900 East Avenue Project (APN 037-015-090),
Montara, California

Dear Mr. McGregor,

The purpose of this letter report is to provide the results of an updated assessment of the natural community, sensitive habitats, and special status species resources potentially present at 1900 East Avenue (APN 037-015-090) and/or within 100 feet of the proposed project footprint (collectively referred to as the Project Site) in Montara, California. The purpose of the assessment is to complete an updated independent review of potential biological resources on the site to address regulatory changes affecting special status species present in the general vicinity.

This report includes an analysis of potential impacts to sensitive habitats and/or species from development of the proposed Project Site for a new single-family residence, driveway, and updated roadway plan with extension (most recent update on July 15, 2022), under the guidelines of the San Mateo County Mid-Coast Local Coastal Plan (LCP). This report describes the results of the site and impact assessment and provides recommendations for avoidance and minimization measures for any sensitive habitats protected by local, state, and/or federal laws and regulations present on or in the immediate vicinity of the Project Site.

Background

- A Biological Resources Assessment report was prepared on August 7, 2015, by WRA, Inc. for a new single-family residence and driveway. Prior to this report, a Riparian Habitat Areas Assessment was also prepared by WRA on April 17, 2015. No sensitive habitats or species were deemed likely to occur on the site, except for two special status birds: olive-sided flycatcher and Allen's hummingbird. Habitat for special status species San Francisco dusky-footed woodrat was observed, though no woodrat houses were found during the July 24, 2015 site visit.
- On October 10, 2017, Sol Ecology surveyed the property for indicators of coastal wetlands, and for evidence of habitat conditions that may support special status species in response to a comment letter from the California Coastal Commission (CCC) staff on

June 28, 2016, regarding the WRA report. An addendum letter report was prepared on December 13, 2017, by Sol Ecology. Findings from the 2017 report were consistent with most findings from the WRA report including the absence of any 1-parameter coastal wetlands on or within 100 feet of the proposed project footprint. However, Sol Ecology provided more detail on a nearby erosional drainage feature along with recommended setbacks and concluded that the feature may provide suitable dispersal habitat for one additional special status species, California red-legged frog (*Rana draytonii*), a federal threatened species. Additional avoidance measures were prescribed in the report to ensure take avoidance under the Endangered Species Act (ESA) and to avoid impacts to occupied environmentally sensitive habitat areas (ESHA). Based on similar comments from CCC staff regarding the absence of any discussion regarding migratory nesting birds in the WRA report, additional measures to avoid impacts to migratory nesting birds were also provided.

- On October 16, 2018, Sol Ecology surveyed the property for any new indicators of coastal wetlands and for new evidence of habitat conditions that may support special status species based on comment letters from neighboring property owners regarding the potential presence of a wetland or waters feature on the site. An addendum to the 2017 assessment and report was submitted on October 25, 2018, which concluded that conditions remain unchanged since the previous 2017 assessment and no new indicators of coastal wetland hydrology, soils, or plants is present.
- On May 14, 2020, Sol Ecology once again surveyed the property for any new indicators of coastal wetlands and for new evidence of habitat conditions that may support special status species; the survey included a focused survey for special status species *Leptosiphon rosaceus* based on comments by CCC staff that a survey for the species was warranted despite the absence of suitable habitat on the site. An addendum to the 2017 Biological Resources Assessment was submitted on May 30, 2020, which concluded that conditions remain unchanged since the previous 2018 assessment.
- Since the most recent addendum report, one special status invertebrate documented to occur in the general vicinity of the project has been proposed as candidate for listing including: monarch butterfly (*Danaus plexippus*). This 2023 report addresses the potential for this species on the site, along with previously identified species and/or sensitive habitats in the general vicinity. Further, this report includes an update on site conditions and describes vegetation communities at the site in fuller detail than previous assessments based on historical aerial photograph analysis performed in September 2020.

Methods

On February 2, 2023, Sol Ecology conducted a biological resources assessment of the Project Site and accessible surrounding habitat within 100 feet of proposed project improvements. Prior to the site visit, a desktop analysis was performed to evaluate whether special status species or other sensitive biological resources (e.g., wetlands) could occur in the Project Site and vicinity.

Sol Ecology biologists reviewed available literature on species documented in the region along with the following online resources and databases:

- County of San Mateo (County) 2013 Mid-Coast LCP
- California Native Plant Society's (CNPS) *A Manual of California Vegetation* Online Edition
- U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory, Wetlands Mapper
- U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Web Soil Survey for San Mateo County (USDA 2023)
- CNPS's Inventory of Rare and Endangered Plants of California search for U.S. Geological Survey (USGS) 7.5-minute Half Moon Bay quadrangle and five adjacent quadrangles
- California Natural Diversity Database (CNDDDB) search for USGS 7.5-minute Half Moon Bay quadrangle and five adjacent quadrangles
- USFWS Information for Planning and Conservation Species Lists
- California Department of Fish and Wildlife (CDFW)'s California Wildlife Habitat Relationships System

Sol Ecology biologists performed an assessment for ESHAs within the Project Site. The LCP defines an ESHA as any area in which plant or animal life or their habitats are either rare or especially valuable and any area which meets one of the following criteria: (1) habitats containing or supporting "rare and endangered" species as defined by the State Fish and Game Commission, (2) all perennial and intermittent streams and their tributaries, (3) coastal tide lands and marshes, (4) coastal and offshore areas containing breeding or nesting sites and coastal areas used by migratory and resident water-associated birds for resting areas and feeding, (5) areas used for scientific study and research concerning fish and wildlife, (6) lakes and ponds and adjacent shore habitat, (7) existing game and wildlife refuges and reserves, and (8) sand dunes. (LCP 2020).

Prior to the site visit, the Soil Survey of San Mateo County, California [U.S. Department of Agriculture (USDA) Web Soil Survey, Google Earth aerial images, USGS topographic quadrangle maps, and *A Manual of California Vegetation, Online Edition*¹ were reviewed to assess the potential for sensitive biological communities and special status species to occur in the Project Site. In addition, database searches of the California Natural Diversity Database (CNDDDB)² were performed for known occurrences of special-status species near the Project Site, particularly any recent occurrences documented since the 2017 report; these searches focused on the Montara Mountain 7.5-minute USGS quadrangle and the five surrounding USGS quadrangles within five miles of the Project Site.

The Project Site was evaluated to determine if any perennial or intermittent streams and/or associated riparian corridors are present on or within 100 feet of the site. Riparian corridors were

¹ [CNPS] California Native Plant Society. 2017. *A Manual of California Vegetation, Online Edition*. Sacramento, California. Online at: <http://vegetation.cnps.org/>; accessed: February 22, 2023.

² California Department of Fish and Wildlife (CDFW). 2023. California Natural Diversity Database. Wildlife and Habitat Data Analysis Branch, Sacramento, CA; accessed: February 22, 2023.

identified as areas along streams that naturally support native vegetation and wetlands. These areas filter runoff, provide runoff protection, and facilitate groundwater recharge. Pursuant to the San Mateo County Local Coastal Program (LCP)³, riparian corridors are defined as an association of plant and animal species containing at least 50 percent cover of the following species: red alder, jaumea, pickleweed, big leaf maple, narrow-leaf cattail, arroyo willow, broadleaf cattail, horsetail, creek dogwood, black cottonwood, and box elder. For perennial streams, the LCP requires a buffer of 50 feet outward from the limit of riparian vegetation and 30 feet for intermittent stream; if no vegetation is present the setback extends from the outer top of bank. For ephemeral streams, washes, and/or gullies, no setback is prescribed however, in some cases a 30-foot setback may be recommended to protect water quality in accordance with the Porter Cologne Act.

The Project Site was also evaluated to determine if any one parameter coastal wetlands are present on or within 100 feet of the site. Coastal wetlands are defined as an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground (also known as hydrophytic plants)⁴. Hydrophytic plants commonly found in wetlands in San Mateo County include cordgrass, pickleweed, jaumea, frankenia, marsh mint, tule, bulrush, narrow-leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and bog rush. To qualify, a wetland must contain at least a 50 percent cover of some combination of hydrophytic vegetation, unless it is a mudflat. A wetland assessment was performed on the site using the U.S. Army Corps of Engineers (USACE) 3-parameter approach based on the USACE Regional Supplement Western Mountains Valleys and Coast Region⁵. Setbacks for wetlands under the LCP are 100 feet.

Coastal Wetland Criteria

Soils

The Natural Resource Conservation Service (NRCS) defines a hydric soil as follows:

“A hydric soil is a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part.”

Federal Register July 13, 1994,
U.S. Department of Agriculture, NRCS

Soils formed over long periods of time under wetland (anaerobic) conditions often possess characteristics that indicate they meet the definition of hydric soils. Soils can have characteristics that act as indicators for the soil to be hydric including but not limited to: a

³ County of San Mateo. 2013. Local Coastal Program Policies. Online at: https://planning.smcgov.org/sites/planning.smcgov.org/files/documents/files/SMC_Midcoast_LCP_2013.pdf. Most recently accessed: February 2023.

⁴ U.S. Fish and Wildlife Service 1993. U.S. Fish and Wildlife Service (USFWS). 1993. Wetland Classification System. Online at: <https://www.fws.gov/policy/660fw2.html>; accessed: February 2023.

⁵ U.S. Army Corps of Engineers (USACE). 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0).

hydrogen sulfide (rotten egg) odor, low chroma matrix color, presence of redox concentrations, gleyed or depleted matrix, or high organic matter content.

Hydrology

Evidence of wetland hydrology can include primary indicators, such as visible inundation or saturation, drift deposits, oxidized root channels, and salt crusts, or secondary indicators such as the FAC-neutral test, presence of a shallow aquitard, or crayfish burrows. The Western Mountains, Valleys, and Coast Region Supplement (USACE 2010) contains 19 primary hydrology indicators and 9 secondary hydrology indicators. Only one primary indicator is required to meet the wetland hydrology criterion; however, if secondary indicators are used, at least two secondary indicators must be present to conclude that an area has wetland hydrology.

Vegetation

Plant species observed on the Project Study Area were identified using the CNPS Online Manual. Plants were assigned a wetland indicator status according to the National Wetland Plant List (NWPL)⁶ as described below. To meet the criteria for hydrophytic vegetation indicators, plant species with a wetland indicator status of obligate, facultative wetland, or facultative must contribute at least 50 percent of the total ground cover. Unless in present combination with an obligate species and clear indicators of hydrology, facultative species were not considered due to their common association with coastal upland habitats.

Wetland indicator statuses listed in the NWPL are based on the expected frequency of occurrence in wetlands as follows:

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

Results

Biological communities present on or within 100 feet of the 0.31-acre Project Site were classified based on existing plant community descriptions described in the California Native Plant Society (CNPS) Online Manual of California Vegetation. Sensitive habitats are those habitats defined as sensitive under the LCP Section 7.1 (including one-parameter coastal wetlands) as well as any federal or state jurisdictional wetlands or waters.

Vegetation immediately surrounding the Project Site consists of a large, relatively dense woodland composed of Monterey cypress and Monterey pine. The understory vegetation of this woodland area is characterized by sparse occurrences of poison oak (*Toxicodendron*

⁶ USACE. 2020. National Wetland Plant List. Western Mountains, Valleys & Coast Regional List. Online at: https://wetland-plants.usace.army.mil/nwpl_static/v34/home/home.html; accessed: February 2023.

diversilobum), ripgut brome (*Bromus diandrus*), veldtgrass (*Ehrharta* sp.), and rush (*Juncus* sp.). An analysis of historical imagery available for the location shows that this woodland area is not native woodland but is instead a windbreak that was planted approximately in 1928 and shows signs of propagation in the early 1970s. By 2018 the windbreak had propagated to encompass much of the Project Site and surrounding area, including the drainage feature to the east. Before this, the vegetation in the vicinity appears to have been dominated by coastal grassland or coastal scrub habitat, notably lacking any tree cover. While both Monterey pine and Monterey cypress are protected under the LCP, such protections extend only to naturally occurring stands of these tree species. In some cases where either species is planted in an area dominated by native plant species (e.g., coastal prairie or coastal scrub), such species can quickly take over a region and outcompete with native plant species (including hydrophytic plants) through shading which can result in species turnover and altered vegetation communities and hydrologic regimes. In these instances, both Monterey pine and Monterey cypress become invasive. Invasive stands are not and should not be warranted protection under the LCP.

Wetland Assessment

A Sol Ecology biologist trained in wetland delineation evaluated coastal wetland criteria including presence of hydrology in combination with the presence of either hydric soils or hydrophytic vegetation as described below. No evidence of hydric soils was observed and no areas on or within 100 feet of the Project Site contained hydrologic wetland indicators nor greater than 50 percent dominant hydrophytes indicating coastal wetland habitat is not present. Such findings are consistent with previous evaluations of the site dating back to 2015. While invasive stands of either Monterey pine or Monterey cypress can alter hydrologic regimes affecting criteria for wetlands, it is unlikely that coastal wetlands were ever present at the site given the natural topography and soils present. Instead, such soils and topography typically lead to rapid runoff, resulting in gullying which has led to a steep drainage gully feature located on the adjacent parcel more than approximately 65 feet to the east of the Project Site (Attachment A, Figure 1).

The unnamed tributary was examined using available LiDAR topographic data to determine the potential for wetland hydrology to be present within the channel itself. This method was employed in lieu of direct site examination due to accessibility issues (the biologist was unable to access safely or legally the channel bottom). From the closest vantage point, the biologist did observe the channel was deeply incised with little to no vegetation on the banks except for a few ferns. Topographical data suggests that the slope and gradient of the channel precludes the formation of typical in-stream wetland habitat due to periodic high flows that scour the banks and any potential habitat within the channel itself. This is further supported by soil type and the absence of riparian vegetation seen anywhere on the banks or adjacent areas suggesting this feature does not retain moisture following flow events and thus, riparian and/or wetland habitats are likely absent. The feature can be seen on historical aerial photographs, which also show the feature to be treeless. Based on this, this feature is not considered ESHA under the LCP. Nonetheless, it does drain to Montara Creek and is therefore minimally, a Waters of the State warranting a 30-foot setback (consistent with the LCP standard for intermittent drainages) to protect water quality as shown in Attachment A, Figure 1.

Soils

Soils on the subject property and adjacent unnamed tributary consist of typic Argiustolls. These are steep, eroded, very shallow to moderately deep soils on marine terraces. The surface soil is sandy loam or loam. The underlying material is only slightly consolidated coastal alluvium derived from sedimentary rock and, if not protected, the soils will gully readily. All the soils tend to crust and seal after drying, and movement of water into them is slow. These soils occur on marine terraces along the coast from Montara to the southern tip of the county. Cover typically consists of grasses and brush. Brush is especially thick on the north-facing slopes, and it reappears rapidly after clearing. These soils are steeper, shallower, and more susceptible to gully erosion than other coastal alluviums as described above. This soil type is not hydric and based on composition, is highly unlikely to provide wetland habitat due to runoff and erosion factors.

Hydrology

Areas adjacent to the unnamed tributary within 100 feet of the Project Site were also examined for hydrology indicators that would suggest the presence of a coastal wetland. Because nearly all of the Project Site and adjacent land is on a slope, there was no evidence of any depressional areas where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or hydrophytic vegetation. There was one area on the adjacent property where water appears to collect and sheet flow down the hillside in a very narrow swale-like feature. This feature did not contain any evidence of bed or bank, or other indicators such as water marks, sediment or drift deposits, soil cracks, algal mats, water staining, or iron deposits. Photographs of this feature are provided in Attachment B. This feature was examined for the presence of hydric soils and dominant hydrophytic vegetation; none were found.

Vegetation

Two facultative (hydrophytic) wetland plants were identified on the Project Site: clustered field sedge (*Carex praegracilis*) and common rush (*Juncus patens*); however, these two plants were found only sparingly and did not account for more than 50 percent of the total vegetative cover on the site (did not meet the dominance test), nor in the narrow gully/swale described above, even in combination with other FAC plants. Likewise, both species, as well as other FAC species observed, are known to occur in non-wetland habitats particularly in disturbed areas or in shaded coastal areas characteristic of the forested habitat on site (occurring as the result of coastal fog drip). No obligate species were found anywhere on or within 100 feet of the Project Site, nor was any assemblage of hydrophytic species found to meet the dominance test for hydrophytic plants criteria. The Project Site and nearby ephemeral drainage were dominated by upland plant species primarily, though a few individuals of field sedge and rush were observed. All plants observed on the Project Site are provided in Attachment C, Observed Plant List.

Special Status Species

Special status species include those plants and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the Federal Endangered Species Act (ESA) or California Endangered Species Act (CESA). These acts afford protection to both listed species and those that are formal candidates for listing. Plant species on the California Native Plant Society's Rare and Endangered Plant Inventory with California Rare Plant Ranks of 1 through 3 are also considered special status plant species. California Department of Fish and Wildlife (CDFW) Species of Special Concern (SSC), CDFW California Fully Protected species, and U.S. Fish and Wildlife Service (USFWS) Birds of Conservation Concern (BCC) are all considered special status species. Furthermore, California Department Fish and Game (CDFG) Code and the Migratory Bird Treaty Act (MBTA) prohibits the take of actively nesting birds as well as common bats and their roosts (CDFG Code only). Lastly, special status species addressed in this report include all rare or unique species listed in the LCP.

Plants

A total of sixty-six (66) special status plants have been documented within a 6-quadrant search of the Project Area, of which twenty-three (23) of these plants have been documented within five miles (Attachment A, Figure 2). None of the twenty-three special status plants have potential to occur on the Project Site. These species occur in chaparral, coastal scrub, and open grassland habitats or along streams. A focused survey for rose leptosiphon (*Leptosiphon rosaceus*) was performed in May 2020 at the request of County and CCC staff based on a known occurrence in the immediate area with negative findings. As such, no additional measures are prescribed.

Wildlife

A total of thirty-five (35) special status animal (wildlife) species have been documented within a 5-quadrant search of the Project Area, of which twelve (12) have been documented within 5 miles (Attachment A, Figure 3). Of these, one species has potential to occur on-site: California red-legged frog, along with one other special status species not documented to occur but found commonly in the area: Allen's hummingbird. These two species and their potential to occur on the Project Site are discussed in further detail below.

The remaining species are not likely to ever be present due to the absence of suitable habitat (e.g., aquatic habitat such as ponds or streams, grassland, coastal scrub, coastal bluff, or chaparral habitats). The prior WRA report noted suitable habitat for two other species, olive flycatcher and San Francisco dusky-footed woodrat. Sol Ecology disagrees with the WRA assessment. The woodrat favors habitats including chaparral, coastal scrub, and riparian areas (woodland or scrub) not found on or within 100 feet of the Project Site. Additionally, no stick houses have ever been observed on the site in the frequent visits occurring between 2015 and 2023. Therefore, this species is not likely to ever be present.

Numerous migratory birds and raptors, including Allen's hummingbird have potential to occur; however, many of the species documented in the area (including special status and common species) are not likely to be present due to the absence of tree cavities and broken-top or platform trees. Olive flycatcher, identified in the 2015 WRA report, may rarely fly through the Project Site, however this species typically nests in higher elevation pine forest and is not likely to be present nor affected by the proposed project. Lastly, Figure 3 depicts several occurrences of species no longer listed as special status species and/or previous candidates for conservation, including one overlapping occurrence: obscure bumblebee. This species inhabits open grassy coastal prairies and Coast Range meadows, which are not present on the subject property (though historically may have been present) and therefore, this species is likely absent from the Project Site.

One other federal and state endangered species, San Francisco garter snake (SFGS; *Thamnophis sirtalis tetrataenia*) has been documented in Montara Creek but is not likely to occur on the Project Site based on the absence of suitable habitat elements for this species. Recent studies at Año Nuevo State Reserve cite that SFGS utilize upland habitats within 300 and 650 feet of foraging (pond) habitats and upland sites. If dispersal occurs in pursuit of prey, and during periods of heavy rain or shortly after, SFGS may make long-distance movements of up to 1.25 miles along drainages within the dense riparian cover; however, SFGS have not been documented to travel over open terrain similar to CRLF.⁷ Suitable habitat is present in Montara Creek and its associated riparian habitat located more than 200 feet to the south of the Project Site. However, given there is no pond habitat within 650 feet, it is unlikely to forage on-site. Similarly, while SFGS may utilize the nearby drainage in pursuit of prey or during or after periods of heavy rain, it is not likely to remain in this area due to deeply incised banks and lack of riparian cover. As such, there is no potential for this species to occur on the Project Site.

Finally, one species Monarch butterfly (*Danaus plexippus*) has been documented to occur in similar habitats on forested south, southwest, or west facing slopes and was recently listed as a federal candidate species. Habitat at the site provides only marginal habitat given the less favorable temperature regimes and wind protection of this location and lack of understory species. Surveys performed during the winter months resulted in negative findings. Therefore, monarch butterfly was found not likely to be present on the Project Site and no further measures are provided.

Species With Potential to Occur

California Red-legged Frog (*Rana draytonii*), Federal Threatened Species, CDFW Species of Special Concern. The California red-legged frog (CRLF) is dependent on suitable aquatic, estivation, and upland habitat. During periods of wet weather, starting with the first rainfall in late fall, red-legged frogs disperse away from their estivation sites to seek suitable breeding habitat. Aquatic and breeding habitat is characterized by dense, shrubby, riparian vegetation and deep, still, or slow-moving water. Breeding occurs between late November and late April. Following breeding during the wet season, adult frogs may disperse into upland habitats which

⁷ McGinnis, S. M. 2001. Past and Present Habitats for the San Francisco Garter Snake and California Red-Legged Frog on the Original Cascade Ranch Property, With Additional Comments on Potential Movement Pathways and Suggestions for Critical Habitat Enhancement Measures. Unpublished. January.

include areas up to 300 feet from aquatic and riparian habitat and are comprised of grasslands, woodlands, and/or vegetation that provide shelter, forage, and predator avoidance. At the end of the wet season, CRLF may disperse up to one-mile overland from upland or breeding habitats (often via riparian corridors) to aquatic non-breeding habitats.⁸

CRLF has been documented in Montara Creek in a pool located approximately 0.75 mile east (upstream) of the Project Site; both adults and juveniles were observed indicating Montara Creek provides suitable breeding habitat for CRLF. Given the Project Site is within the known dispersal distance from this occurrence and Montara Creek, there is moderate potential for CRLF to disperse on to the site. However, no suitable aquatic or upland habitat (breeding or non-breeding habitat) is present within the Project Area and the Project Site does not provide any readily available corridor (between suitable breeding habitats), water source, refugia, nor foraging habitat. This species may occur in the nearby drainage feature during the winter or spring months, when water is present but is not likely to remain nor be affected by the proposed project.

Allen's Hummingbird (*Selasphorus sasin*), USFWS Bird of Conservation Concern. Allen's hummingbird, common in many portions of its range, is a summer resident along the majority of California's coast and a year-round resident in portions of coastal southern California and the Channel Islands. Breeding occurs in association with the coastal fog belt, and typical habitats used include coastal scrub, riparian, woodland and forest edges, and eucalyptus and cypress groves (Mitchell 2000). It feeds on nectar, as well as insects and spiders. The Project Site provides suitable nesting substrate for this species. Allen's hummingbird typically nests between February and August.

Migratory Birds, and Raptors

The Project Site provides suitable habitat for a variety of birds and raptors. Birds (including common species and raptors), nests, eggs, and young are protected by the federal Migratory Bird Treaty Act and by California Fish and Game Code Section 3513. Activities that may destroy nests or cause noise or visual disturbances resulting in abandonment of eggs, chicks, or fledglings is prohibited under the Migratory Bird Treaty Act and LCP.

Discussion and Recommendations

The findings of this biological resources assessment are largely consistent with previous reports prepared in 2017, 2018, and 2020. Sol Ecology found conditions on the site largely similar and upon further investigation of the surrounding area found no evidence of coastal wetlands or other ESHA within 100 feet of the project footprint.

At least two special status species may potentially be present on or adjacent to the Project Site: CRLF and Allen's hummingbird. CRLF may be impacted by construction activities associated with site development if present. The development of the site would not result in any permanent barriers, however. To avoid any impacts to CRLF and/or Allen's hummingbird and other migratory birds and raptors, the following measures are recommended. Avoidance measures designed to

⁸ Fellers, G.M. and P.M. Kleeman. 2007. California red-legged frog (*Rana draytonii*) movement and habitat use: Implications for conservation. *Journal of Herpetology* 41(2): 276-286.

protect CRLF from being impacted will also protect SFGS from potential impacts associated with the proposed project.

Avoidance and Minimization Measures

1. At least 14 days prior to the onset of any construction-related activity, exclusion fencing (designed for CRLF) with exit funnels should be installed between the Project Site and both Montara Creek and the unnamed tributary. Exit funnels should be installed approximately every 100 meters to allow trapped individuals to leave the area on their own. Following installation, the fence should be inspected by a qualified biologist periodically throughout the duration of any ground-disturbing activities. Should a durable exclusion fence material such as Ertec be used, fence inspections after initial inspection are only necessary following high wind or heavy rain events.
2. Trenches and holes should be covered and inspected daily for stranded animals. Trenches and holes deeper than one foot should contain escape ramps at a maximum slope of 2:1 to allow trapped animals to escape.
3. A pre-construction survey for CRLF shall be conducted prior to initiation of project activities within 48 hours of the start of ground disturbance activities. Surveys are to be conducted by approved qualified biologist with experience surveying for the species. If CRLF is found on the Project Site, it should be allowed to leave the area on its own. If the animal does not leave the area on its own, work shall remain halted and USFWS should be contacted.
4. An environmental training should be provided to all workers prior to the start of any activities regarding any sensitive biological resources (including CRLF, Allen's hummingbird, or other nesting birds and raptors). The training should include steps to identify and respond to a sighting, the laws and regulations protecting those resources, and consequences of non-compliance.
5. No work shall be performed within 30 minutes of sunrise or sunset or during or within 24 hours of any rain event (greater than 0.5 inches) between February 1 and April 31 when frogs are most likely to utilize upland habitats.
6. Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting), rolled erosion control products, or similar material shall not be used.
7. All work sites to be restored to original contours and revegetated with native seed mix.

8. If proposed work will be initiated during the nesting bird season (between February 1 and August 31), then a pre-construction nesting bird survey is recommended within 10 days of the start of activities in all suitable nesting habitat within 500 feet of the project footprint.
 - a. If nests are found, a no-disturbance buffer should be placed around the nest until young have fledged or the nest is determined to be no longer active by the biologist. The size of the buffer may be determined by the biologist based on species and proximity to activities but should generally be between 50 to 100 feet for songbirds and up to 500 feet for nesting raptors.

Implementation of the above conditions as part of the work plan will ensure impacts to sensitive habitats and species are avoided.

Please do not hesitate to contact me with any questions.

Sincerely,

Dana Riggs,
Principal Biologist

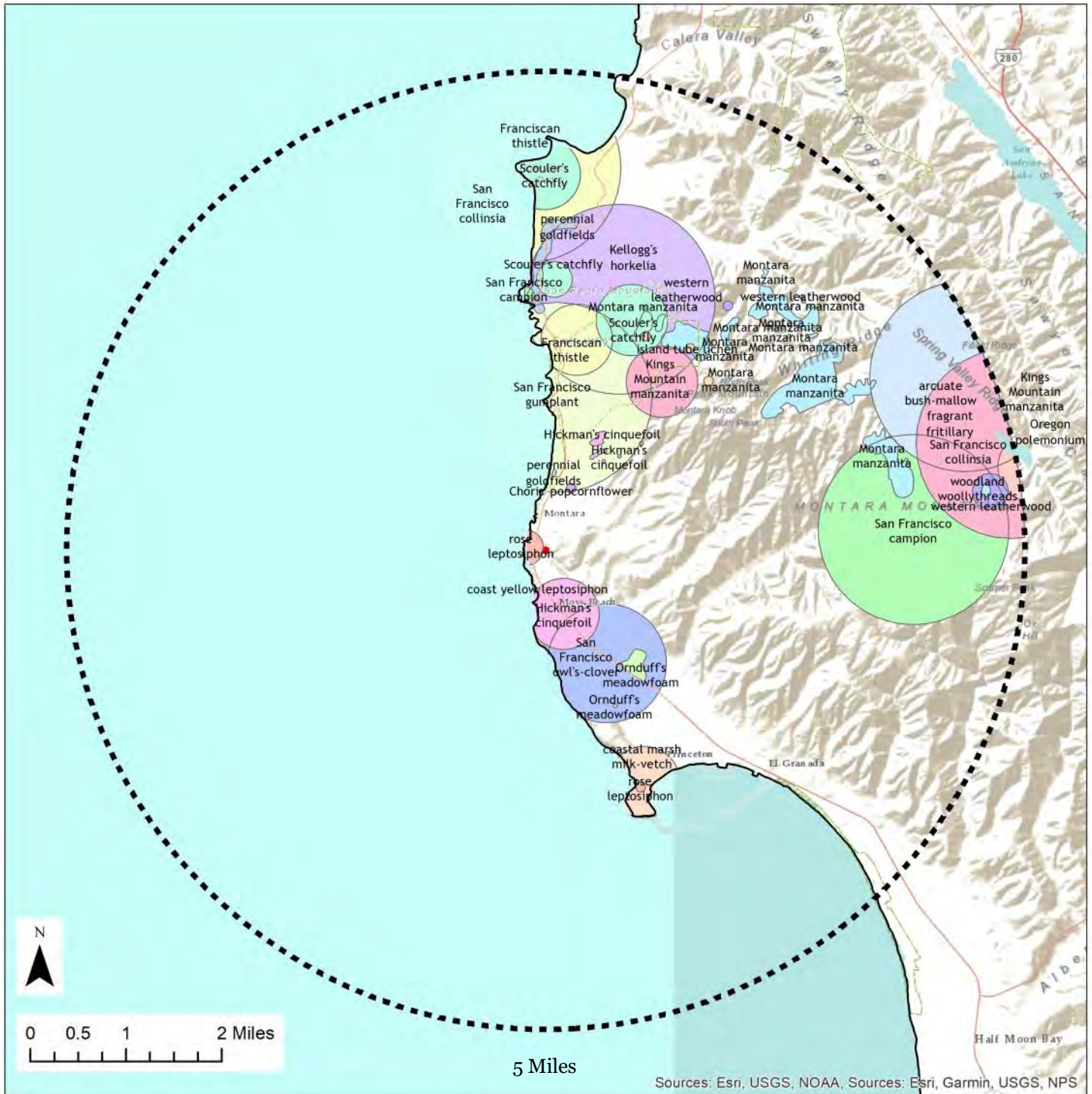
Attachments: (A) Project Figures; (B) Site Photographs; (C) Observed Plant List

Figure 1: Location of Project and Sensitive Habitats within 100 feet
15th Street Parcel, Montara, CA (APN 037-015-090)



- | | | |
|--|---|--|
|  Project Area |  Streams |  Drainage |
|  Parcels |  Streets |  30-foot Drainage Setback |

Figure 2: Special Status Plant Species within 5 Miles of the Project Site
 15th Street Parcel, Montara, CA (APN 037-015-090)



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

Figure 3: Special Status Plant Species within 5 Miles of the Project Site
 15th Street Parcel, Montara, CA (APN 037-015-090)



- | | | |
|---------------------------------|---|---|
| Project Study Area | Myrtle's silverspot butterfly (1) | monarch - California overwintering population (3) |
| 5-Mile Buffer | San Bruno elfin butterfly (4) | obscure bumble bee (2) |
| American badger (1) | big free-tailed bat (1) | saltmarsh common yellowthroat (2) |
| California red-legged frog (20) | foothill yellow-legged frog - central coast DPS (1) | steelhead - central California coast DPS (2) |
| | western bumble bee (1) | |

ATTACHMENT B

SITE PHOTOGRAPHS



Photo 1. Northern end of proposed driveway area.



Photo 2. Proposed driveway area looking north.



Photo 3. Proposed driveway area looking south.



Photo 4. Northeast side of planned residence location.

Attachment C - Observed Plant Species Table.

Scientific Name	Common Name	Origin	Form	Rarity Status	Wetland
<i>Baccharis pilularis</i>	coyote brush	n	shrub	none	n/a
<i>Cortaderia jubata</i>	pampas grass	x	perennial grass	none	FACU
<i>Cotoneaster sp</i>	cotoneaster	n	shrub	none	n/a
<i>Daucus carota</i>	Queen anne's lace	x	perennial herb	none	FACU
<i>Ehrharta erecta</i>	veldt panicgrass	n	perennial grass	none	n/a
<i>Hedera helix</i>	English ivy	x		none	n/a
<i>Hesperocyparis macrocarpa</i>	Monterey cypress	n	tree	none	n/a
<i>Holcus lanatus</i>	common velvet grass	x	grass	none	FAC
<i>Iris douglasiana</i>	Douglas iris	n	perennial herb	none	n/a
<i>Juncus patens</i>	common rush	n	grass	none	FACW
<i>Lonicera sp</i>	honeysuckle	n	shrub	none	FAC/FACU
<i>Myoporum laetum</i>	lollipop tree	x	tree	none	n/a
<i>Pinus radiata</i>	Monterey pine	n	tree	none	n/a
<i>Pittosporum crassifolium</i>	thick leaved pittosporum	x	shrub,tree	none	n/a
<i>Pittosporum undulatum</i>	victorian box	x	shrub,tree	none	n/a
<i>Polystichum californicum</i>	California sword fern	n	fern	none	n/a
<i>Pteridium aquilinum</i>	western brackenfern	n	fern	none	FACU
<i>Rubus ursinus</i>	California blackberry	n	vine	none	FACU
<i>Toxicodendron diversilobum</i>	poison oak	n	shrub, vine	none	FAC
<i>Trifolium spp? (variegatum)</i>	clover (variegated clover)	n		none	FAC
<i>Carex praegracilis</i>	Clustered field sedge	n	grasslike herb	none	FACW



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D7

Olivia Boo

From: Dana Riggs
Sent: Monday, June 24, 2024 10:56 AM
To: Olivia Boo
Cc: Paul; Karen Wilkins; roy@treemanagementexperts.com; contact@solecology.com
Subject: Re: East Street Montara, PLN2014-00490 - Request for updated arborist report and biologist report

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

Also the ADU is within our original study area - so there would not be any new impacts to consider. There would be no change to the report other than adding the ADU to the project description.

DANA RIGGS

CEO, Founder, and Principal Biologist



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

DANIEL EDELSTEIN, CONSULTING BIOLOGIST

March 17, 2015

Steve Monowitz, Acting Director of Planning and Building
San Mateo County
455 County Center
Redwood City, CA 94063

Subject:
Prospective Development Project Upon Vacant Lot (APN# 037-015-090)
Near Your Residence

Dear Mr. Monowitz:

This letter summarizes my assessment of habitat (site visit conducted on March 13, 2015) adjacent to a vacant lot (Site) — APN# 037-015-090 on 14th Street in Montara, CA. I am pleased to provide the following summary of biological regulatory elements that apply to local, state and federal agencies as they evaluate potential negative biological impacts of the prospective project (Project) upon the Site.

As a Certified Wildlife Biologist Associate, note my comments, below, primarily center on regulatory elements that I believe local, state, and federal agencies should assess to ensure the Project complies with diverse ordinances, codes, regulations, and laws — and that these regulatory elements be subject to due process via initiation of the California Environmental Quality Act (CEQA) in relation to the Site.

Note the scope and intention of this letter is not intended to serve as a Biological Assessment. Instead, my comments are based on background research and an initial reconnaissance of the Site to determine the presence of special-status plant and wildlife species. The Site and habitat adjacent to it provides suitable habitat for several special-status species that have been seen in the area^{1, 2}

Regulatory elements you should urge local, state, and federal agencies to consider include:

1. As part of the CEQA process, local, state, and federal agencies should be required to identify and assess the potential significant negative environmental impacts of the Project and, in so doing, provide mitigation measures.
2. Because CEQA should be central regulatory driver utilized for evaluation of potential negative biological impacts in relation to the proposed Project, at minimum an initial review of the Project

¹ California Natural Diversity Database (CNDDB) query on March 13, 2015 included the Madera Mountain 7.5 US Geological Survey quadrangle.

² See: San Mateo County, Local Coastal Program Policies, Planning and Building Department, June 2013. (See Section 7.36)



and its environmental effects should be conducted. A biological assessment review submittal may be sufficient for documenting the biological resources present on the Site and adjacent to it, in addition to noting potential negative impacts that may result from the Project.

However, depending on the potential degree of negative effects noted in the biological assessment, a further, and more substantial, environmental review may be necessary in the form of an environmental impact report (EIR). Note, a project should not be approved if it cannot mitigate significant environmental negative effects.

3. Noting the Project may occur within 50 feet or fewer to a proposed new road, within 75 feet of an unnamed ephemeral creek, and within 100 feet of the perennial Montara Creek (i.e., a blue line stream/creek), the Project would likely encroach into buffer zone established per ordinance codes overseen by the County of San Mateo Planning and Building Division, Section 7.11 that states:

Establishment of Buffer Zones

1. *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.*
2. *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 streams³.*

4. During my assessment, I noticed the unnamed ephemeral creek likely hosts flowing water during or after rain events. In the absence of rain events, habitat within its creek bed and upland from it remains moist, thereby serving as habitat that hosts several potential wetland indicator plant species.

Equally important, the perennial Montara Creek hosts water year-round. Banks of the creek and upland from it host riparian plant species that qualify it as a wetland. Wetland species growing here include willow (*Salix lasiolepis*) and potentially other wetland plant species that the CCC has noted occur in the area.

Note a proposed roadway addition to the Project may encroach within 50 feet or closer to the unnamed creek adjacent to the Site. This scenario would be a violation of the aforementioned county code because it would be in buffer zone (see attached Appendix A).

5. Related to the above information, disturbance from the Project in upland forest habitat amid and adjacent to the Project's building footprint potentially host foraging and dispersing special-status wildlife species such as California Red-legged Frog (*Rana draytonii*) and San Francisco Gartersnake (*Thamnophis sirtalis tetrataenia*)⁴. The same forest habitat could potentially host roosting, foraging and/or nesting special-status bird species, including Cooper's Hawk (*Accipiter*

³ See: http://planning.smcgov.org/sites/planning.smcgov.org/files/documents/files/SMC_Midcoast_LCP_2013.pdf

⁴ California Natural Diversity Database (CNDDB) query on March 13, 2015 included the Madera Mountain 7.5 US Geological Survey quadrangle.



cooperii), which is a member of the International Union for the Conservation of Nature's Red List of Threatened Species⁵. These above-mentioned species, California Red-legged Frog and San Francisco Garter Snake are sometimes seen in the area.

Riparian habitat associated with the unnamed creek and Montara Creek are even more likely places where the aforementioned frog and snake species could occur.

Consequently, permitting agencies should ensure that due process occurs to safeguard these special-status species.

6. Documented records of bird sightings in the Montara area include observations of notable and/or uncommon species — Cooper's Hawk, Sharp-shinned Hawk, Northern Pygmy Owl, Northern Saw-whet Owl, Hermit Warbler, Yellow Warbler, and Allen's Hummingbird — that utilize habitat similar to composition present on the Site and adjacent to it within the unnamed creek and Montara Creek^{6, 7}

7. Given the Site's location, potential wildlife, plant, wetland, and coastal zone issues overseen by the California Coastal Conservancy (CCC) should be assessed before permits are granted. This assessment process should include public hearings that are coordinated by the CCC.

8. Other potential permits that the Project may require include:

- a) A streambed alteration agreement (per California Department of Fish and Wildlife) (CDFW)⁸.
- b) A series 404 permit corresponding to wetlands and the Clean Water Act (per the US Army Corps of Engineers)⁹.
- c) A permit corresponding to waste discharge requirements (WDRs) based on regulation of discharges into waters of the United States such as Madera Creek (per the California State Water Resources Control Board)¹⁰.
- d) An incidental take permit corresponding to potential negative impacts upon special-status species in habitat adjacent to the Project (per the US Fish and Wildlife Service)¹¹.
- e) A permit related to development within the coastal zone upon which the Site resides (per the California Coastal Commission)¹².

9. Beyond the above requirements, given the Project may require the addition of a road that could encroach close to riparian habitat, a Stormwater Pollution Prevention Plan (SWPPP) should be created to ensure less than significant impacts occur upon the riparian zone where the unnamed creek and Montara Creek¹³ occur.

⁵ See: http://en.wikipedia.org/wiki/IUCN_Red_List

⁶ See: http://ebird.org/ebird/subnational2/US-CA-081?yr=all&m=&rank=mrec&hs_sortBy=taxon_order&hs_o=asc

⁷ California Natural Diversity Database (CNDDB) query on March 13, 2015 included the Madera Mountain 7.5 US Geological Survey quadrangle.

⁸ See: <https://www.wildlife.ca.gov/Conservation/LSA>

⁹ See: <http://water.epa.gov/lawsregs/guidance/wetlands/sec404.cfm>

¹⁰ See: http://www.waterboards.ca.gov/water_issues/programs/npdes/

¹¹ See: http://www.fws.gov/midwest/endangered/permits/hcp/hcp_wofactsheet.html

¹² See: <http://www.coastal.ca.gov/cdp/cdp-forms.html>

¹³ See: http://www.swrcb.ca.gov/water_issues/programs/stormwater/construction.shtml



Vital to the SWPPP should be the development and execution of Best Management Practices to ensure less than significant impacts occur upon the Site and adjacent parcels and natural habitats.

10. Note that habitat within the Site and adjacent to the Project hosts potential nesting spots for several songbird species that would need to be accounted for because several large, old trees (including Monterey Cypress, (*Cupressus macrocarpa*) grow on the Site and/or are within 50 feet of the proposed construction footprint. Many other species of trees that annually host songbird and raptor species grow within 250 feet of the Site.

Based on regulations contained within the CDFW's codes, any activity that would cause take of a bird, nest, or reduction or failure of reproductive success (i.e. direct loss of nest, disturbance resulting in nest abandonment, disturbance resulting in increased mortality of chicks) would be a violation of the CDFW's codes¹⁴, such as:

3503: Unlawful Destruction of nest or eggs. It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulations made pursuant hereto.

3503.5: Birds-of-prey or their eggs. It is unlawful to take, possess, or destroy any bird in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulations made pursuant hereto.

3511: Identifies fully protected bird species.

In addition most bird species are afforded protection under the Federal Migratory Bird Treaty Act (Section 3513 of the Fish and Wildlife Code).

In order to avoid violation of these codes, a qualified biologist (with appropriate education and background) should confirm that no active nest is within or adjacent to the project site before the area is disturbed (during breeding season).

11. Given the above information that notes the presence of large, old trees on the Site and nearby it, the local "heritage tree" ordinance for San Mateo County should be accommodated in relation to the Project¹⁵.

12. Based on the Project also including additional future building sites near Montara Creek beyond the single aforementioned building footprint referred to as the Project, it's important that agencies go beyond assessing potential negative impacts to a wider scope that is termed negative "cumulative impacts"¹⁶. Although negative "cumulative impacts" are often overlooked during a CEQA process (such as those deserving to be evaluated in relation to the Project), it is important to assess whether a combination of potential additional residential housing and ongoing,

¹⁴ See: <https://www.dfg.ca.gov/wildlife/nongame/regcode.html>

¹⁵ See:

<https://planning.smcgov.org/sites/planning.smcgov.org/files/documents/files/Regulation%20of%20the%20Removal%20and%20Trimming%20of%20Heritage%20Trees.pdf>

¹⁶ See: http://environment.transportation.org/environmental_issues/indirect_effects/

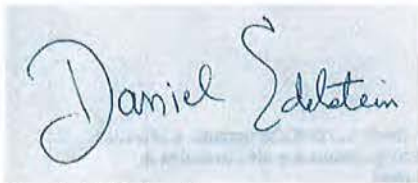


incremental, gradual development of the Montara Creek watershed area would create short- and long-term negative impacts upon the area's habitat quality, including its common and special-status plant and wildlife species.

Note the Montara Creek watershed also serves as a "wildlife movement corridor," meaning it offers vital passageway dispersal habitat adult and natal offspring of the aforementioned special-status California Red-legged Frog and San Francisco Garter snake, as well as dispersal and migration area for common reptile, amphibian, bird, and mammal species that utilize the Site's watershed partially or throughout the year.

13. In summary, a public and regulatory due process should be executed in relation to the Project to ensure potential negative biological impacts are avoided. If mitigation measures are required, the execution of them should provide for a short- and long-term result of less than significant negative impacts upon on the Site and within the Montara Creek watershed adjacent to and nearby the Site.

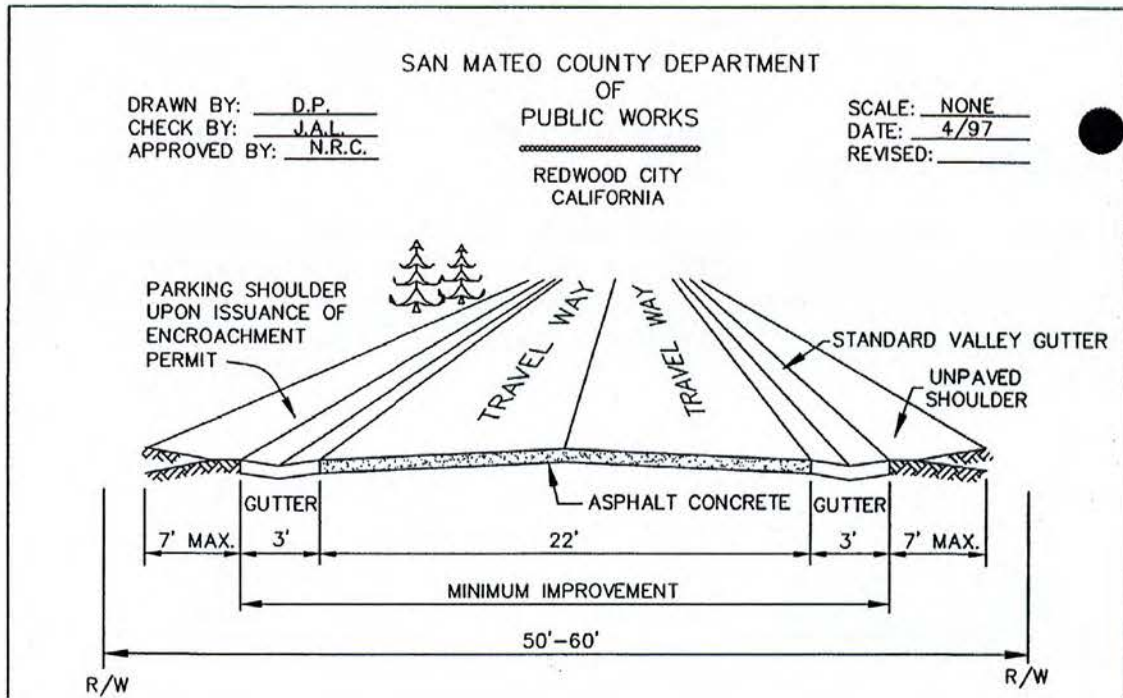
Sincerely,

A handwritten signature in blue ink that reads "Daniel Edelstein". The signature is written in a cursive style with a large, stylized "D" and "E".

Daniel Edelstein
Certified Wildlife Biologist Associate



Appendix A





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F1

Tree Management Experts

Consulting Arborists

3109 Sacramento Street
San Francisco, CA 94115

Member, American Society of Consulting Arborists
Certified Arborists, Certified Tree Risk Assessors

cell/voicemail 415.606.3610

office 415.921.3610

fax 415.921.7711

email Roy@treemanagementexperts.com

RECEIVED

JAN 31 2018

**San Mateo County
Planning Division**



Precision Tree Care

P.O. Box 410

Pacifica, CA 94044

RE: 1900 East Avenue, Montara, CA

Date: 12/12/17

**ARBORIST REPORT
and
TREE PROTECTION PLAN**

Arborist Report

- Review pre-existing relevant work product, as provided, such as Architectural drawings, plans and communications between parties.
- Visit the Project Site to verify preexisting work product as related to trees, to evaluate site conditions, and to provide a tree assessment.
- Provide an Arborist Report that determines what trees may be retained and what trees must be removed. For the preservation of remaining trees, the Report will facilitate design refinement and identify the work limits and methods of work to be performed in the tree protection zones.
- Develop recommendations to lessen impact to trees by considering the following:
 - Modification of design.
 - Mitigation of impacts through tree protection.
 - Site utilization planning.
 - Staging.
 - Equipment access.
 - Tree maintenance.
- Provide the Report in digital form as a pdf.

Background

The property at 1900 East Ave is currently a Vacant Lot. The present owners are proposing a the construction of a new Single Family Residence and Road Extension for access to the property.

The following documents were reviewed for this report:

- A Landscape Plan dated August 19, 2016, produced by Anne Gustin Design, Inc.
- A Road Plan dated August 24, 2017, produced by Sigma Prime Geosciences, Inc.

The owner, contractor, and architect are all responsible for knowing the information included in this Arborist Report and adhering to the conditions provided.

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Tree Assessment

A total of 25 regulated trees were found that will be affected by this project both on and off the subject lot. Tree numbers were assigned to each tree, and correspond to those used on the Site Plan with Additions. The data for tree identification, trunk diameter and recommendations are listed on the attached data table:

Tree Removals

15 significant trees are proposed for removal. The reasons for each removal are given in the attached data table. 2 trees fall within the footprint of the planned road layout, and would either suffer too much root damage for survival or fall entirely within the planned road area. 5 trees fall within the footprint of the planned residence and would also require removal. The remainder of the trees to be removed are poor health, structurally unsound, or are interior trees to a grove that would be exposed to the potential for windthrow after other trees are removed.

Trees to be Protected and Preserved

A total of 10 trees are to be protected and preserved, as shown in the attached data table. Each of these trees is accommodated in the new design and intended uses, and was found to be of fair to good health and structurally sound. Tree Protection Zones (TPZ) have been developed for each of these trees, and recommendations that follow apply to all TPZ areas.

Privacy to Neighboring Properties

Tree 17 contributes to privacy screening for adjacent properties and should be retained if possible.

Site and Soil Conditions

The site appears to have alluvial toeslope sandy clay loam soil that is reasonably undisturbed. Characteristic sandy-loam soils in Montara are moderately well drained, percolate water moderately well and are quite deep.

When this soil is wet, equipment cannot be operated within any TPZ area without causing a separation of coarse particles from fine particles, a process that crushes pores in soil and causes compaction and formation of layers, and destroys the horticultural properties of the soil.

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Tree Protection Plan

Construction Procedures

DEMOLITION

All tree protective fencing, root buffers, mulch and irrigation must be in place prior to demolition. Refer to specific sections below for proper installation of each of these items.

At no time is any wheeled equipment or an excavator allowed to enter or cross over TPZ areas, except where a temporary root buffer has been installed or pavement already exists and is in good condition. A tracked Bobcat® type loader may be used within TPZ areas only when we, the Project Arborist, are on site to determine appropriate access points and to monitor soil and root conditions.

ROAD EXTENSION AND DRIVEWAY CONSTRUCTION

Because of the Tree Protection Zones associated with the driveway and road extension, care should be taken in grading the road, digging swales, and constructing energy dissipaters, with the Project Arborist on site to document root cutting and ensure that it is carried out properly. This includes work around Trees 1, 2, 3, 4, 5, 7, 8, 10, and 11.

FOUNDATION PERIMETER CONSTRUCTION

Foundation perimeter construction within TPZ areas around tree 17 must be done with tree protective fencing, root buffers, irrigation and mulch in place at all times. Equipment must remain within the new building footprints, on suitable root buffers or outside TPZ areas.

STAGING AREAS

Staging areas are available outside of TPZ areas along the planned road and on the lot once the planned tree removals are conducted. Storing and staging within TPZ areas can only be done on top of a required root buffer and with proper trunk protection, as specified in this report.

BACKFILL AND FILL SOIL

Within TPZ areas, all backfill and fill soil shall be comprised of clean native topsoil. Soil must be placed without tamping, vibration, rolling, saturating or otherwise causing compaction that exceeds 85 percent. No fill soil movement or placement may be done during wet soil conditions. Do not place any fill soil within TPZ areas, except where backfilling against the construction perimeter.

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Tree Protection Measures

A total of 10 significant trees, are to be protected and preserved, as shown in the attached data table. Each of these trees is accommodated in the new design and intended uses, and was found to be of good health and structurally sound.

Tree Protection Implementation Methods

To implement tree protection measures effectively, precise measurement for fence locations is critical. Proper skills and equipment are required to place fences where they belong. Measurement of distances must be to within 6 inches, and cannot be completed properly by using either estimated or "paced off" distances. Required equipment will include an appropriate Engineer's scale and either a laser range finder or a 100-foot tape measure with a helper. Tree Protection Zones will extend to the dripline of a protected tree.

It is recommended that fence posts be installed first. Measure each Tree Protection Zone (TPZ), scaling distances off the Site Plans and marking the TPZ locations with marking paint. Similarly, where root buffers are to be installed, measure the precise location of the footings, scaling distances off the Site Plans and marking the footing locations with marking paint. Measure fence locations at the appropriate distance away from each footing.

Fence boundaries must meet, match and enclose areas defined by existing sidewalk and driveway surfaces and property line fences. The exact location of existing sidewalks and fences is not known and must be determined in the field.

Surface installations such as root buffers, irrigation and mulch must be installed in appropriate locations between areas identified by fence posts.

Following surface installations, 5-foot hi-vis orange plastic fencing must be strung tightly and closed off at all locations.

Tree Protection Measures for All Areas

TREE PROTECTIVE FENCING AND WARNING SIGNS

Placement: all fence installation lines are indicated on the Site Plan with Additions. Trees affected will include Trees 1, 3, 4, 6, 7 and 8.

Type and Size: 5-foot high vi-vis orange plastic fencing shall be placed on posts driven a minimum of 1 foot into undisturbed soil and spaced not more than 8 feet on center.

Duration: Tree fencing shall be erected prior to any demolition activity, and shall remain in place for the duration of the project.

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'Warning' Signs: 'Warning' signs shall be posted on Tree Protective Fencing not more than every 20 feet stating "TREE PROTECTION FENCE – DO NOT MOVE OR REMOVE WITHOUT APPROVAL"

TRUNK WRAP

The trunk of Trees 3, 5, 7, 8, 10, 11, and 17 shall be wrapped with the following protection:

Option 1: Planking: The trunk should be wrapped with a layer of straw wattles, followed by a layer of orange plastic fencing, then a layer of 2X4 planks set on end, edge-to-edge and wrapped with a minimum of 4 additional layers of orange plastic fencing. Do not nail the planks or wattles to the trunk. The protection should extend at least 8 feet up the trunk.

MULCH

Placement: All areas enclosed by Tree Protective Fencing shall have a 4 to 6-inch deep layer of mulch applied, leaving a 12-inch distance around each tree trunk free of mulch. Mulch placement is shown on the Site Plan with Additions.

Type and Size: Mulch material shall be 2-inch unpainted, untreated wood chip mulch or an approved equal.

Duration: Mulch shall be placed in all designated areas prior to any demolition or construction activity.

ROOT BUFFER

Placement: A temporary protective Root Buffer must be installed before any driving, storing or staging takes place within any TPZ areas not already paved.

Type and Size: The Root Buffer shall consist of a base course of tree chips spread over each designated area to a minimum depth of 6 inches, capped by a base course of 3/4-inch quarry gravel to stabilize 3/4-inch plywood on top. Additional wood chips may be added periodically upon the recommendation of the Project Arborist following monthly inspections.

Duration: All Root Buffers shall remain in place for the duration of the project.

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Construction Impact Mitigation

GRADE CHANGES

Grading changes should not exceed 4 inches of depth in cuts, or 6 inches of depth in fill where such grade changes are within Tree Protection Zones.

UTILITY TRENCHING

If any utility trenches must be excavated through any TPZ area, either directional boring or Air-spade® (or equivalent) excavation is required.

FOUNDATION AND ROAD CONSTRUCTION

Foundation and grading work will cause root impacts from perimeter excavation along the Western perimeter of the new building and along the curve of the road extension. Root losses are anticipated for Tree 17, a Protected Tree. The following mitigation is required:

Hand Excavation

All portions of foundation excavation occurring within TPZ areas shall be completed by hand. All roots encountered of any size whatsoever shall be cleanly cut with a sharp tool at the excavation perimeter. Hand excavation shall be performed under the direction of the Project Arborist.

Excavation Tailings

All tailings derived from excavation of the perimeter footings shall be immediately placed within the confines of the perimeter foundation, or outside all TPZ areas. No tailings shall be stockpiled, abandoned or allowed to remain overnight in any TPZ area.

Soil Fracturing

All inadvertent compaction of soil within any TPZ shall be loosened by soil fracturing with Air-spade® (or equivalent) excavation equipment subsequent to all equipment access needs.

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Maintenance and Ongoing Care

Tree maintenance and ongoing care is necessary in preparation for construction, and throughout the entire timeline for construction. Anticipated needs include pruning, irrigation and tree protection during landscape construction:

PRUNING

Pruning shall be done by a Certified Arborist in accordance with the current ANSI A300 Pruning Standards and International Society of Arboriculture (ISA) Best Management Practices.

For all trees, remove broken or dead limbs and prune lower limbs to maintain vertical clearances of 8 feet over grade.

Trees 3 and 5 will require pruning to elevate their canopies to accommodate vehicle traffic along the road extension.

IRRIGATION

Long-term temporary irrigation must be supplied to all protected trees. All water supply lines shall be run above soil surfaces and without any trenching in any TPZ area. Water shall be provided to all TPZ areas indicated as receiving mulch and irrigation on the Site Plan with Additions, through standard gear-driven irrigation heads or through soaker hoses.

Water quantity and frequency shall be 1 time per month during the irrigation season (usually March through September) using an automatic watering system applying 10 gallons per inch of trunk diameter.

LANDSCAPING

Care must be exercised during landscape construction to avoid any trenches across existing TPZ areas. If sub-surface trenches must be installed, common trenches should be used and they should stay as far away from the trees as possible. A trench running along a radius line directly toward a tree is preferable to a cross trench.

Landscape construction plans are subject to review and comment by the Project Arborist. If extensive trenching is required, Air-spade® excavation may be required.

Care must be taken to keep mulch away from the base of all trees and other woody plants. Similarly, soil grades must be carefully monitored to keep excess soil from accumulating around the base of trees and shrubs.

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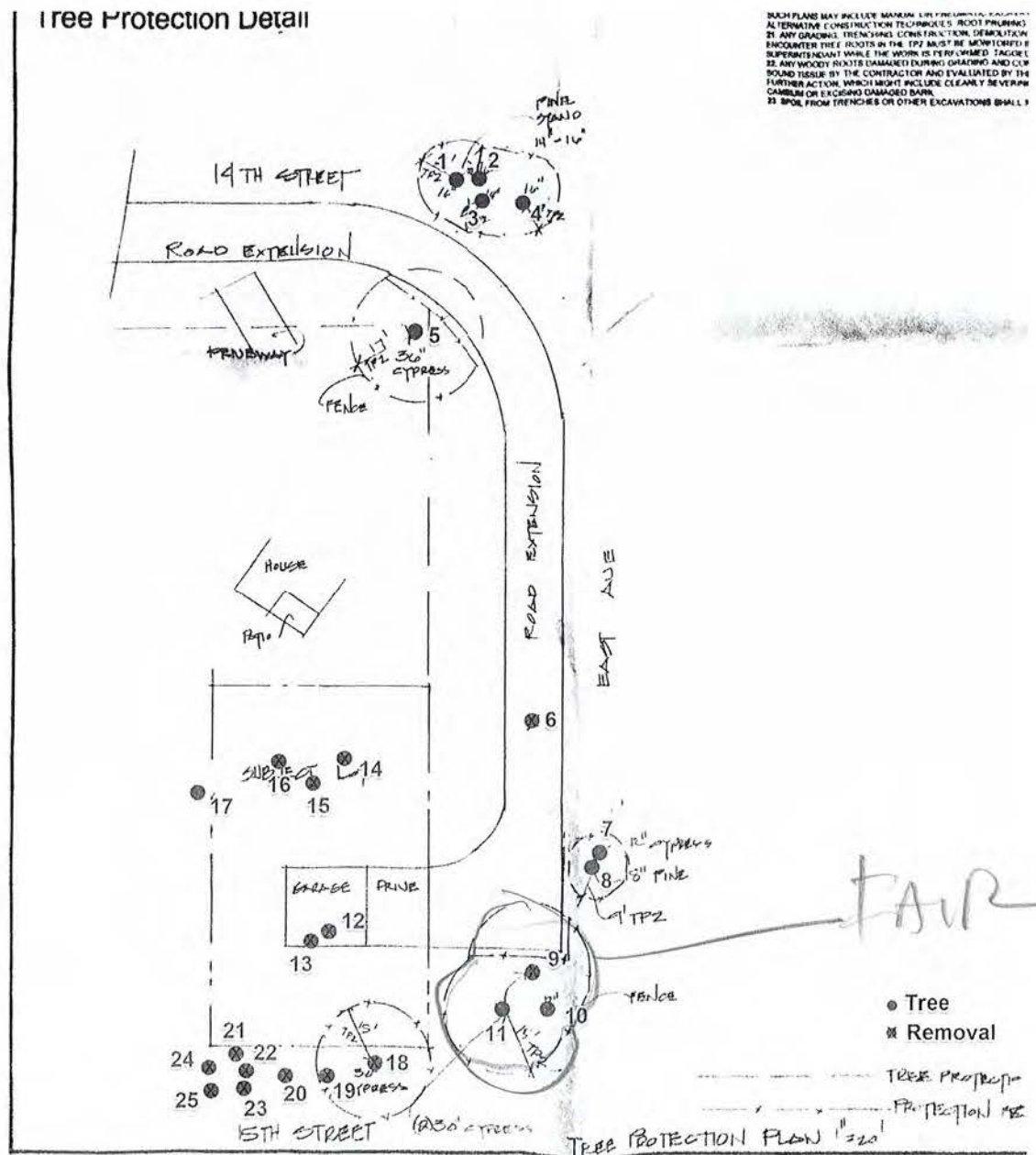
Supervision & Reporting Requirements

Any work within any TPZ requiring excavation, pruning or otherwise affecting the tree or the soil within the TPZ shall require the supervision on site of the Project Arborist. Also, any damage to protected trees, incidental or accidental shall require an inspection by the Project Arborist. After any event requiring the presence of the Project Arborist, the Arborist shall prepare a letter outlining how work was carried out, and any necessary mitigation requirements. At this time this includes: inspecting Tree Protection prior to construction beginning, during new foundation excavation, during road grading and construction, during any pruning, and any time the Project Arborist is required on site.

email Roy@treemanagementexperts.com



Site Plan with Additions



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Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Title and ownership of all property considered are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. Various diagrams, sketches and photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written or verbal consent of the consultant.
7. This report is confidential and to be distributed only to the individual or entity to whom it is addressed. Any or all of the contents of this report may be conveyed to another party only with the express prior written or verbal consent of the consultant. Such limitations apply to the original report, a copy, facsimile, scanned image or digital version thereof.
8. This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement or a contract.
10. Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise in the future.

Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Tree Management Experts

Consulting Arborists

3109 Sacramento Street
San Francisco, CA 94115

Member, American Society of Consulting Arborists
Certified Arborists, Certified Tree Risk Assessors



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Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

Certification of Performance

I, Aaron Wang, Certify:

- That we have inspected the trees and/or property evaluated in this report. We have stated findings accurately, insofar as the limitations of the Assignment and within the extent and context identified by this report;
- That we have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are original and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report within this report;
- That compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I am a member and Certified Arborist with the International Society of Arboriculture.

I have attained professional training in all areas of knowledge asserted through this report by completion of a Bachelor of Science degree in Forestry and Natural Resources, by routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

I have rendered professional services in a full time capacity in the field of horticulture and arboriculture for more than 5 years.

Signed:

Date: 12/12/17

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RECEIVED

JAN 31 2018

**San Mateo County
Planning Division**



Precision Tree Care

P.O. Box 410

Pacifica, CA 94044

RE: 1900 East Avenue, Montara, CA

Date: 12/12/17

**ARBORIST REPORT
and
TREE PROTECTION PLAN**

Arborist Report

- Review pre-existing relevant work product, as provided, such as Architectural drawings, plans and communications between parties.
- Visit the Project Site to verify preexisting work product as related to trees, to evaluate site conditions, and to provide a tree assessment.
- Provide an Arborist Report that determines what trees may be retained and what trees must be removed. For the preservation of remaining trees, the Report will facilitate design refinement and identify the work limits and methods of work to be performed in the tree protection zones.
- Develop recommendations to lessen impact to trees by considering the following:
 - Modification of design.
 - Mitigation of impacts through tree protection.
 - Site utilization planning.
 - Staging.
 - Equipment access.
 - Tree maintenance.
- Provide the Report in digital form as a pdf.

Background

The property at 1900 East Ave is currently a Vacant Lot. The present owners are proposing a the construction of a new Single Family Residence and Road Extension for access to the property.

The following documents were reviewed for this report:

- A Landscape Plan dated August 19, 2016, produced by Anne Gustin Design, Inc.
- A Road Plan dated August 24, 2017, produced by Sigma Prime Geosciences, Inc.

The owner, contractor, and architect are all responsible for knowing the information included in this Arborist Report and adhering to the conditions provided.

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Tree Assessment

A total of 25 regulated trees were found that will be affected by this project both on and off the subject lot. Tree numbers were assigned to each tree, and correspond to those used on the Site Plan with Additions. The data for tree identification, trunk diameter and recommendations are listed on the attached data table:

Tree Removals

15 significant trees are proposed for removal. The reasons for each removal are given in the attached data table. 2 trees fall within the footprint of the planned road layout, and would either suffer too much root damage for survival or fall entirely within the planned road area. 5 trees fall within the footprint of the planned residence and would also require removal. The remainder of the trees to be removed are poor health, structurally unsound, or are interior trees to a grove that would be exposed to the potential for windthrow after other trees are removed.

Trees to be Protected and Preserved

A total of 10 trees are to be protected and preserved, as shown in the attached data table. Each of these trees is accommodated in the new design and intended uses, and was found to be of fair to good health and structurally sound. Tree Protection Zones (TPZ) have been developed for each of these trees, and recommendations that follow apply to all TPZ areas.

Privacy to Neighboring Properties

Tree 17 contributes to privacy screening for adjacent properties and should be retained if possible.

Site and Soil Conditions

The site appears to have alluvial toeslope sandy clay loam soil that is reasonably undisturbed. Characteristic sandy-loam soils in Montara are moderately well drained, percolate water moderately well and are quite deep.

When this soil is wet, equipment cannot be operated within any TPZ area without causing a separation of coarse particles from fine particles, a process that crushes pores in soil and causes compaction and formation of layers, and destroys the horticultural properties of the soil.

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Tree Protection Plan

Construction Procedures

DEMOLITION

All tree protective fencing, root buffers, mulch and irrigation must be in place prior to demolition. Refer to specific sections below for proper installation of each of these items.

At no time is any wheeled equipment or an excavator allowed to enter or cross over TPZ areas, except where a temporary root buffer has been installed or pavement already exists and is in good condition. A tracked Bobcat® type loader may be used within TPZ areas only when we, the Project Arborist, are on site to determine appropriate access points and to monitor soil and root conditions.

ROAD EXTENSION AND DRIVEWAY CONSTRUCTION

Because of the Tree Protection Zones associated with the driveway and road extension, care should be taken in grading the road, digging swales, and constructing energy dissipaters, with the Project Arborist on site to document root cutting and ensure that it is carried out properly. This includes work around Trees 1, 2, 3, 4, 5, 7, 8, 10, and 11.

FOUNDATION PERIMETER CONSTRUCTION

Foundation perimeter construction within TPZ areas around tree 17 must be done with tree protective fencing, root buffers, irrigation and mulch in place at all times. Equipment must remain within the new building footprints, on suitable root buffers or outside TPZ areas.

STAGING AREAS

Staging areas are available outside of TPZ areas along the planned road and on the lot once the planned tree removals are conducted. Storing and staging within TPZ areas can only be done on top of a required root buffer and with proper trunk protection, as specified in this report.

BACKFILL AND FILL SOIL

Within TPZ areas, all backfill and fill soil shall be comprised of clean native topsoil. Soil must be placed without tamping, vibration, rolling, saturating or otherwise causing compaction that exceeds 85 percent. No fill soil movement or placement may be done during wet soil conditions. Do not place any fill soil within TPZ areas, except where backfilling against the construction perimeter.

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Tree Protection Measures

A total of 10 significant trees, are to be protected and preserved, as shown in the attached data table. Each of these trees is accommodated in the new design and intended uses, and was found to be of good health and structurally sound.

Tree Protection Implementation Methods

To implement tree protection measures effectively, precise measurement for fence locations is critical. Proper skills and equipment are required to place fences where they belong. Measurement of distances must be to within 6 inches, and cannot be completed properly by using either estimated or "paced off" distances. Required equipment will include an appropriate Engineer's scale and either a laser range finder or a 100-foot tape measure with a helper. Tree Protection Zones will extend to the dripline of a protected tree.

It is recommended that fence posts be installed first. Measure each Tree Protection Zone (TPZ), scaling distances off the Site Plans and marking the TPZ locations with marking paint. Similarly, where root buffers are to be installed, measure the precise location of the footings, scaling distances off the Site Plans and marking the footing locations with marking paint. Measure fence locations at the appropriate distance away from each footing.

Fence boundaries must meet, match and enclose areas defined by existing sidewalk and driveway surfaces and property line fences. The exact location of existing sidewalks and fences is not known and must be determined in the field.

Surface installations such as root buffers, irrigation and mulch must be installed in appropriate locations between areas identified by fence posts.

Following surface installations, 5-foot hi-vis orange plastic fencing must be strung tightly and closed off at all locations.

Tree Protection Measures for All Areas

TREE PROTECTIVE FENCING AND WARNING SIGNS

Placement: all fence installation lines are indicated on the Site Plan with Additions. Trees affected will include Trees 1, 3, 4, 6, 7 and 8.

Type and Size: 5-foot high vi-vis orange plastic fencing shall be placed on posts driven a minimum of 1 foot into undisturbed soil and spaced not more than 8 feet on center.

Duration: Tree fencing shall be erected prior to any demolition activity, and shall remain in place for the duration of the project.

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'Warning' Signs: 'Warning' signs shall be posted on Tree Protective Fencing not more than every 20 feet stating "TREE PROTECTION FENCE – DO NOT MOVE OR REMOVE WITHOUT APPROVAL"

TRUNK WRAP

The trunk of Trees 3, 5, 7, 8, 10, 11, and 17 shall be wrapped with the following protection:

Option 1: Planking: The trunk should be wrapped with a layer of straw wattles, followed by a layer of orange plastic fencing, then a layer of 2X4 planks set on end, edge-to-edge and wrapped with a minimum of 4 additional layers of orange plastic fencing. Do not nail the planks or wattles to the trunk. The protection should extend at least 8 feet up the trunk.

MULCH

Placement: All areas enclosed by Tree Protective Fencing shall have a 4 to 6-inch deep layer of mulch applied, leaving a 12-inch distance around each tree trunk free of mulch. Mulch placement is shown on the Site Plan with Additions.

Type and Size: Mulch material shall be 2-inch unpainted, untreated wood chip mulch or an approved equal.

Duration: Mulch shall be placed in all designated areas prior to any demolition or construction activity.

ROOT BUFFER

Placement: A temporary protective Root Buffer must be installed before any driving, storing or staging takes place within any TPZ areas not already paved.

Type and Size: The Root Buffer shall consist of a base course of tree chips spread over each designated area to a minimum depth of 6 inches, capped by a base course of 3/4-inch quarry gravel to stabilize 3/4-inch plywood on top. Additional wood chips may be added periodically upon the recommendation of the Project Arborist following monthly inspections.

Duration: All Root Buffers shall remain in place for the duration of the project.

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Construction Impact Mitigation

GRADE CHANGES

Grading changes should not exceed 4 inches of depth in cuts, or 6 inches of depth in fill where such grade changes are within Tree Protection Zones.

UTILITY TRENCHING

If any utility trenches must be excavated through any TPZ area, either directional boring or Air-spade® (or equivalent) excavation is required.

FOUNDATION AND ROAD CONSTRUCTION

Foundation and grading work will cause root impacts from perimeter excavation along the Western perimeter of the new building and along the curve of the road extension. Root losses are anticipated for Tree 17, a Protected Tree. The following mitigation is required:

Hand Excavation

All portions of foundation excavation occurring within TPZ areas shall be completed by hand. All roots encountered of any size whatsoever shall be cleanly cut with a sharp tool at the excavation perimeter. Hand excavation shall be performed under the direction of the Project Arborist.

Excavation Tailings

All tailings derived from excavation of the perimeter footings shall be immediately placed within the confines of the perimeter foundation, or outside all TPZ areas. No tailings shall be stockpiled, abandoned or allowed to remain overnight in any TPZ area.

Soil Fracturing

All inadvertent compaction of soil within any TPZ shall be loosened by soil fracturing with Air-spade® (or equivalent) excavation equipment subsequent to all equipment access needs.

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Maintenance and Ongoing Care

Tree maintenance and ongoing care is necessary in preparation for construction, and throughout the entire timeline for construction. Anticipated needs include pruning, irrigation and tree protection during landscape construction:

PRUNING

Pruning shall be done by a Certified Arborist in accordance with the current ANSI A300 Pruning Standards and International Society of Arboriculture (ISA) Best Management Practices.

For all trees, remove broken or dead limbs and prune lower limbs to maintain vertical clearances of 8 feet over grade.

Trees 3 and 5 will require pruning to elevate their canopies to accommodate vehicle traffic along the road extension.

IRRIGATION

Long-term temporary irrigation must be supplied to all protected trees. All water supply lines shall be run above soil surfaces and without any trenching in any TPZ area. Water shall be provided to all TPZ areas indicated as receiving mulch and irrigation on the Site Plan with Additions, through standard gear-driven irrigation heads or through soaker hoses.

Water quantity and frequency shall be 1 time per month during the irrigation season (usually March through September) using an automatic watering system applying 10 gallons per inch of trunk diameter.

LANDSCAPING

Care must be exercised during landscape construction to avoid any trenches across existing TPZ areas. If sub-surface trenches must be installed, common trenches should be used and they should stay as far away from the trees as possible. A trench running along a radius line directly toward a tree is preferable to a cross trench.

Landscape construction plans are subject to review and comment by the Project Arborist. If extensive trenching is required, Air-spade® excavation may be required.

Care must be taken to keep mulch away from the base of all trees and other woody plants. Similarly, soil grades must be carefully monitored to keep excess soil from accumulating around the base of trees and shrubs.

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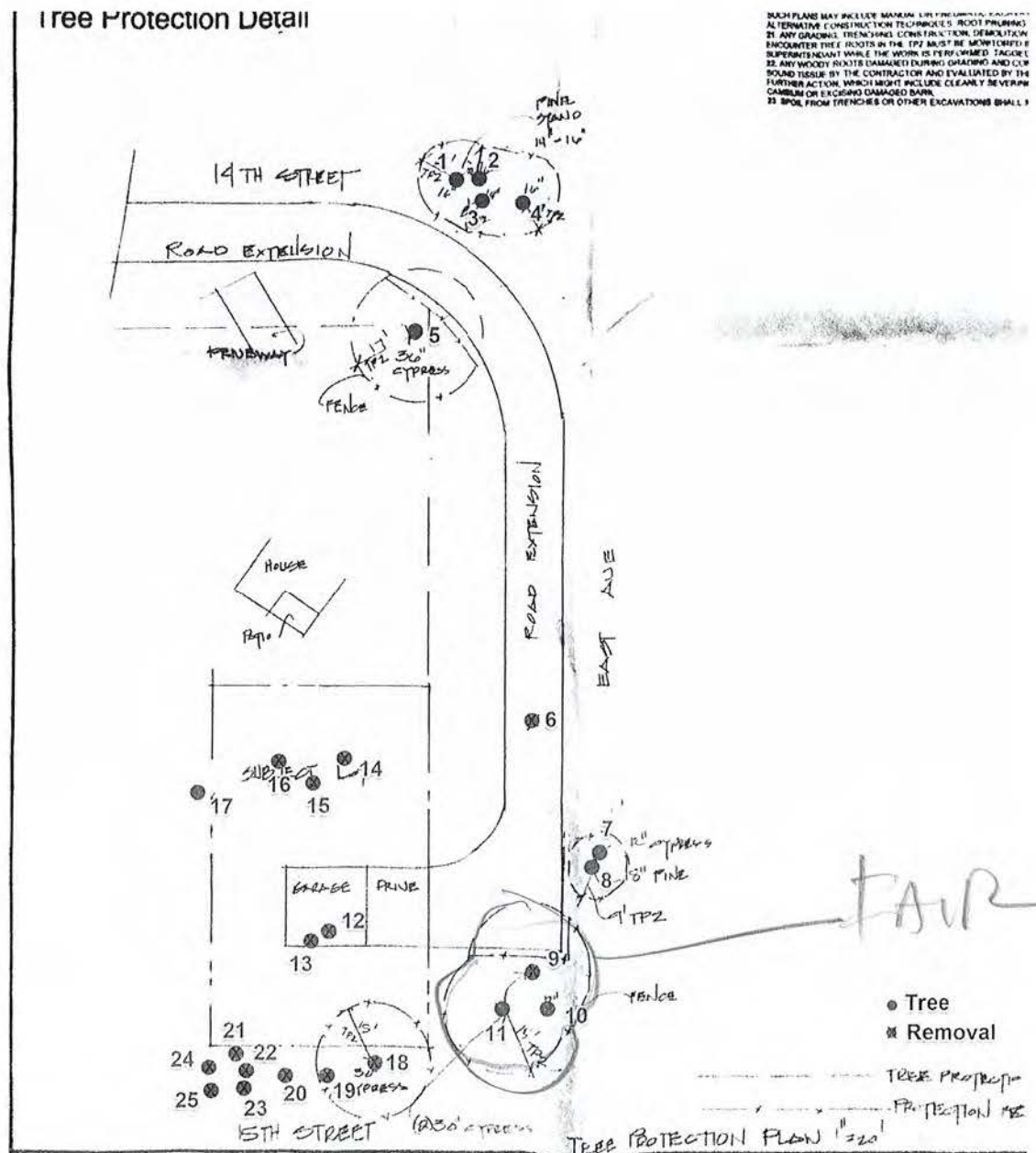
Supervision & Reporting Requirements

Any work within any TPZ requiring excavation, pruning or otherwise affecting the tree or the soil within the TPZ shall require the supervision on site of the Project Arborist. Also, any damage to protected trees, incidental or accidental shall require an inspection by the Project Arborist. After any event requiring the presence of the Project Arborist, the Arborist shall prepare a letter outlining how work was carried out, and any necessary mitigation requirements. At this time this includes: inspecting Tree Protection prior to construction beginning, during new foundation excavation, during road grading and construction, during any pruning, and any time the Project Arborist is required on site.

email Roy@treemanagementexperts.com



Site Plan with Additions



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Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Title and ownership of all property considered are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. Various diagrams, sketches and photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written or verbal consent of the consultant.
7. This report is confidential and to be distributed only to the individual or entity to whom it is addressed. Any or all of the contents of this report may be conveyed to another party only with the express prior written or verbal consent of the consultant. Such limitations apply to the original report, a copy, facsimile, scanned image or digital version thereof.
8. This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement or a contract.
10. Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise in the future.

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I, Aaron Wang, Certify:

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I have attained professional training in all areas of knowledge asserted through this report by completion of a Bachelor of Science degree in Forestry and Natural Resources, by routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

I have rendered professional services in a full time capacity in the field of horticulture and arboriculture for more than 5 years.

Signed:

Date: 12/12/17

1900 East Ave.
Tree Data Sheet

Tree #	Species Name	Common Name	Diameter (in)	Height (ft)	Spread (ft)	Health	Remove	Reason for Removal					Notes
								Road Layout	Building Footprint	Poor Health	Exposed Edge Tree	Hazard Tree	
1	<i>Pinus radiata</i>	Monterey Pine	19.6	50	20	Good							
2	<i>Pinus radiata</i>	Monterey Pine	17.8	50	20	Good							
3	<i>Pinus radiata</i>	Monterey Pine	10.9,13.0	40	20	Good							Elevate for Clearance
4	<i>Pinus radiata</i>	Monterey Pine	16.6	40	30	Good							
5	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	40.9	70	60	Good							Elevate for Clearance
6	<i>Pinus radiata</i>	Monterey Pine	29.8	60	50	Fair	X	X		X			Pine Pitch Canker
7	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	13.6	60	20	Fair							Low LCR
8	<i>Pinus radiata</i>	Monterey Pine	23.2	60	20	Fair							Low LCR
9	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	40e	70	50	Fair	X	X				X	Low LCR
10	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	26.2	70	50	Fair							Low LCR
11	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	33.8	70	50	Fair							Low LCR
12	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	27.1	50	40	Fair	X		X				
13	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	51.1	70	40	Fair	X		X				
14	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	5.6, 9.0	30	20	Poor	X		X	X			
15	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	9.2,36.6	70	40	Fair	X		X				
16	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	21.0	50	40	Good	X		X				
17	<i>Pinus radiata</i>	Monterey Pine	27.2, 29.1	70	40	Fair							Dead Wood Prune
18	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	28.5	60	30	Poor	X			X		X	Low LCR
19	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	20.0	70	20	Poor	X				X		
20	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	20.2, 21.5	70	30	Dead	X			X	X	X	
21	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	9.6, 24.2	70	20	Poor	X			X	X		
22	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	20.4	70	20	Poor	X			X	X		
23	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	13.0	60	20	Poor	X			X	X		
24	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	15.0	60	20	Dead	X			X	X	X	
25	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	13.7	60	20	Dead	X			X	X	X	



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F2

Received 10/21/18 via email

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Paul McGregor
168 Westpoint Ave.
Half Moon Bay, CA 94019

RE: 1900 East Avenue, Montara, CA

Date: 6/8/18

ARBORIST REPORT and TREE PROTECTION PLAN

Arborist Report

- Review pre-existing relevant work product, as provided, such as Architectural drawings, plans and communications between parties.
- Visit the Project Site to verify preexisting work product as related to trees, to evaluate site conditions, and to provide a tree assessment.
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- Develop recommendations to lessen impact to trees by considering the following:
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 - Site utilization planning.
 - Staging.
 - Equipment access.
 - Tree maintenance.
- Provide revisions per Planning Department requests.
- Provide the Report in digital form as a pdf.

Background

The property at 1900 East Ave is currently a Vacant Lot. The present owners are proposing the construction of a new Single Family Residence and Road Extension for access to the property.

The following documents were reviewed for this report:

- A Landscape Plan dated August 19, 2016, produced by Anne Gustin Design, Inc.
- A Road Plan dated August 24, 2017, produced by Sigma Prime Geosciences, Inc.

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The owner, contractor, and architect are all responsible for knowing the information included in this Arborist Report and adhering to the conditions provided.

Planning Department review and comments were provided, and this report is revised in response to those requests.

Tree Assessment

A total of 28 regulated trees were found that will be affected by this project both on and off the subject lot. Tree numbers were assigned to each tree and correspond to those used on the Site Plan with Additions. A set of 28 photographs were taken and marked to identify each tree by number. An aluminum tree tag was attached at about 18 inches height on each of the 28 trees with the corresponding tree number. The data for tree identification, trunk diameter and recommendations are listed on the attached data table:

Tree Removals

17 significant trees are proposed for removal. The reasons for each removal are given in the attached data table. Two trees fall within the footprint of the planned road layout, and would either suffer too much root damage for survival or fall entirely within the planned road area. 5 trees fall within the footprint of the planned residence and would also require removal. The remainder of the trees to be removed are poor health, structurally unsound, or are interior trees to a grove that would be exposed to the potential for windthrow after other trees are removed.

Trees to be Protected and Preserved

A total of 11 trees are to be protected and preserved, as shown in the attached data table. Each of these trees is accommodated in the new design and intended uses and was found to be of fair to good health and structurally sound. Tree Protection Zones (TPZ) have been developed for each of these trees, and recommendations that follow apply to all TPZ areas.

Privacy to Neighboring Properties

Tree 17 contributes to privacy screening for adjacent properties and should be retained if possible.

Site and Soil Conditions

The site appears to have alluvial toe-slope sandy clay loam soil that is reasonably undisturbed. Characteristic sandy-loam soils in Montara are moderately well drained, percolate water moderately well and are quite deep.

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When this soil is wet, equipment cannot be operated within any TPZ area without causing a separation of coarse particles from fine particles, a process that crushes pores in soil and causes compaction and formation of layers and destroys the horticultural properties of the soil.

Tree Protection Plan

Construction Procedures

DEMOLITION

All tree protective fencing, root buffers, mulch and irrigation must be in place prior to demolition. Refer to specific sections below for proper installation of each of these items.

At no time is any wheeled equipment or an excavator allowed to enter or cross over TPZ areas, except where a temporary root buffer has been installed or pavement already exists and is in good condition. A tracked Bobcat® type loader may be used within TPZ areas only when we, the Project Arborist, are on site to determine appropriate access points and to monitor soil and root conditions.

ROAD EXTENSION AND DRIVEWAY CONSTRUCTION

Because of the Tree Protection Zones associated with the driveway and road extension, care should be taken in grading the road, digging swales, and constructing energy dissipaters, with the Project Arborist on site to document root cutting and ensure that it is carried out properly. This includes work around Trees 1, 2, 3, 4, 5, 7, 8 and 11.

FOUNDATION PERIMETER CONSTRUCTION

Foundation perimeter construction within TPZ areas around tree 17 must be done with tree protective fencing, root buffers, irrigation and mulch in place at all times. Equipment must remain within the new building footprints, on suitable root buffers or outside TPZ areas.

STAGING AREAS

Staging areas are available outside of TPZ areas along the planned road and on the lot once the planned tree removals are conducted. Storing and staging within TPZ areas can only be done on top of a required root buffer and with proper trunk protection, as specified in this report.

BACKFILL AND FILL SOIL

Within TPZ areas, all backfill and fill soil shall be comprised of clean native topsoil. Soil must be placed without tamping, vibration, rolling, saturating or otherwise causing

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compaction that exceeds 85 percent. No fill soil movement or placement may be done during wet soil conditions. Do not place any fill soil within TPZ areas, except where backfilling against the construction perimeter.

Tree Protection Measures

A total of 11 significant trees, are to be protected and preserved, as shown in the attached data table. Each of these trees is accommodated in the new design and intended uses and was found to be of good health and structurally sound.

Tree Protection Implementation Methods

To implement tree protection measures effectively, precise measurement for fence locations is critical. Proper skills and equipment are required to place fences where they belong. Measurement of distances must be to within 6 inches and cannot be completed properly by using either estimated or "paced off" distances. Required equipment will include an appropriate Engineer's scale and either a laser range finder or a 100-foot tape measure with a helper. Tree Protection Zones will extend to the dripline of a protected tree.

It is recommended that fence posts be installed first. Measure each Tree Protection Zone (TPZ), scaling distances off the Site Plans and marking the TPZ locations with marking paint. Similarly, where root buffers are to be installed, measure the precise location of the footings, scaling distances off the Site Plans and marking the footing locations with marking paint. Measure fence locations at the appropriate distance away from each footing.

Fence boundaries must meet, match and enclose areas defined by existing sidewalk and driveway surfaces and property line fences. The exact location of existing sidewalks and fences is not known and must be determined in the field.

Surface installations such as root buffers, irrigation and mulch must be installed in appropriate locations between areas identified by fence posts.

Following surface installations, 5-foot hi-vis orange plastic fencing must be strung tightly and closed off at all locations.

Tree Protection Measures for All Areas

TREE PROTECTIVE FENCING AND WARNING SIGNS

Placement: all fence installation lines are indicated on the Site Plan with Additions. Trees affected will include Trees 1, 3, 4, 6, 7, 8 and 11.

Type and Size: 5-foot high vi-vis orange plastic fencing shall be placed on posts driven a minimum of 1 foot into undisturbed soil and spaced not more than 8 feet on center.

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Duration: Tree fencing shall be erected prior to any demolition activity and shall remain in place for the duration of the project.

'Warning' Signs: 'Warning' signs shall be posted on Tree Protective Fencing not more than every 20 feet stating "TREE PROTECTION FENCE – DO NOT MOVE OR REMOVE WITHOUT APPROVAL"

TRUNK WRAP

The trunk of Trees 3, 5, 7, 8, 10, 11, and 17 shall be wrapped with the following protection:

Option 1: Straw Wattles: The trunk would be wrapped with a coil of straw wattles followed by a layer of orange plastic fencing.

Option 2: Planking: The trunk would be wrapped with 4 layers of orange plastic fencing, then a layer of 2X4 planks set on end, edge-to-edge and wrapped with a minimum of 4 additional layers of orange plastic fencing. Do not nail the planks or wattles to the trunk. The protection should extend at least 8 feet up the trunk.

MULCH

Placement: All areas enclosed by Tree Protective Fencing shall have a 4 to 6-inch deep layer of mulch applied, leaving a 12-inch distance around each tree trunk free of mulch. Mulch placement is shown on the Site Plan with Additions.

Type and Size: Mulch material shall be 2-inch unpainted, untreated wood chip mulch or an approved equal.

Duration: Mulch shall be placed in all designated areas prior to any demolition or construction activity.

ROOT BUFFER

Placement: A temporary protective Root Buffer must be installed before any driving, storing or staging takes place within any TPZ areas not already paved.

Type and Size: The Root Buffer shall consist of a base course of tree chips spread over each designated area to a minimum depth of 6 inches, capped by a base course of 3/4-inch quarry gravel to stabilize 3/4-inch plywood on top. Additional wood chips may be added periodically upon the recommendation of the Project Arborist following monthly inspections.

Duration: All Root Buffers shall remain in place for the duration of the project.

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Construction Impact Mitigation

GRADE CHANGES

Grading changes should not exceed 4 inches of depth in cuts, or 6 inches of depth in fill where such grade changes are within Tree Protection Zones.

UTILITY TRENCHING

If any utility trenches must be excavated through any TPZ area, either directional boring or Air-spade® (or equivalent) excavation is required.

FOUNDATION AND ROAD CONSTRUCTION

Foundation and grading work will cause root impacts from perimeter excavation along the Western perimeter of the new building and along the curve of the road extension. Root losses are anticipated for Tree 17, a Protected Tree. The following mitigation is required:

Hand Excavation

All portions of foundation excavation occurring within TPZ areas shall be completed by hand. All roots encountered of any size whatsoever shall be cleanly cut with a sharp tool at the excavation perimeter. Hand excavation shall be performed under the direction of the Project Arborist.

Excavation Tailings

All tailings derived from excavation of the perimeter footings shall be immediately placed within the confines of the perimeter foundation, or outside all TPZ areas. No tailings shall be stockpiled, abandoned or allowed to remain overnight in any TPZ area.

Soil Fracturing

All inadvertent compaction of soil within any TPZ shall be loosened by soil fracturing with Air-spade® (or equivalent) excavation equipment subsequent to all equipment access needs.

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Maintenance and Ongoing Care

Tree maintenance and ongoing care is necessary in preparation for construction, and throughout the entire timeline for construction. Anticipated needs include pruning, irrigation and tree protection during landscape construction:

PRUNING

Pruning shall be done by a Certified Arborist in accordance with the current ANSI A300 Pruning Standards and International Society of Arboriculture (ISA) Best Management Practices.

For all trees, remove broken or dead limbs and prune lower limbs to maintain vertical clearances of 8 feet over grade.

Trees 3 and 5 will require pruning to elevate their canopies to accommodate vehicle traffic along the road extension.

IRRIGATION

Long-term temporary irrigation must be supplied to all protected trees. All water supply lines shall be run above soil surfaces and without any trenching in any TPZ area. Water shall be provided to all TPZ areas indicated as receiving mulch and irrigation on the Site Plan with Additions, through standard gear-driven irrigation heads or through soaker hoses.

Water quantity and frequency shall be 1 time per month during the irrigation season (usually March through September) using an automatic watering system applying 10 gallons per inch of trunk diameter.

LANDSCAPING

Care must be exercised during landscape construction to avoid any trenches across existing TPZ areas. If sub-surface trenches must be installed, common trenches should be used and they should stay as far away from the trees as possible. A trench running along a radius line directly toward a tree is preferable to a cross trench.

Landscape construction plans are subject to review and comment by the Project Arborist. If extensive trenching is required, Air-spade® excavation may be required.

Care must be taken to keep mulch away from the base of all trees and other woody plants. Similarly, soil grades must be carefully monitored to keep excess soil from accumulating around the base of trees and shrubs.

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Supervision & Reporting Requirements

Any work within any TPZ requiring excavation, pruning or otherwise affecting the tree or the soil within the TPZ shall require the supervision on site of the Project Arborist. Also, any damage to protected trees, incidental or accidental shall require an inspection by the Project Arborist. After any event requiring the presence of the Project Arborist, the Arborist shall prepare a letter outlining how work was carried out, and any necessary mitigation requirements. At this time this includes: inspecting Tree Protection prior to construction beginning, during new foundation excavation, during road grading and construction, during any pruning, and any time the Project Arborist is required on site.

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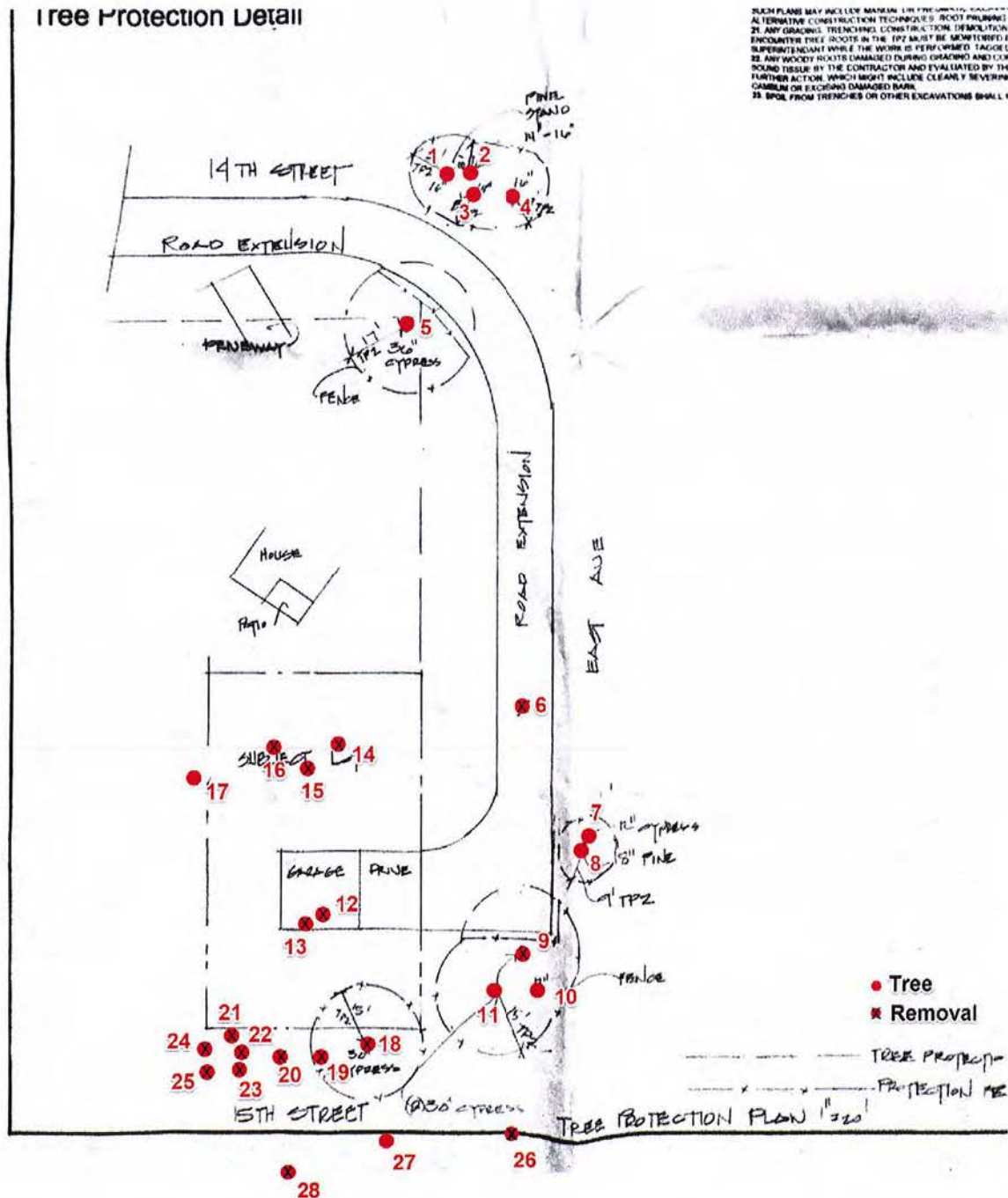
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Site Plan with Additions



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Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Title and ownership of all property considered are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. Various diagrams, sketches and photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written or verbal consent of the consultant.
7. This report is confidential and to be distributed only to the individual or entity to whom it is addressed. Any or all of the contents of this report may be conveyed to another party only with the express prior written or verbal consent of the consultant. Such limitations apply to the original report, a copy, facsimile, scanned image or digital version thereof.
8. This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement or a contract.
10. Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise in the future.

Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

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Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. An arborist cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

Certification of Performance

I, Aaron Wang, Certify:

- That we have inspected the trees and/or property evaluated in this report. We have stated findings accurately, insofar as the limitations of the Assignment and within the extent and context identified by this report;
- That we have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are original and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report within this report;
- That compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I am a member and Certified Arborist with the International Society of Arboriculture.

I have attained professional training in all areas of knowledge asserted through this report by completion of a Bachelor of Science degree in Forestry and Natural Resources, by routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

I have rendered professional services in a full time capacity in the field of horticulture and arboriculture for more than 5 years.

Signed:

Date: 12/12/17

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Certification of Performance

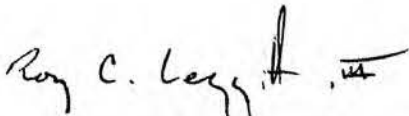
I, Roy C. Leggitt, III, Certify:

- That we have inspected the trees and/or property evaluated in this report. We have stated findings accurately, insofar as the limitations of the Assignment and within the extent and context identified by this report;
- That we have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are original and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report within this report;
- That compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I am a member in good standing of the American Society of Consulting Arborists and a member and Certified Arborist with the International Society of Arboriculture.

I have attained professional training in all areas of knowledge asserted through this report by completion of a Bachelor of Science degree in Plant Science, by routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

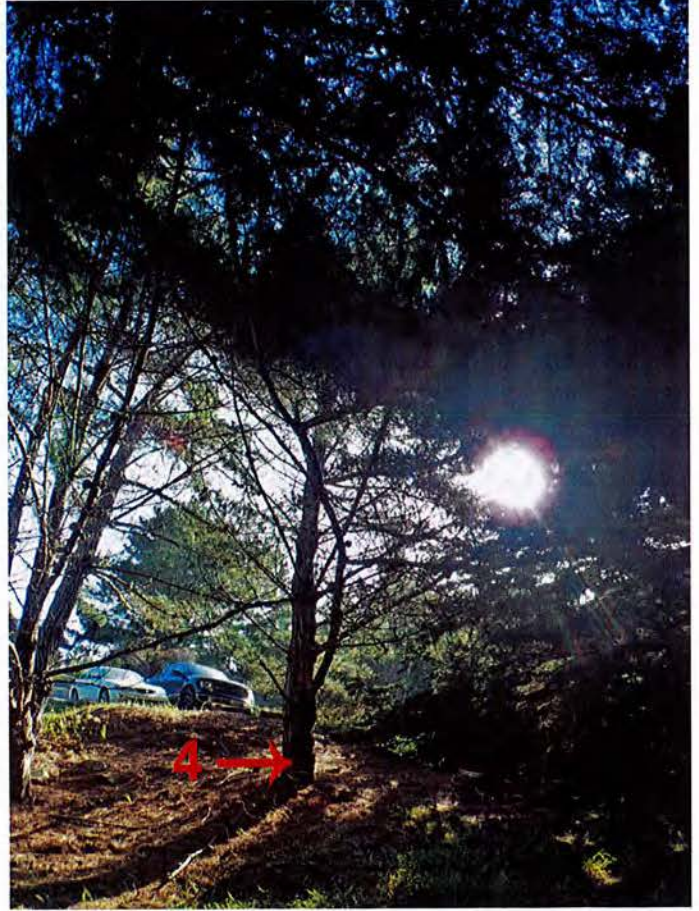
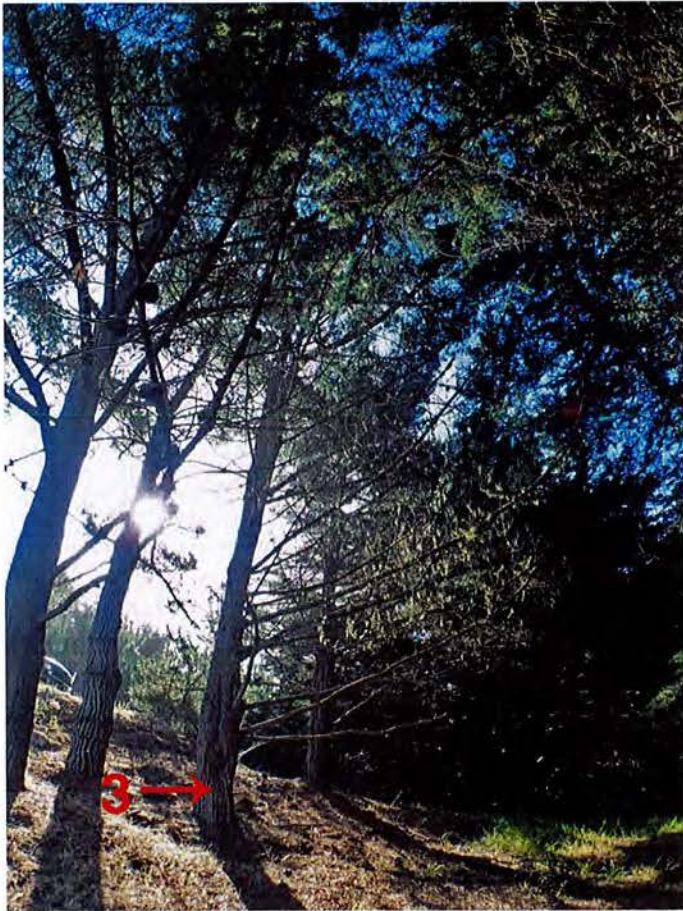
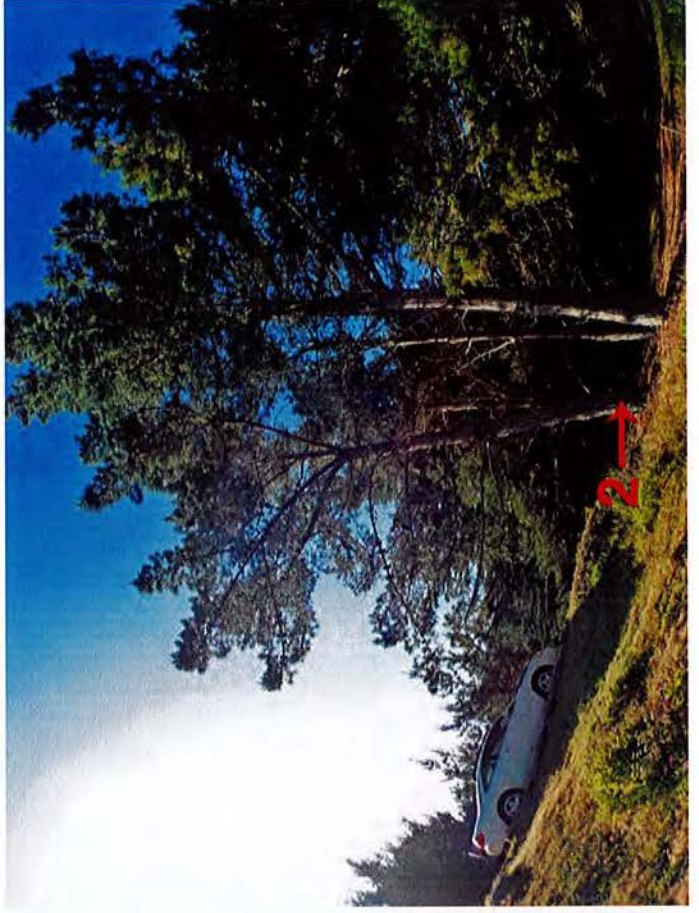
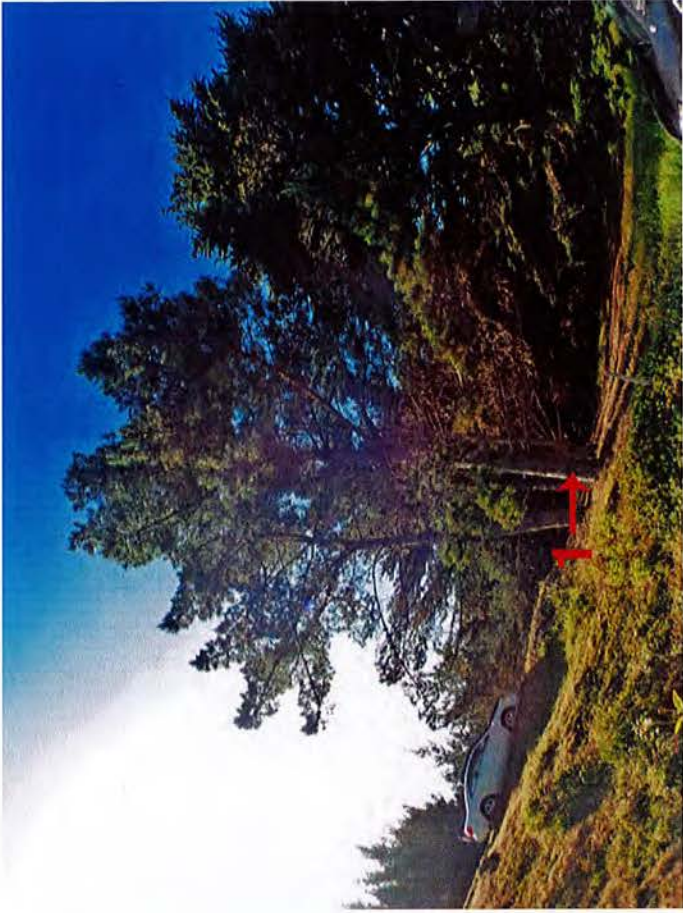
I have rendered professional services in a full-time capacity in the field of horticulture and arboriculture for more than 30 years.

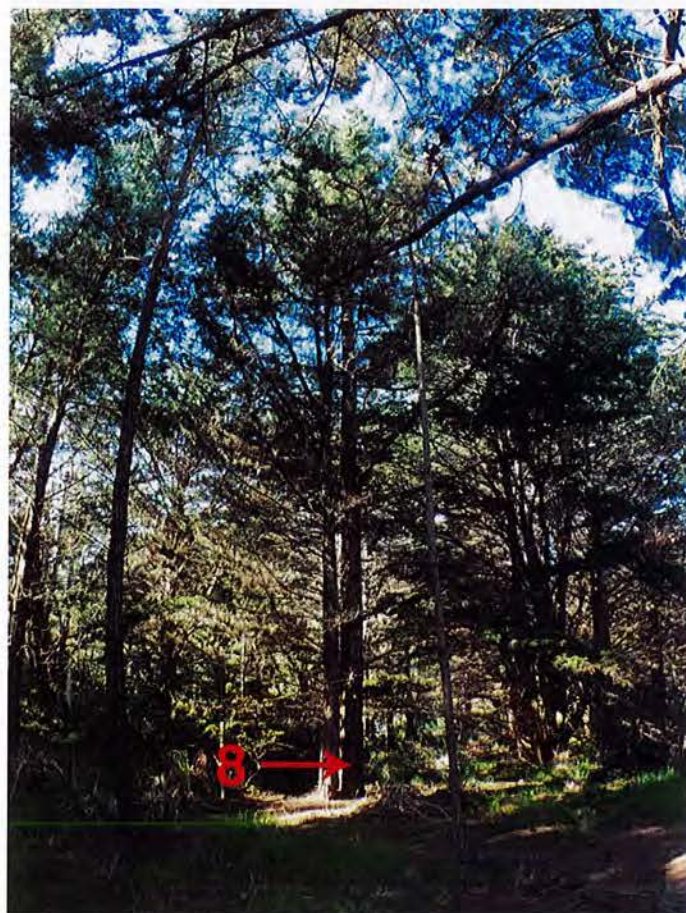
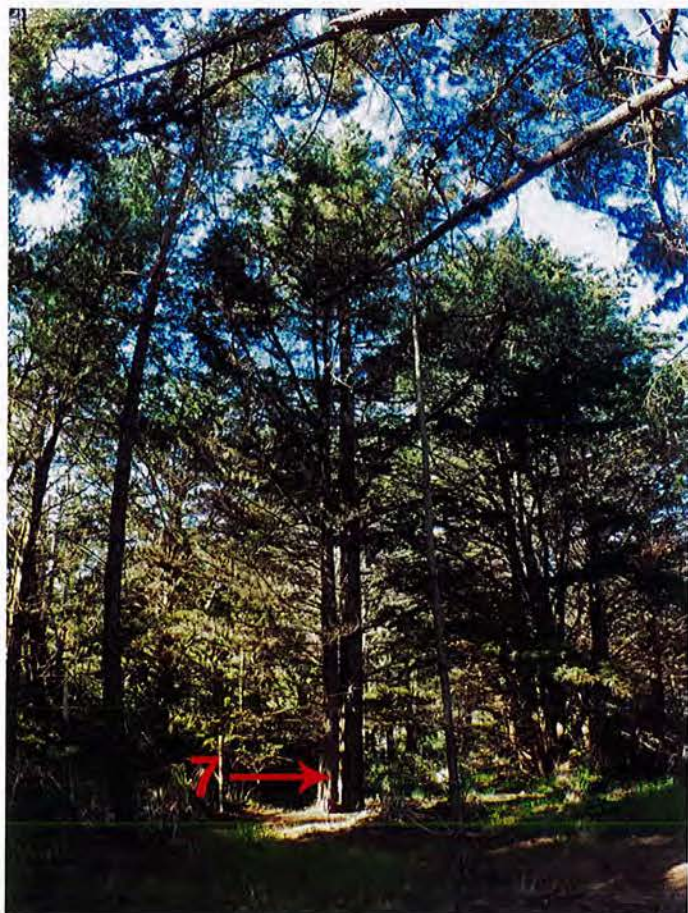
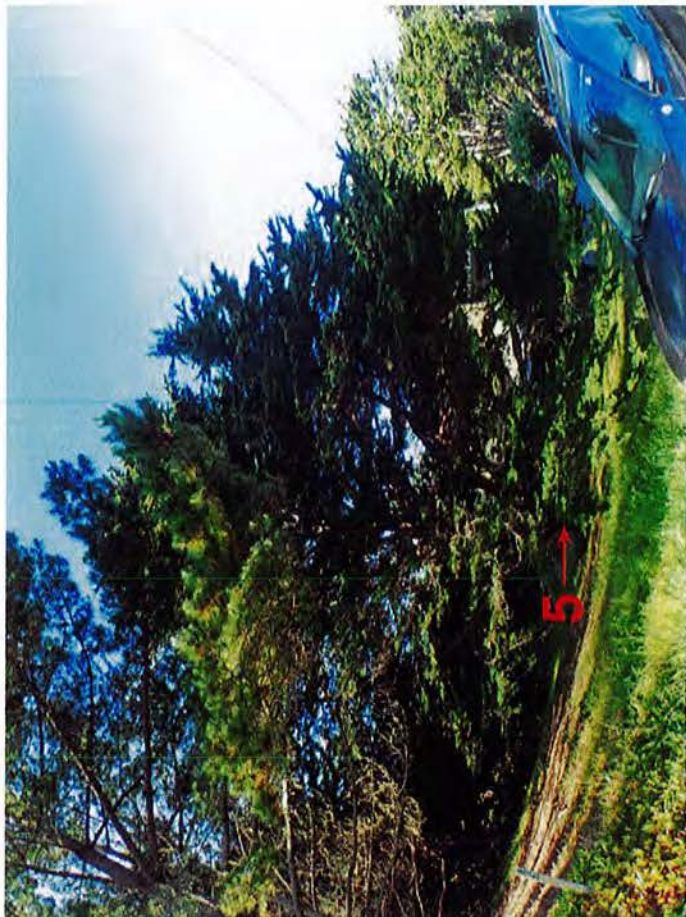

Signed: _____

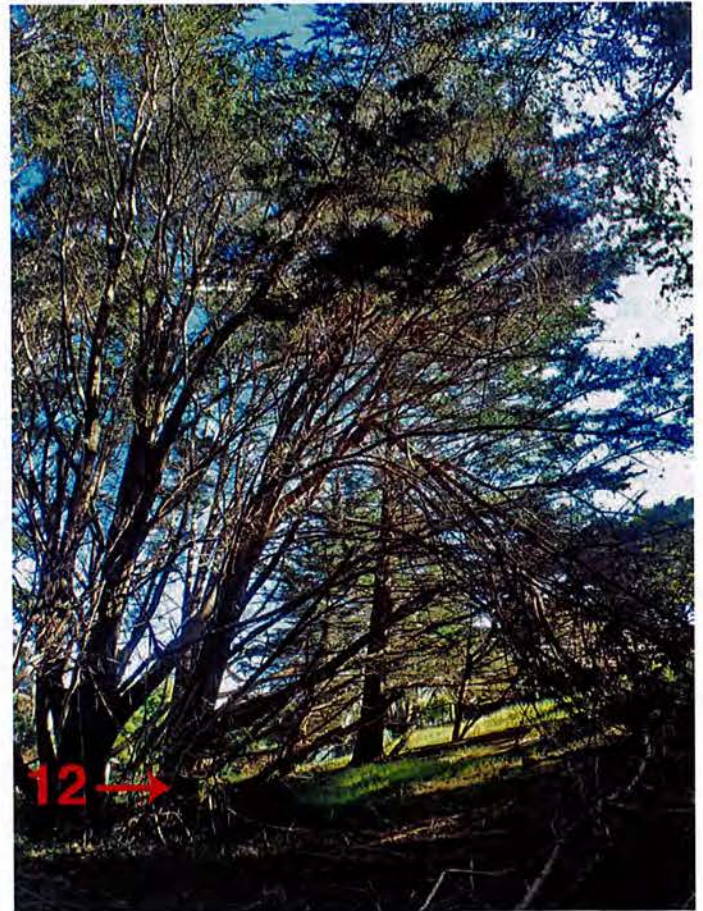
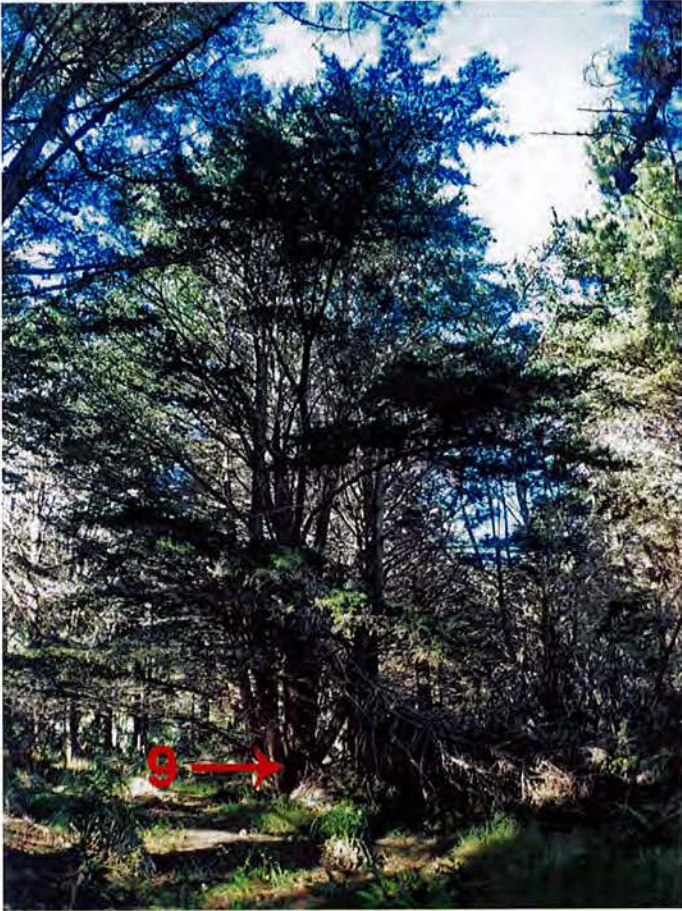
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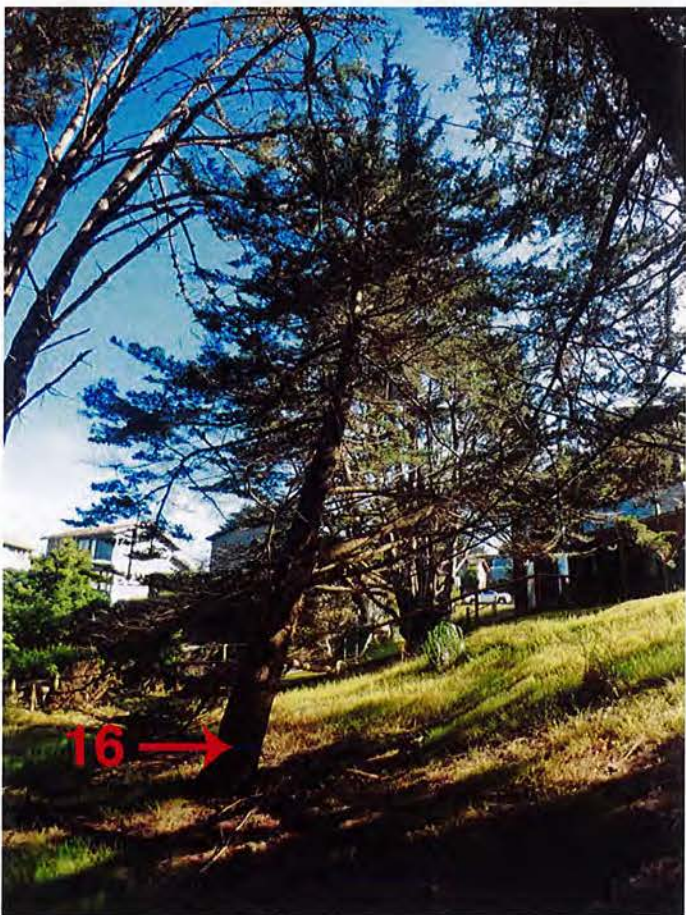
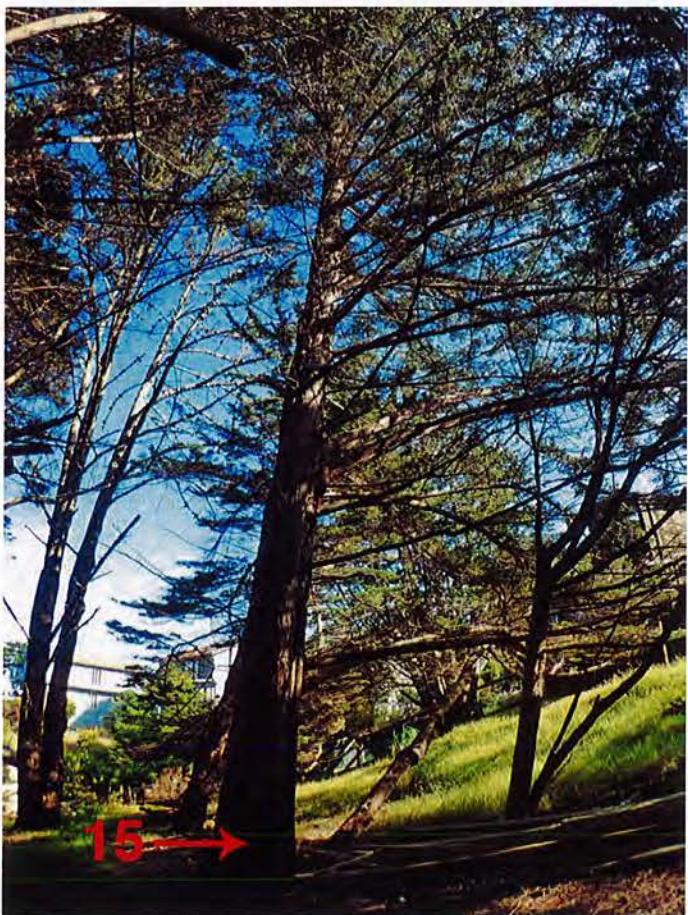
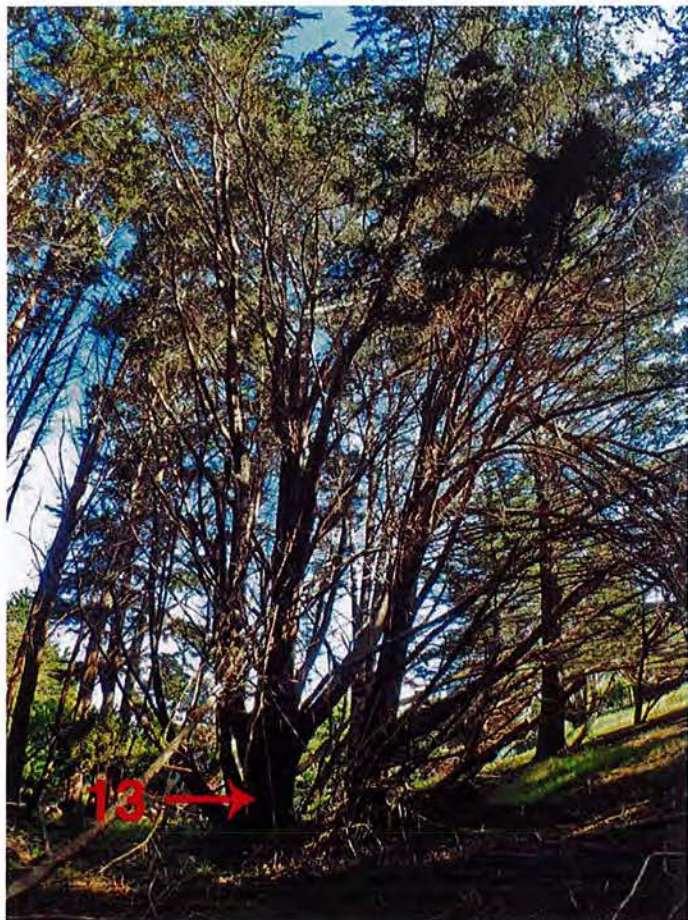
1900 East Ave.
Tree Data Sheet

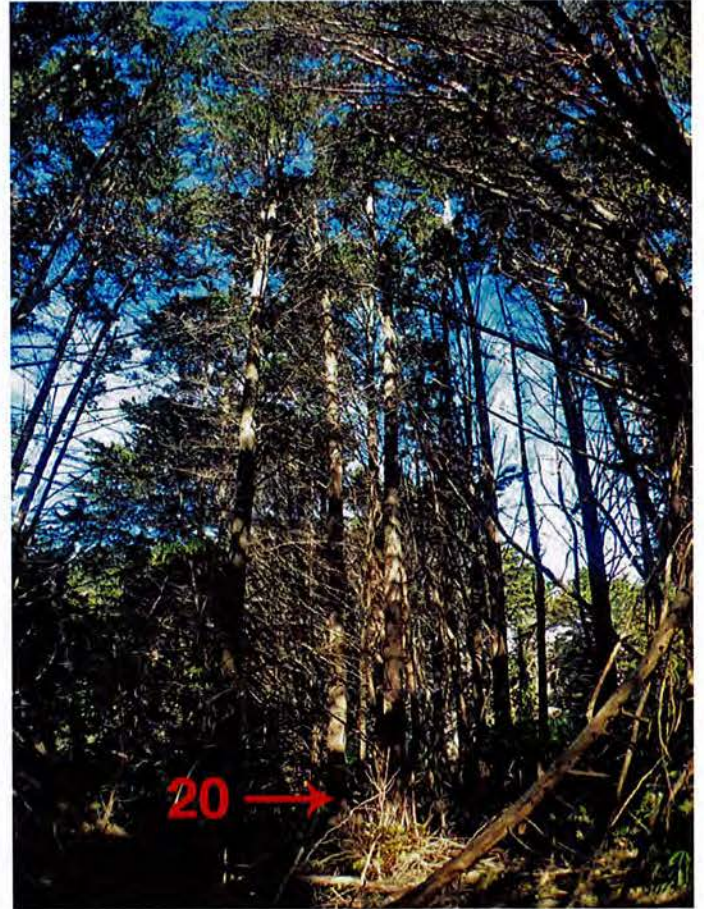
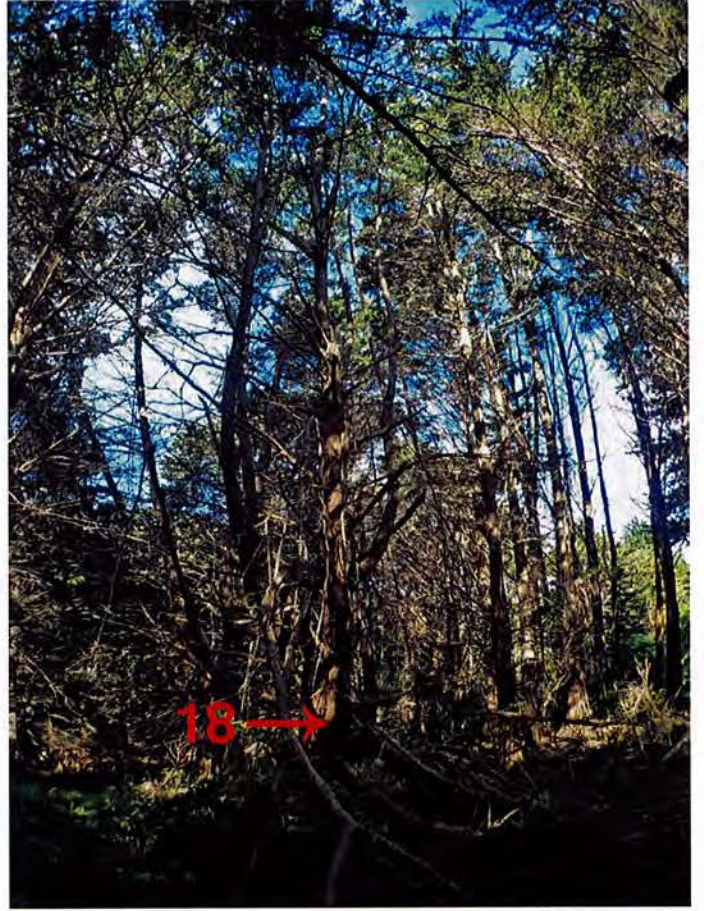
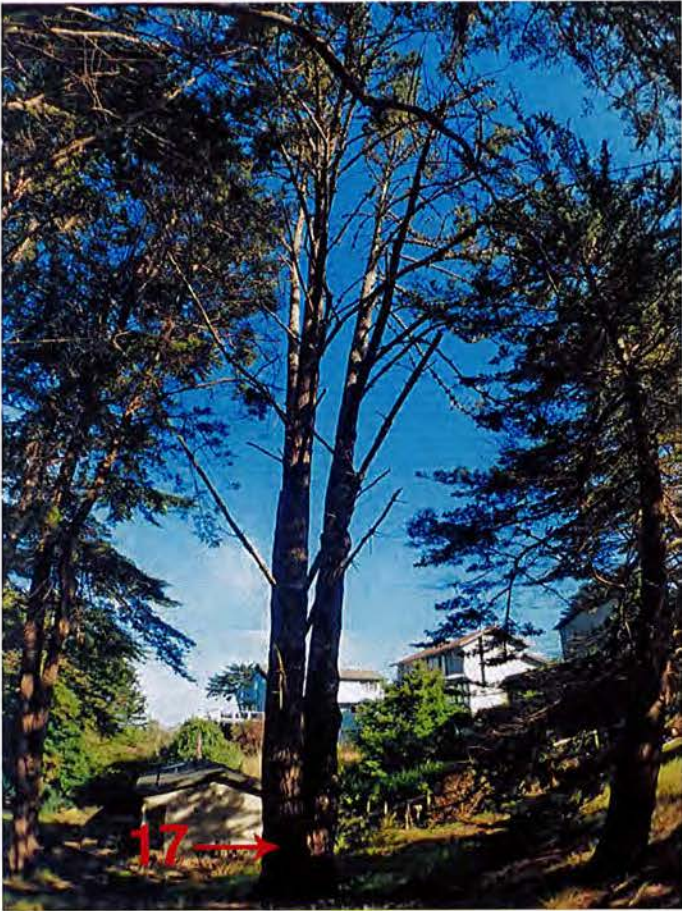
Tree #	Species Name	Common Name	Diameter (in)	Height (ft)	Spread (ft)	Health	Remove	Reason for Removal					Notes
								Road Layout	Building Footprint	Poor Health	Exposed Edge Tree	Hazard Tree	
1	<i>Pinus radiata</i>	Monterey Pine	19.6	50	20	Good							
2	<i>Pinus radiata</i>	Monterey Pine	17.8	50	20	Good							
3	<i>Pinus radiata</i>	Monterey Pine	10.9,13.0	40	20	Good							Elevate for Clearance
4	<i>Pinus radiata</i>	Monterey Pine	16.6	40	30	Good							
5	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	40.9	70	60	Good							Elevate for Clearance
6	<i>Pinus radiata</i>	Monterey Pine	29.8	60	50	Fair	X	X		X			Pine Pitch Canker
7	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	13.6	60	20	Fair							Low LCR
8	<i>Pinus radiata</i>	Monterey Pine	23.2	60	20	Fair							Low LCR
9	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	40e	70	50	Fair	X	X				X	Low LCR
10	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	26.2	70	50	Fair	X						Low LCR
11	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	33.8	70	50	Fair							Low LCR
12	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	27.1	50	40	Fair	X		X				
13	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	51.1	70	40	Fair	X		X				
14	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	5.6, 9.0	30	20	Poor	X		X	X			
15	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	9.2,36.6	70	40	Fair	X		X				
16	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	21.0	50	40	Good	X		X				
17	<i>Pinus radiata</i>	Monterey Pine	27.2, 29.1	70	40	Fair							Dead Wood Prune
18	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	28.5	60	30	Poor	X			X		X	Low LCR
19	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	20.0	70	20	Poor	X				X		
20	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	20.2, 21.5	70	30	Dead	X			X	X	X	
21	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	9.6, 24.2	70	20	Poor	X			X	X		
22	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	20.4	70	20	Poor	X			X	X		
23	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	13.0	60	20	Poor	X			X	X		
24	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	15.0	60	20	Dead	X			X	X	X	
25	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	13.7	60	20	Dead	X			X	X	X	
26	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	28.0	70	40	Fair	X			X		X	
27	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	38.9	70	40	Fair							
28	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	36.3	70	40	Fair	X			X		X	

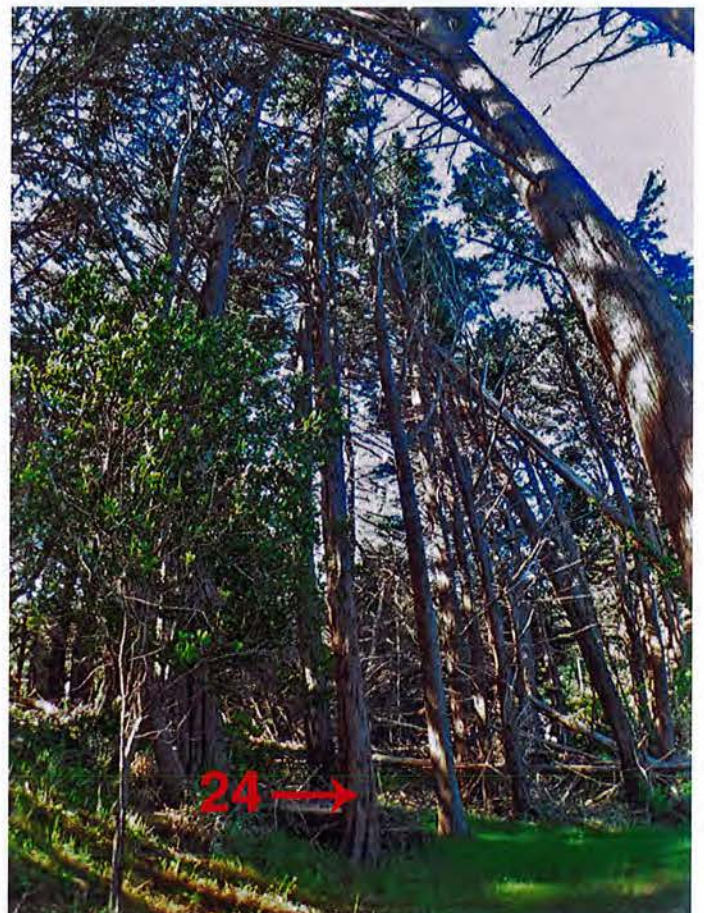
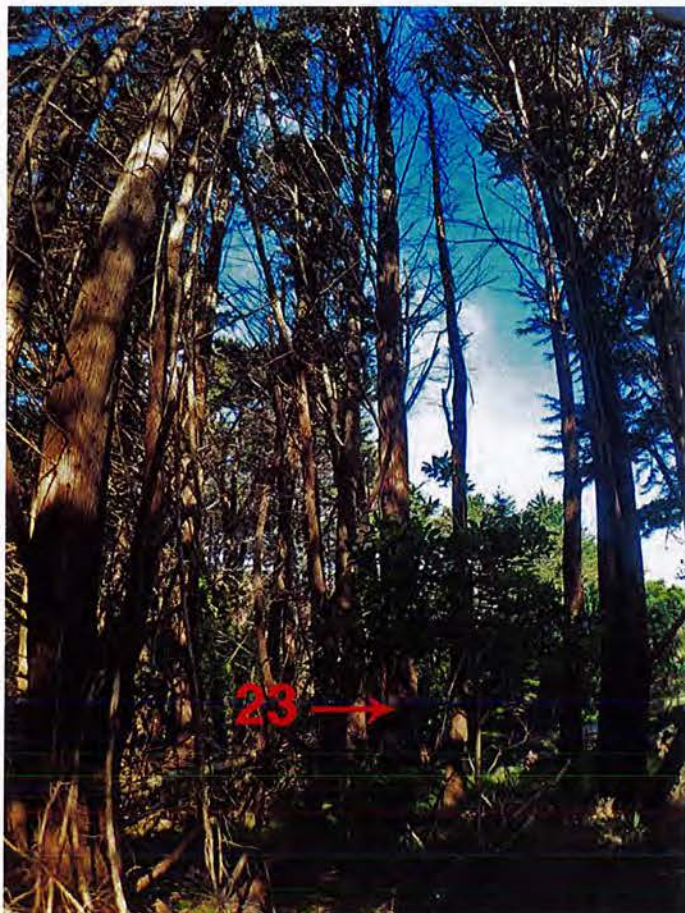
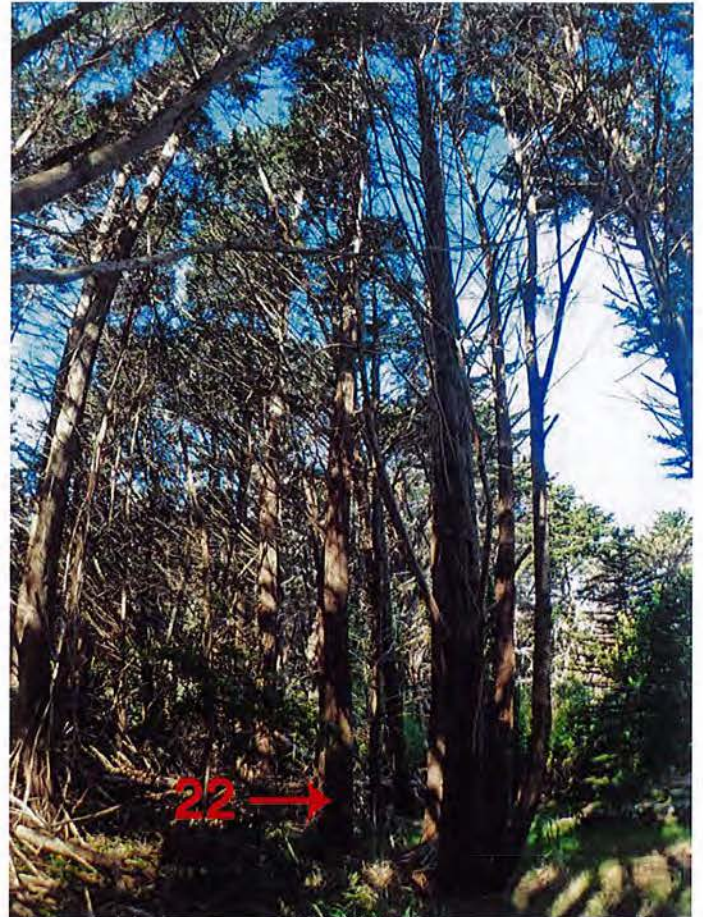


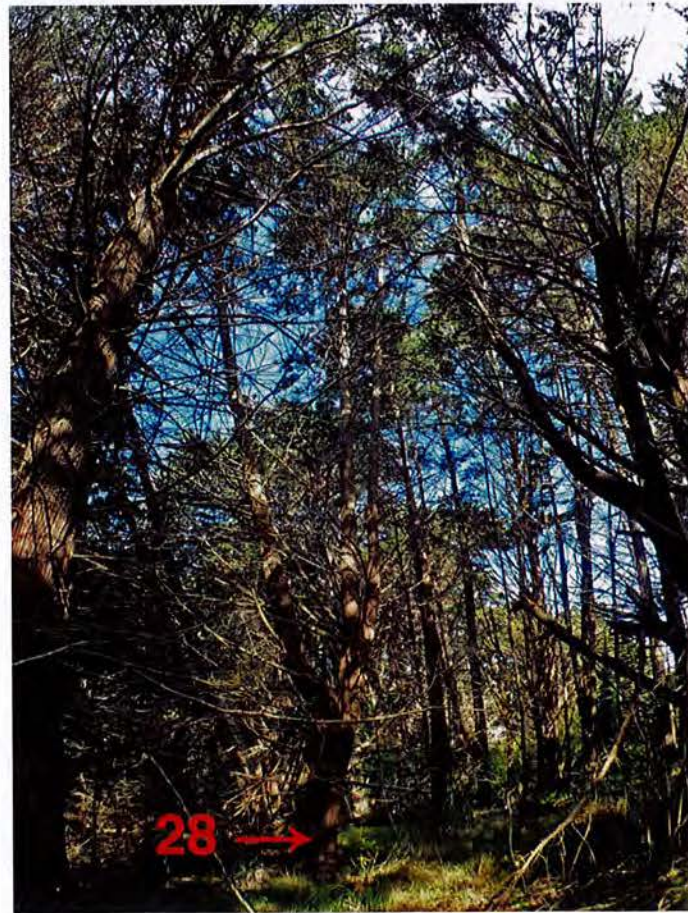
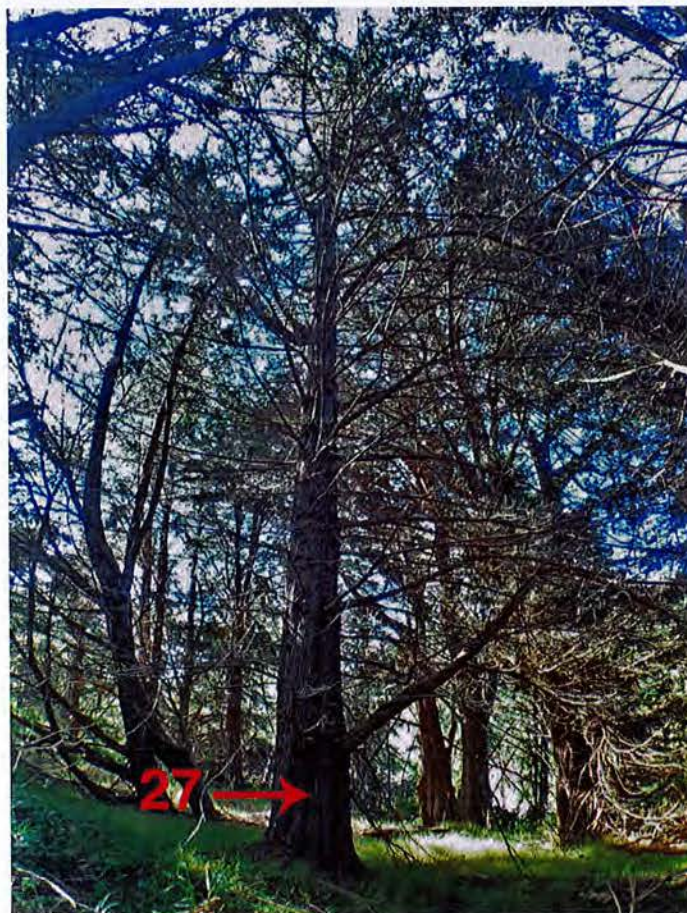
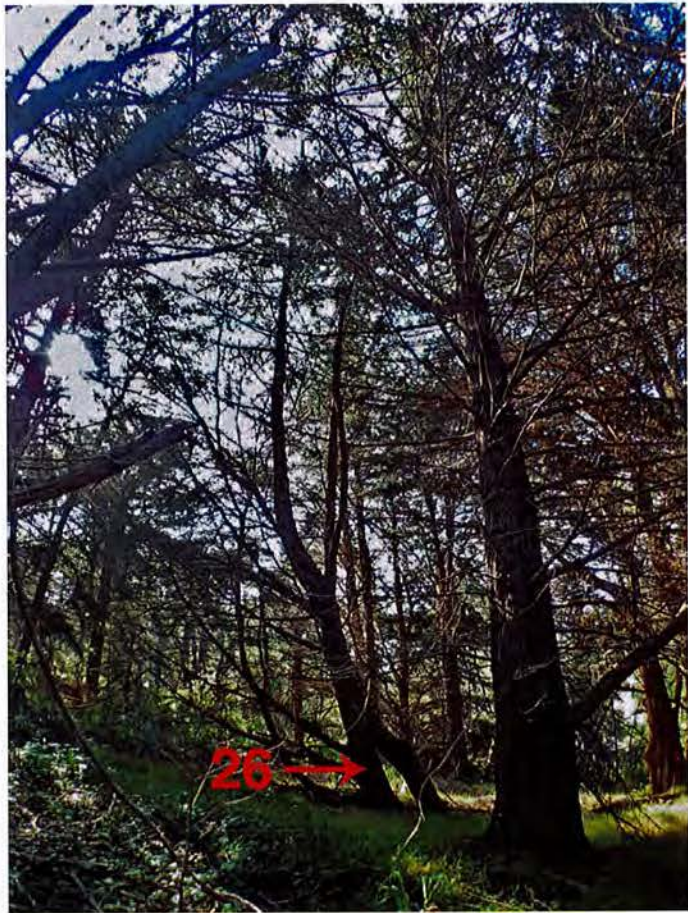
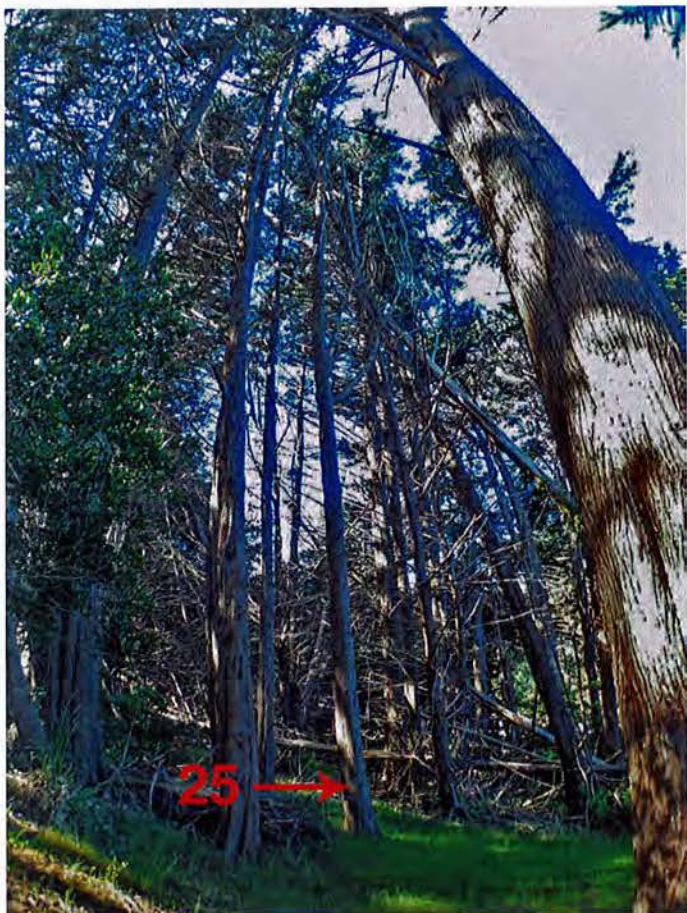














COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F3

Tree Management Experts

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Paul McGregor
168 Westpoint Ave.
Half Moon Bay, CA 94019

RE: 1900 East Avenue, Montara, CA

Date: 6/28/24

ARBORIST REPORT and TREE PROTECTION PLAN

Arborist Report

- Review pre-existing relevant work product, as provided, such as Architectural drawings, plans and communications between parties.
- Visit the Project Site to verify preexisting work product as related to trees, to evaluate site conditions, and to provide a tree assessment.
- Provide an Arborist Report that determines what trees may be retained and what trees must be removed. For the preservation of remaining trees, the Report will facilitate design refinement and identify the work limits and methods of work to be performed in the tree protection zones.
- Develop recommendations to lessen impact to trees by considering the following:
 - o Modification of design.
 - o Mitigation of impacts through tree protection.
 - o Site utilization planning.
 - o Staging.
 - o Equipment access.
 - o Tree maintenance.
- Provide revisions per Planning Department requests.
- Provide the Report in digital form as a pdf.

Background

The property at 1900 East Ave is currently a vacant lot, APN: 037-015-090. The present owners are proposing the construction of a new single-family residence and road extension with a northerly connection for access to the property.

The following documents were reviewed for this report:

- Landscape Plan dated August 19, 2016, produced by Anne Gustin Design, Inc.
- Road Plan dated August 24, 2017, produced by Sigma Prime Geosciences, Inc.
- Architectural plan set by Wilkins Studio dated 7/28/23.

Tree Management Experts

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415.606.3610



Planning Department review and comments were provided, and this report is revised in response to those requests. As such, the owner, contractor, and architect are all responsible for knowing the information included in this Arborist Report and adhering to the conditions provided.

Project Arborist

The Project Arborist is hereby identified as either Consulting and Certified Arborist listed below, or other similarly qualified individual on behalf of Tree Management Experts:

Roy Leggitt	roy@treemanagementexperts.com	415.606.3610
Aaron Wang	aaron@treemanagementexperts.com	847.630.3599

Tree Assessment

A total of 29 regulated trees were found that will be affected by this project both on and off the subject lot. Tree numbers were assigned to each tree and correspond to those used on the Site Plan on page 9. A set of 29 photographs were taken and marked to identify each tree by number. Aluminum tree tags were attached at about 18 inches height with the corresponding tree numbers. The data for tree identification, trunk diameter and recommendations are listed on the attached data table.

Tree Removals

23 significant trees are proposed for removal. The reasons for each removal are given in the attached data table. Four trees fall within the footprint of the planned road layout, and would either suffer too much root damage for survival or fall entirely within the planned road area. 5 trees fall within the footprint of the planned residence and would also require removal. The remainder of the trees to be removed are dead, in very poor or poor health, structurally unsound, or are interior trees to a grove that would be exposed to the potential for windthrow after other trees are removed.

Trees to be Protected and Preserved

A total of 6 trees are to be protected and preserved, as shown in the attached data table. Each of these trees is accommodated in the new design and intended uses and was found to be in fair health and structurally sound. Tree Protection Zones (TPZ) have been developed for each of these trees, and recommendations that follow apply to all TPZ areas.

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Site and Soil Conditions

The site appears to have alluvial toe-slope sandy clay loam soil that is reasonably undisturbed. Characteristic sandy-loam soils in Montara are moderately well drained, percolate water moderately well and are quite deep.

When this soil is wet, equipment cannot be operated within any TPZ area without causing a separation of coarse particles from fine particles, a process that crushes pore space in soil to cause compaction and formation of layers, and destroys the horticultural properties of the soil.

Tree Protection Plan

Construction Procedures

DEMOLITION

All tree protective fencing, root buffers, mulch and irrigation must be in place prior to demolition. Refer to specific sections below for proper installation of each of these items.

At no time is any wheeled equipment or an excavator allowed to enter or cross over TPZ areas, except where a temporary root buffer has been installed or pavement already exists and is in good condition. A tracked Bobcat® type loader may be used within TPZ areas only when we, the Project Arborist, are on site to determine appropriate access points and to monitor soil and root conditions.

ROAD EXTENSION AND DRIVEWAY CONSTRUCTION

Project Arborist is to be on site during this work. Because of the Tree Protection Zones associated with the driveway and road extension, care should be taken in grading the road, digging swales, and constructing energy dissipaters. The Project Arborist will document root cutting and ensure that the work preserves horticultural properties of the soil. The scope includes work around Trees 1, 5, 7, 8 and 11.

STAGING AREAS

Staging areas are available outside of TPZ areas along the planned road and on the lot once the planned tree removals are conducted. Storing and staging within TPZ areas can only be done on top of a required root buffer and with proper trunk protection, as specified in this report.

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BACKFILL AND FILL SOIL

Within TPZ areas, all backfill and fill soil shall be comprised of clean native topsoil. Soil must be placed without tamping, vibration, rolling, saturating or otherwise causing compaction that exceeds 85 percent. No fill soil movement or placement may be done during wet soil conditions. Do not place any fill soil within TPZ areas, except where backfilling against the construction perimeter.

Tree Protection Measures

A total of 6 significant trees, are to be protected and preserved, as shown in the attached data table. Each of these trees is accommodated in the new design and intended uses and was found to be in fair health and structurally sound.

Tree Protection Implementation Methods

To implement tree protection measures effectively, precise measurement for fence locations is critical. Proper skills and equipment are required to place fences where they belong. Measurement of distances must be to within 6 inches and cannot be completed properly by using either estimated or "paced off" distances. Required equipment will include an appropriate Engineer's scale and either a laser range finder or a 100-foot tape measure with a helper. Tree Protection Zones will extend to the dripline of a protected tree.

It is recommended that fence posts be installed first. Measure each Tree Protection Zone (TPZ), scaling distances off the Site Plans and marking the TPZ locations with marking paint. Similarly, where root buffers are to be installed, measure the precise location of the footings, scaling distances off the Site Plans and marking the footing locations with marking paint. Measure fence locations at the appropriate distance away from each footing.

Fence boundaries must meet, match and enclose areas entirely. The exact location of existing features is not known and must be determined in the field.

Surface installations such as root buffers, irrigation and mulch must be installed in appropriate locations between areas identified by fence posts.

Following surface installations, 4- or 5-foot hi-vis orange plastic fencing must be strung tightly and closed off at all locations.

Tree Protection Measures for All Areas

TREE PROTECTIVE FENCING AND WARNING SIGNS

Placement: all fence installation lines are indicated on the Site Plan with Additions. Trees affected will include Trees 1, 7, 8 and 11.

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Type and Size: 4- or 5-foot high vi-vis orange plastic fencing shall be placed on posts driven a minimum of 1 foot into undisturbed soil and spaced not more than 8 feet on center.

Duration: Tree fencing shall be erected prior to any demolition activity and shall remain in place for the duration of the project.

'Warning' Signs: 'Warning' signs shall be posted on Tree Protective Fencing not more than every 20 feet stating "TREE PROTECTION FENCE – DO NOT MOVE OR REMOVE WITHOUT APPROVAL"

TRUNK WRAP

The trunk of Trees 5, 7, 8 and 11 shall be wrapped with the following protection:

Option 1: Straw Wattles: The trunk would be wrapped with a coil of straw wattles followed by a layer of orange plastic fencing.

Option 2: Planking: The trunk would be wrapped with 4 layers of orange plastic fencing, then a layer of 2X4 planks set on end, edge-to-edge and wrapped with a minimum of 4 additional layers of orange plastic fencing. Do not nail the planks or wattles to the trunk. The protection should extend at least 8 feet up the trunk.

MULCH

Placement: All areas enclosed by Tree Protective Fencing shall have a 4 to 6-inch deep layer of mulch applied, leaving a 12-inch distance around each tree trunk free of mulch. Mulch placement is shown on the Site Plan with Additions.

Type and Size: Mulch material shall be 2-inch unpainted, untreated wood chip mulch or an approved equal.

Duration: Mulch shall be placed in all designated areas prior to any demolition or construction activity.

ROOT BUFFER

Placement: A temporary protective Root Buffer must be installed before any driving, storing or staging takes place within any TPZ areas not already paved.

Type and Size: The Root Buffer shall consist of a base course of tree chips spread over each designated area to a minimum depth of 6 inches, capped by a base course of 3/4-inch quarry gravel to stabilize 3/4-inch plywood on top. Additional wood chips may be added periodically upon the recommendation of the Project Arborist following monthly inspections.

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Duration: All Root Buffers shall remain in place for the duration of the project.

Construction Impact Mitigation

GRADE CHANGES

Grading changes should not exceed 4 inches of depth in cuts, or 6 inches of depth in fill where such grade changes are within Tree Protection Zones.

UTILITY TRENCHING

If any utility trenches must be excavated through any TPZ area, either directional boring or Air-spade® (or equivalent) excavation is required.

FOUNDATION AND ROAD CONSTRUCTION

Foundation and grading work will cause root impacts from perimeter excavation along the Western perimeter of the new building and along the curve of the road extension. Root losses are anticipated for Trees 1, 5, 7, 8 and 11, Protected Trees. The following mitigation is required:

Hand Excavation

All portions of foundation excavation occurring within TPZ areas shall be completed by hand. All roots encountered of any size whatsoever shall be cleanly cut with a sharp tool at the excavation perimeter. Hand excavation shall be performed under the direction of the Project Arborist.

Excavation Tailings

All tailings derived from excavation of the perimeter footings shall be immediately placed within the confines of the perimeter foundation, or outside all TPZ areas. No tailings shall be stockpiled, abandoned or allowed to remain overnight in any TPZ area.

Soil Fracturing

All inadvertent compaction of soil within any TPZ shall be loosened by soil fracturing with Air-spade® (or equivalent) excavation equipment subsequent to all equipment access needs.

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Maintenance and Ongoing Care

Tree maintenance and ongoing care is necessary in preparation for construction, and throughout the entire timeline for construction. Anticipated needs include pruning, irrigation and tree protection during landscape construction:

PRUNING

Pruning shall be done under the direction of the Project Arborist, and by a Certified Arborist in accordance with the current ANSI A300 Pruning Standards and International Society of Arboriculture (ISA) Best Management Practices.

For all trees, remove broken or dead limbs and prune lower limbs to maintain vertical clearances of 8 feet over grade.

Tree 5 will require pruning to elevate the canopy to accommodate vehicle traffic along the road extension.

IRRIGATION

Long-term temporary irrigation must be supplied to all protected trees. All water supply lines shall be run above soil surfaces and without any trenching in any TPZ area. Water shall be provided to all TPZ areas indicated as receiving mulch and irrigation on the Site Plan with Additions, through standard gear-driven irrigation heads or through soaker hoses.

Water quantity and frequency shall be 1 time per month during the irrigation season (usually March through September) using an automatic watering system applying 10 gallons per inch of trunk diameter.

LANDSCAPING

Care must be exercised during landscape construction to avoid any trenches across existing TPZ areas. If sub-surface trenches must be installed, common trenches should be used and they should stay as far away from the trees as possible. A trench running along a radius line directly toward a tree is preferable to a cross trench.

Landscape construction plans are subject to review and comment by the Project Arborist. If extensive trenching is required, Air-spade® excavation may be required.

Care must be taken to keep mulch away from the base of all trees and other woody plants. Similarly, soil grades must be carefully monitored to keep excess soil from accumulating around the base of trees and shrubs.

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Supervision & Reporting Requirements

Any work within any TPZ requiring excavation, pruning or otherwise affecting the tree or the soil within the TPZ shall require the supervision on site of the Project Arborist.

Any damage to protected trees, incidental or accidental shall require an inspection by the Project Arborist. After any event requiring the presence of the Project Arborist, the Arborist shall prepare a letter outlining how work was carried out, and any necessary mitigation requirements.

The inspection schedule includes, at a minimum:

- Monthly from the 1st to the 10th of each month
- Inspection of Tree Protection prior to construction
- During new foundation excavation
- During road grading and construction
- During any pruning
- During any tree impact mitigation activity

Reports will be sent directly to the County Planning department.

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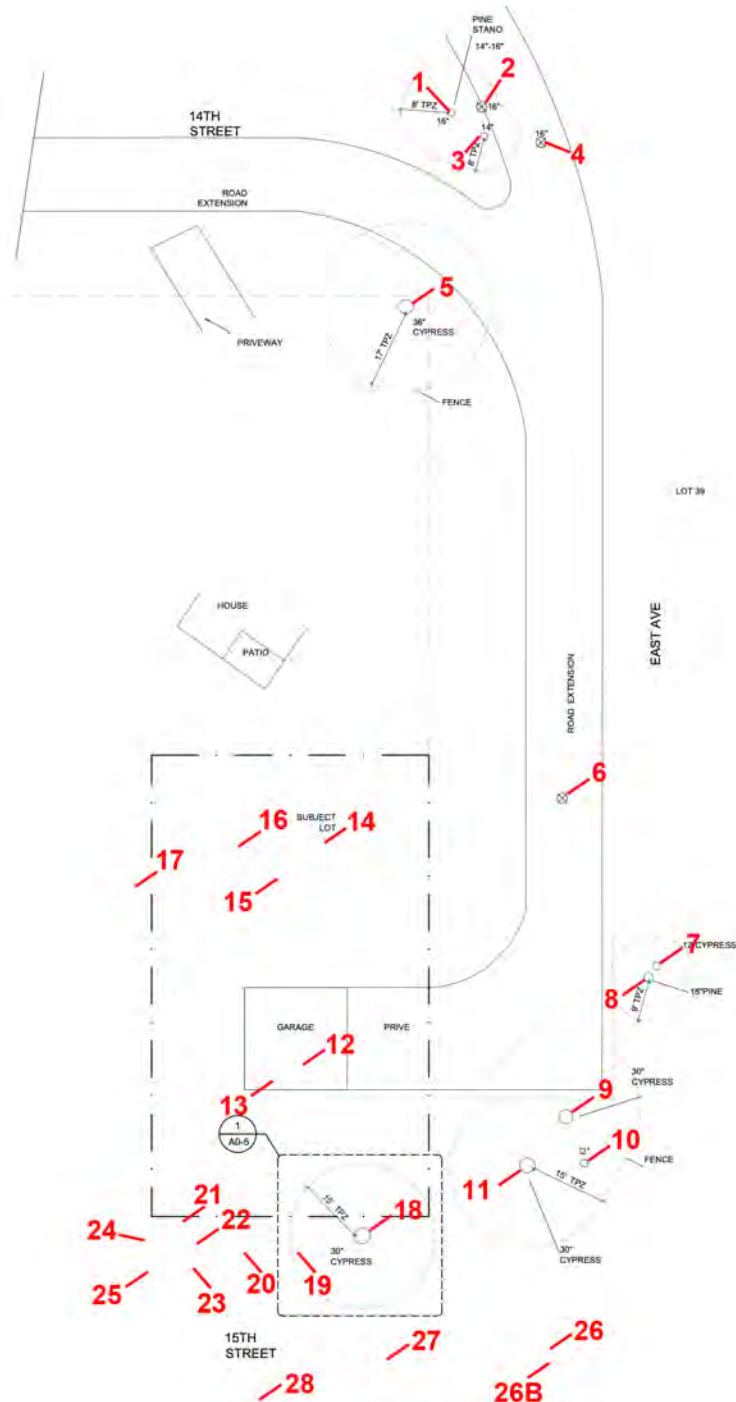
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Site Plan



Not to Scale

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Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Title and ownership of all property considered are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. Various diagrams, sketches and photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written or verbal consent of the consultant.
7. This report is confidential and to be distributed only to the individual or entity to whom it is addressed. Any or all of the contents of this report may be conveyed to another party only with the express prior written or verbal consent of the consultant. Such limitations apply to the original report, a copy, facsimile, scanned image or digital version thereof.
8. This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement or a contract.
10. Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise in the future.

Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

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Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. An arborist cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

Certification of Performance

I, Aaron Wang, Certify:

- That we have inspected the trees and/or property evaluated in this report. We have stated findings accurately, insofar as the limitations of the Assignment and within the extent and context identified by this report;
- That we have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are original and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report within this report;
- That compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I am a member and Certified Arborist with the International Society of Arboriculture.

I have attained professional training in all areas of knowledge asserted through this report by completion of a Bachelor of Science degree in Forestry and Natural Resources, by routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

I have rendered professional services in a full-time capacity in the field of horticulture and arboriculture for more than 9 years.

Signed: _____

Date: 6/28/24

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Certification of Performance

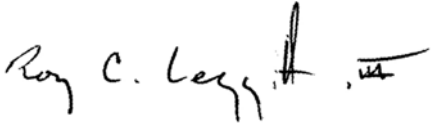
I, Roy C. Leggitt, III, Certify:

- That we have inspected the trees and/or property evaluated in this report. We have stated findings accurately, insofar as the limitations of the Assignment and within the extent and context identified by this report;
- That we have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are original and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report within this report;
- That compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I am a member in good standing of the American Society of Consulting Arborists and a member and Certified Arborist with the International Society of Arboriculture.

I have attained professional training in all areas of knowledge asserted through this report by completion of a Bachelor of Science degree in Plant Science, by routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

I have rendered professional services in a full-time capacity in the field of horticulture and arboriculture for more than 36 years.


Signed: _____

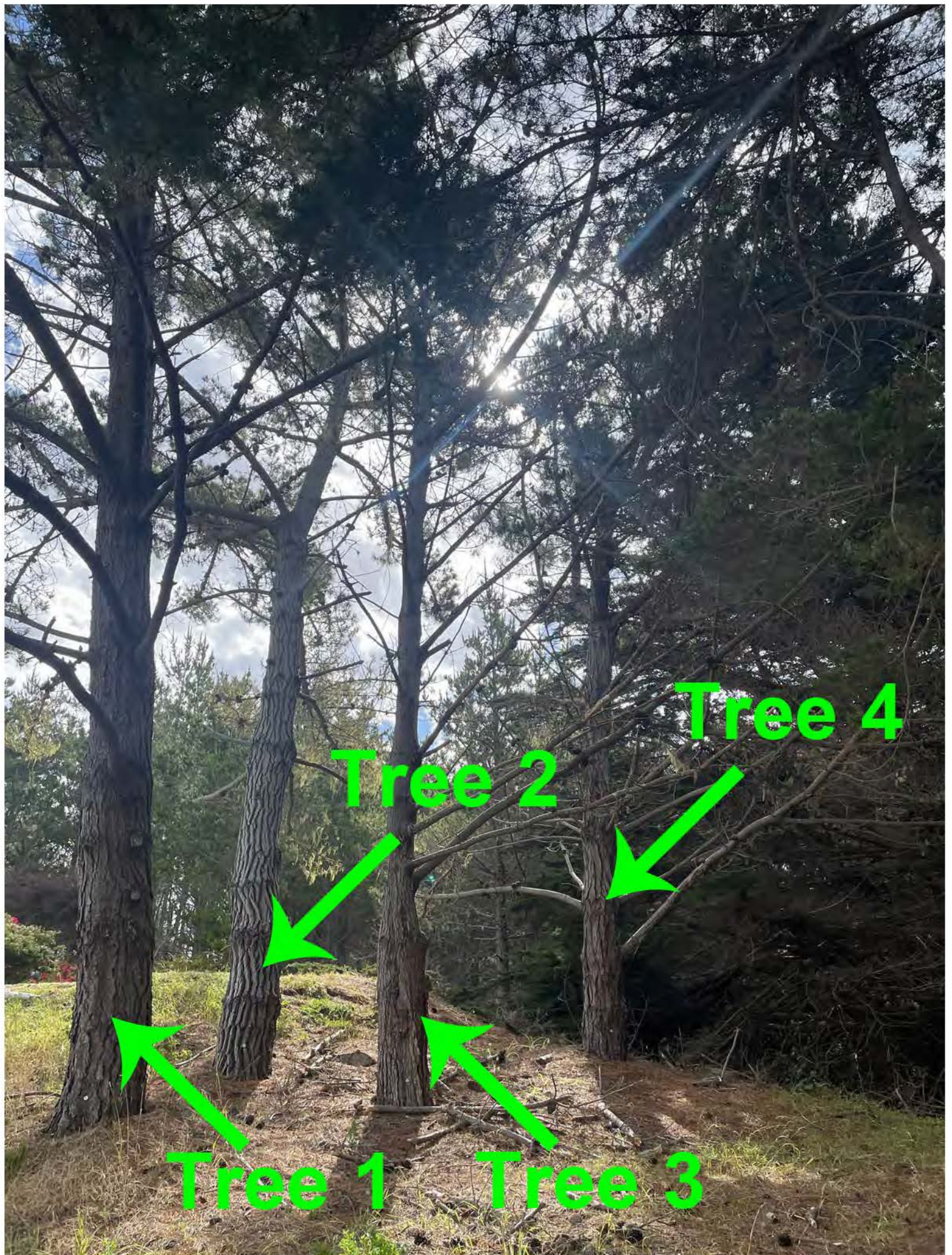
Date: 6/28/24

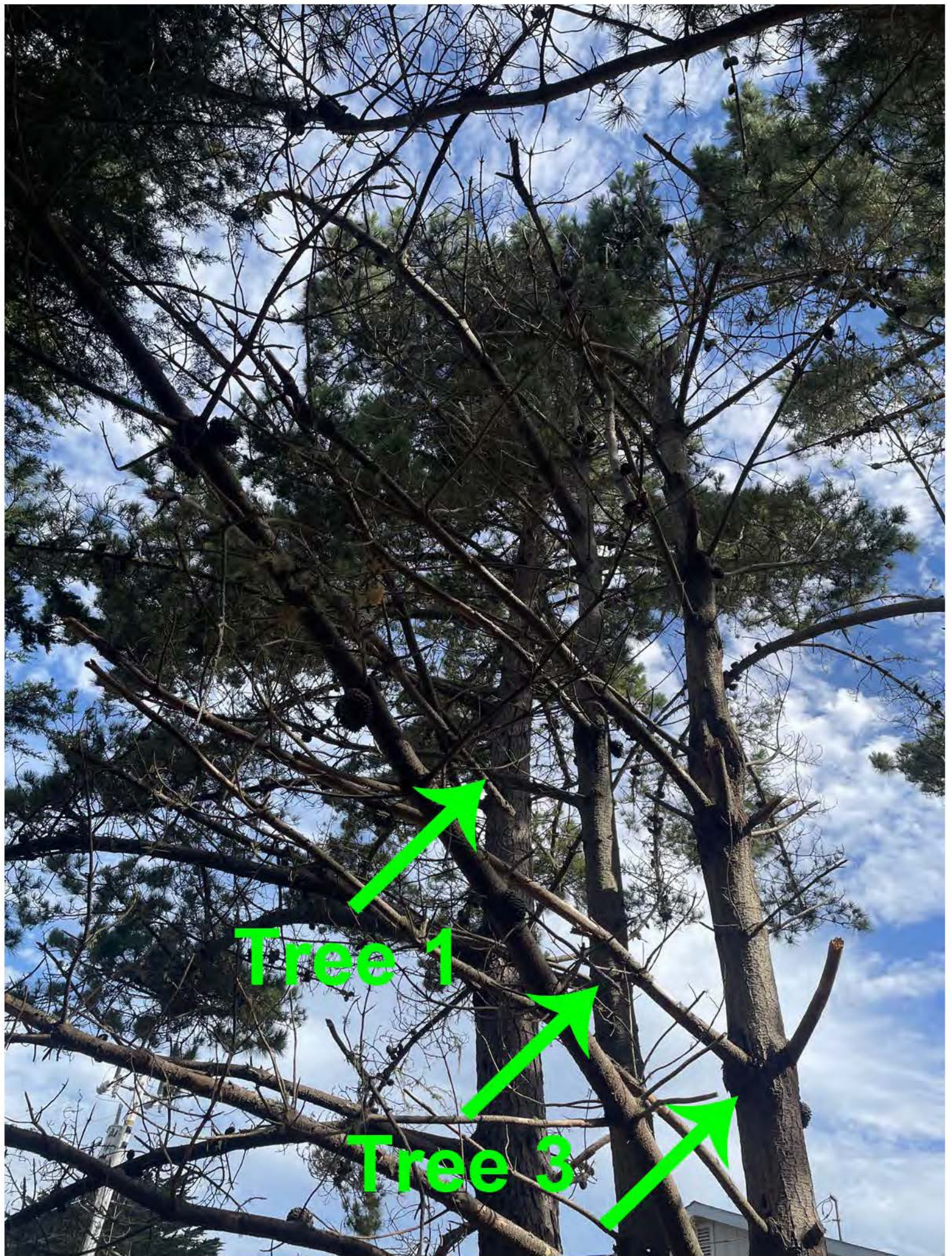
1900 East Ave.
Tree Data Sheet

Tree #	Species Name	Common Name	Diameter (in)	Height (ft)	Spread (ft)	Health	Remove	Reason for Removal					Notes
								Road Layout	Building Footprint	Poor Health	Exposed Edge Tree	Hazard Tree	
1	<i>Pinus radiata</i>	Monterey Pine	24.5	50	30	Fair							
2	<i>Pinus radiata</i>	Monterey Pine	22.0	50	30	Fair	x	x					
3	<i>Pinus radiata</i>	Monterey Pine	10.9, 13.0	40	20	Dead	x			x			
4	<i>Pinus radiata</i>	Monterey Pine	18.7	40	30	Poor	x	x		x			
5	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	47.4	70	60	Good							Elevate for Clearance
6	<i>Pinus radiata</i>	Monterey Pine	31.5	60	50	Poor	x	x		x			Pine Pitch Canker
7	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	13.8	60	20	Fair							Low LCR
8	<i>Pinus radiata</i>	Monterey Pine	25.1	60	20	Fair							Low LCR
9	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	42e	70	50	Poor	x	x		x		x	Low LCR
10	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	18.4	70	30	Poor	x			x			Low LCR
11	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	36.0	70	50	Fair							Low LCR
12	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	28.1	50	40	Poor	x		x			x	
13	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	54.6	70	60	Fair	x		x				
14	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	9.5	30	20	Very Poor	x		x	x			
15	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	40.1	70	40	Fair	x		x				
16	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	23.3	50	40	Good	x		x				
17	<i>Pinus radiata</i>	Monterey Pine	30.8, 27.6	70	40	Very Poor	x			x		x	Pine Pitch Canker
18	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	29.0	60	40	Very Poor	x			x		x	Low LCR
19	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	20.8	70	20	Very Poor	x			x	x		Low LCR
20	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	20.0, 23.4	70	30	Poor	x			x	x	x	
21	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	26.0	70	30	Poor	x			x	x		
22	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	21.1	70	20	Poor	x			x	x		
23	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	13.0	60	10	Dead	x			x	x		
24	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	14.0	60	10	Dead	x			x	x	x	
25	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	11.9	50	10	Dead	x			x	x	x	
26	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	28.6	70	40	Poor	x			x		x	
26B	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	23.7	70	40	Poor	x			x			
27	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	40.7	70	40	Fair							
28	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	39.5	70	40	Fair	x			x		x	



Trees 1 to 4

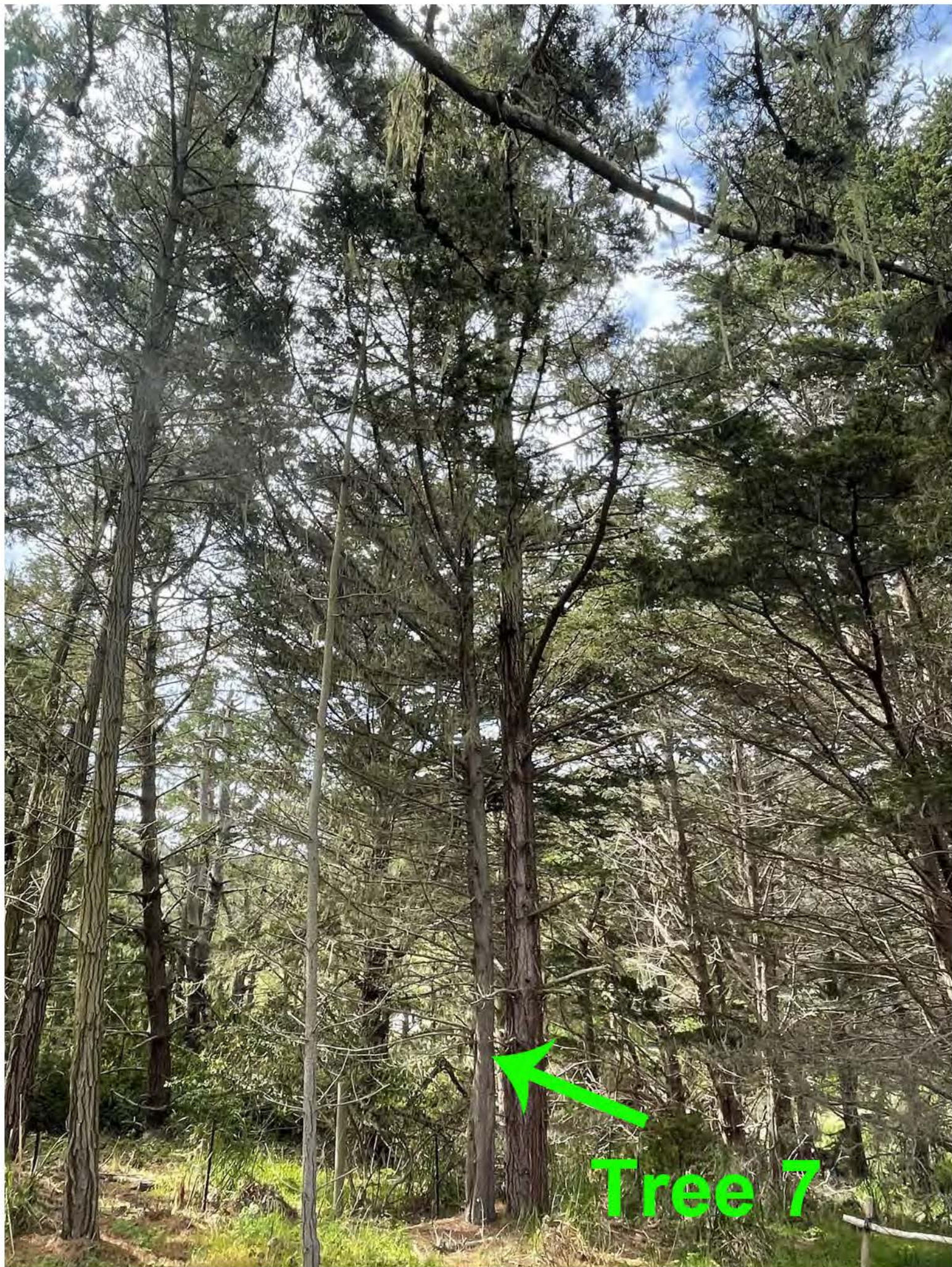


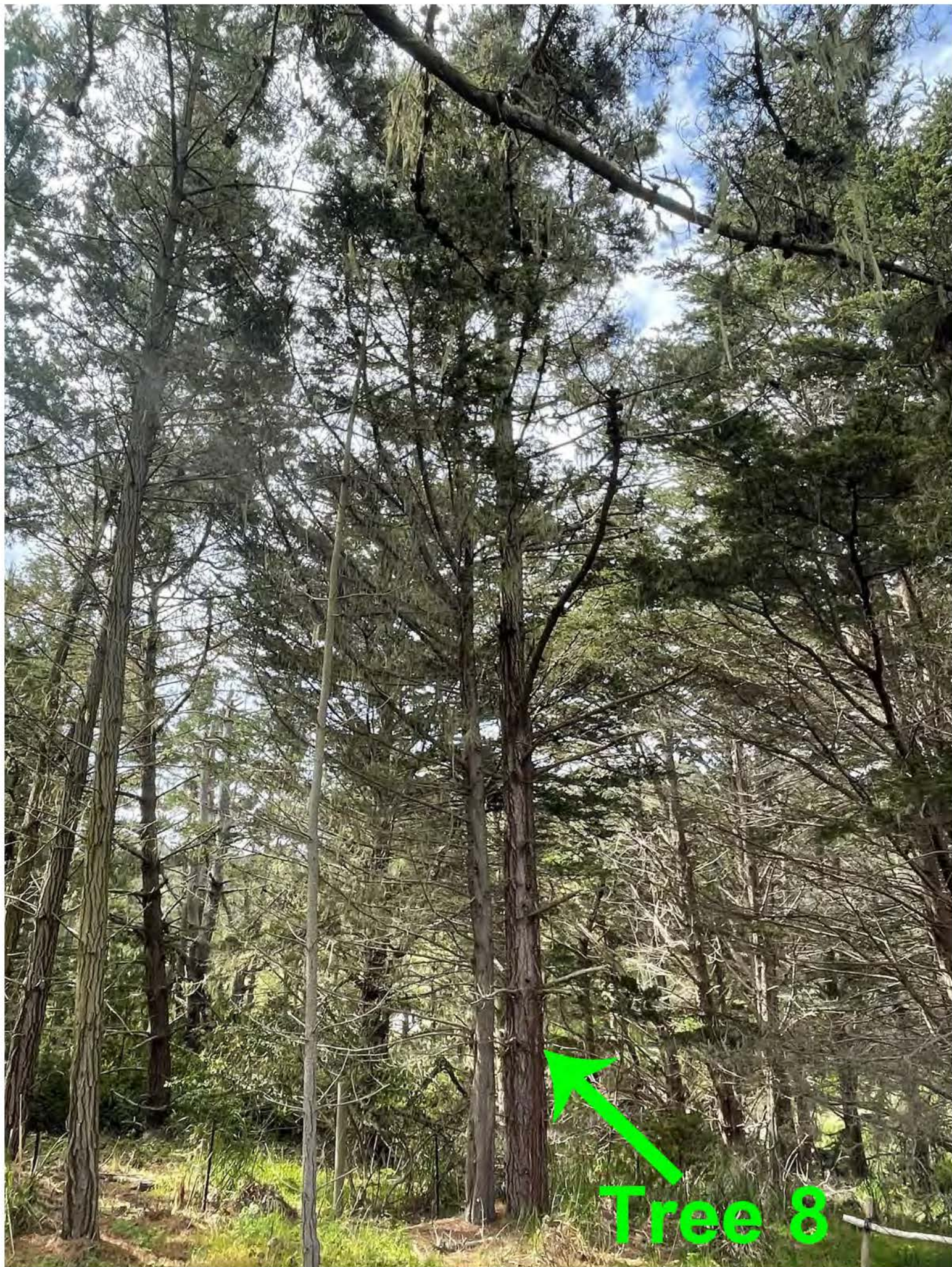
















Tree 10



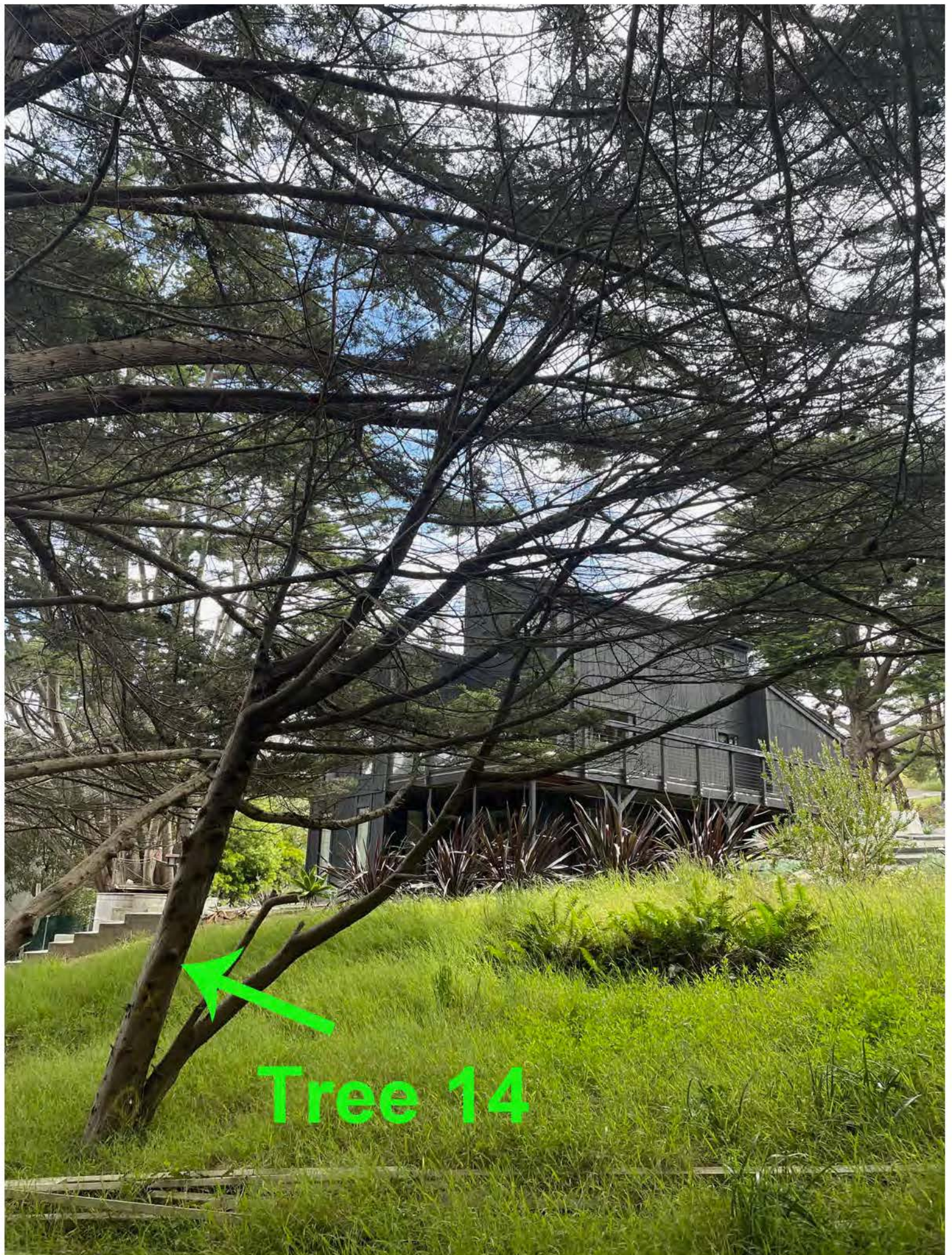
Tree 11



Tree 12



Tree 13



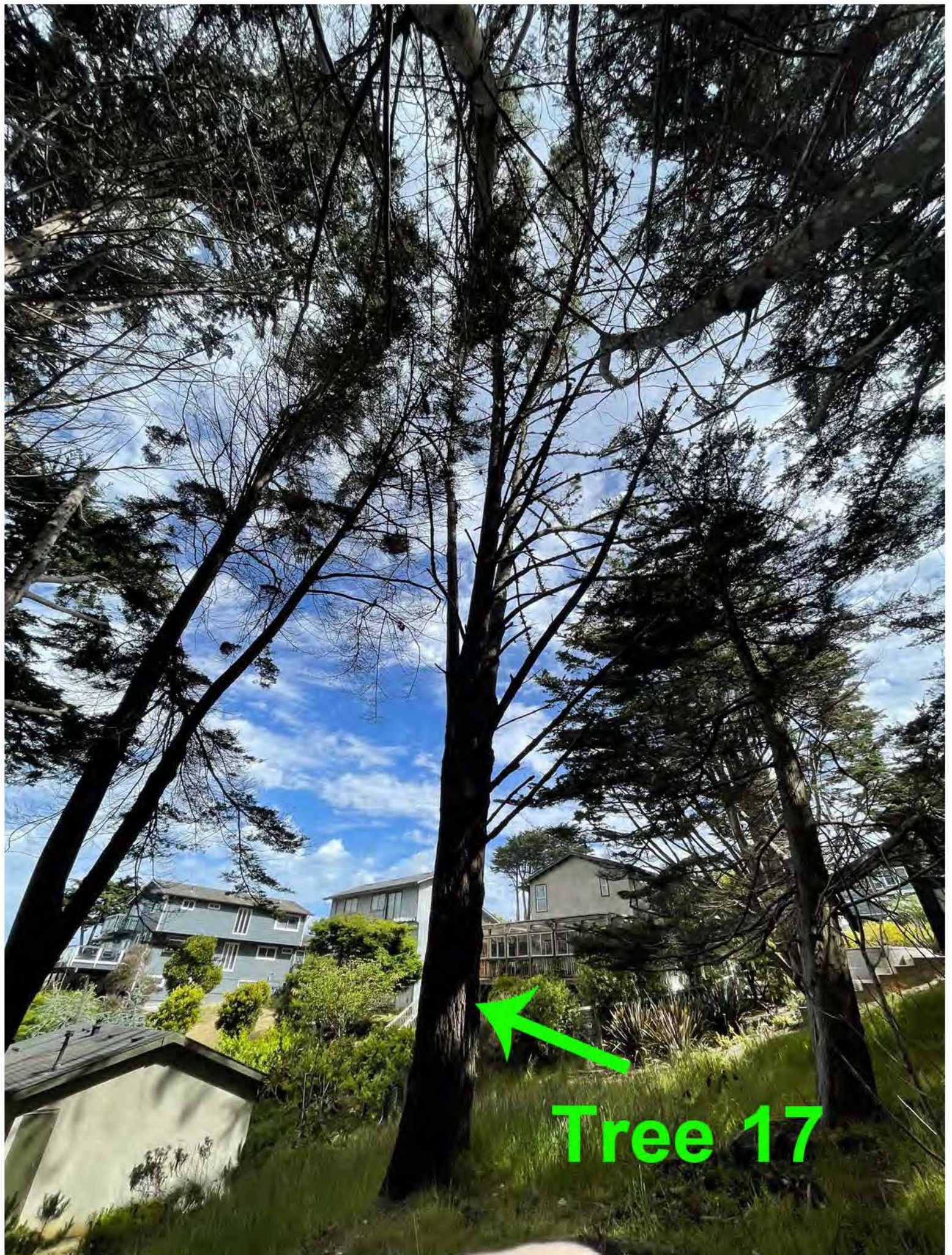
Tree 14



Tree 15

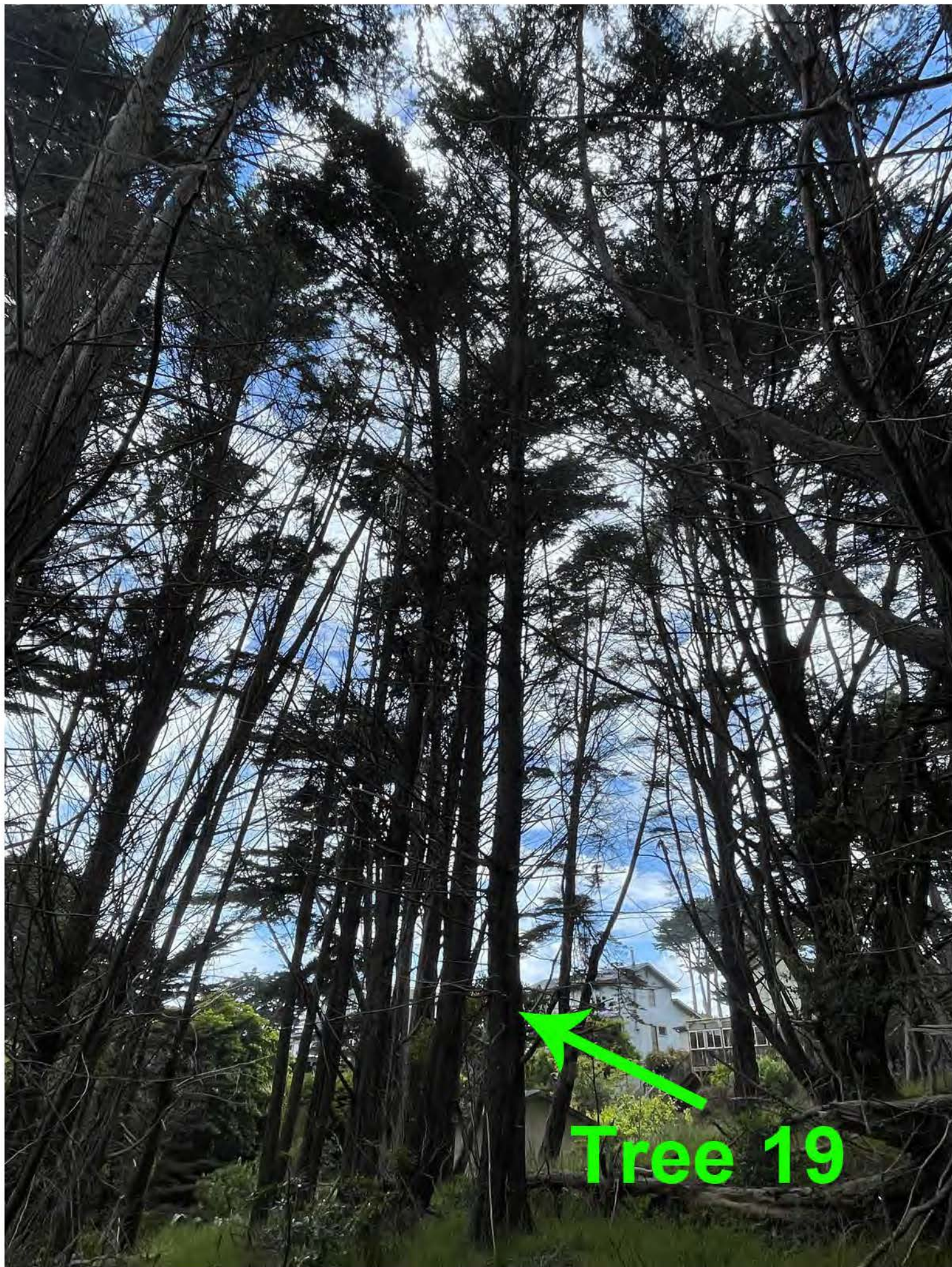


Tree 16



Tree 17





Tree 19



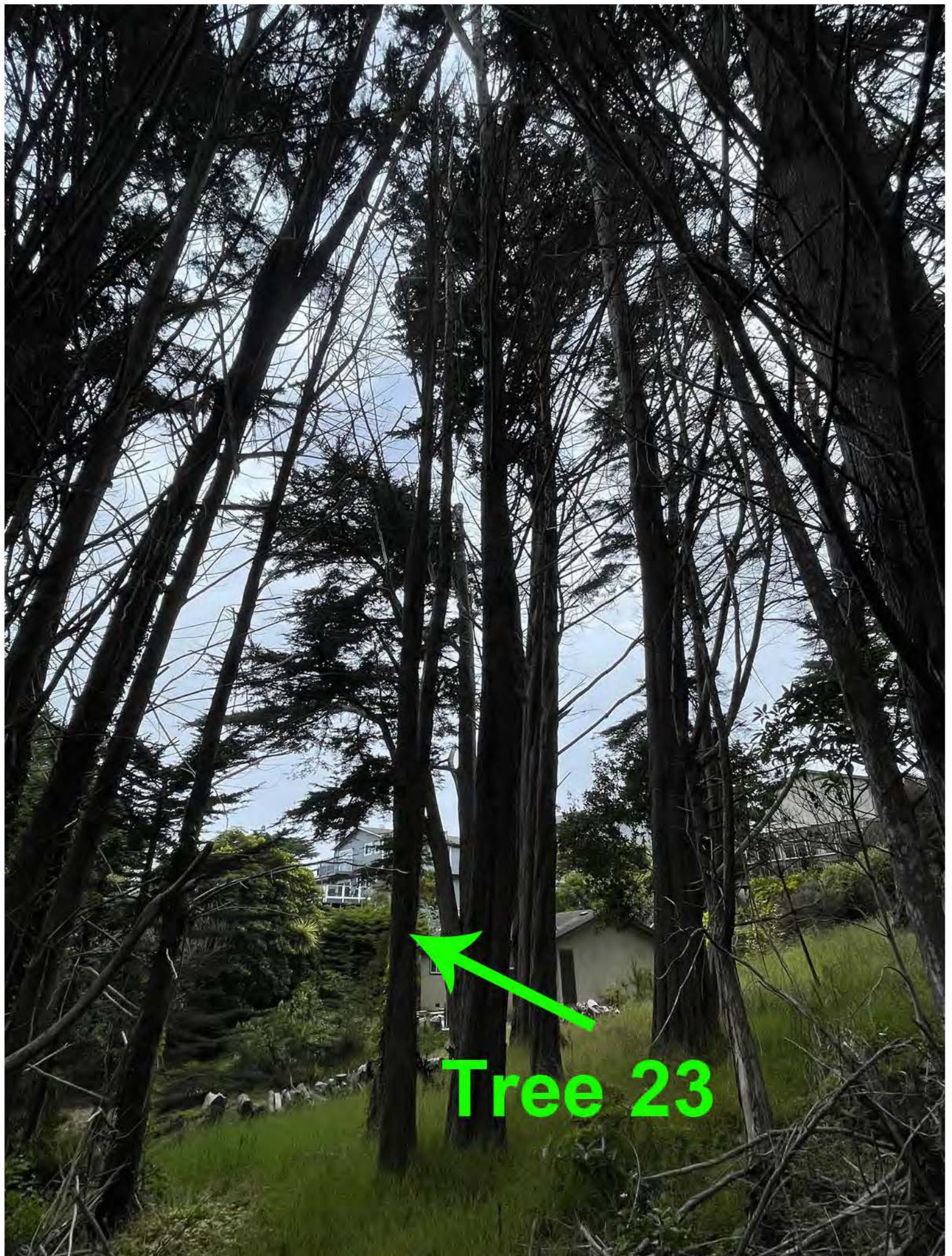
Tree 20



Tree 21



Tree 22



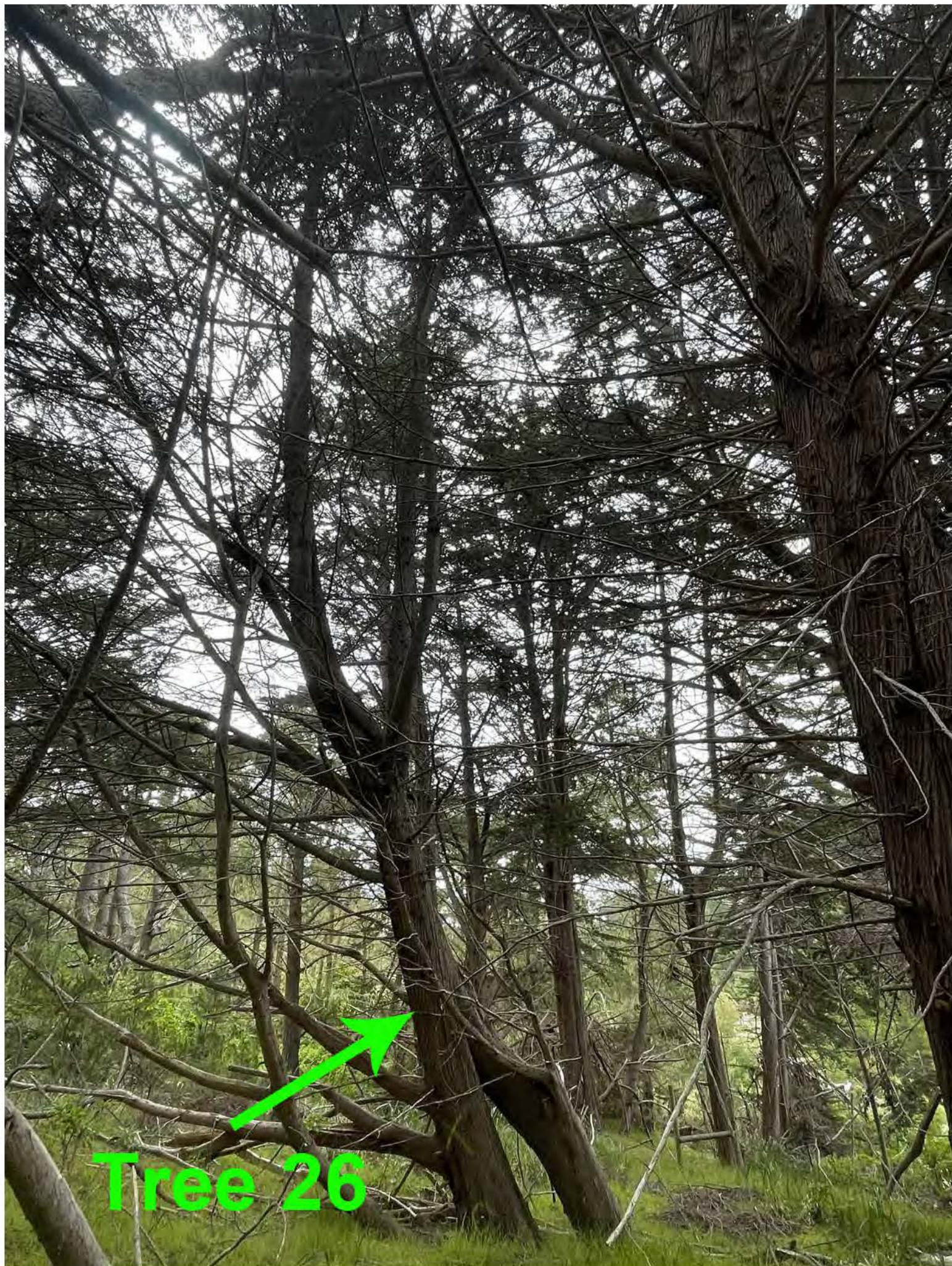
Tree 23



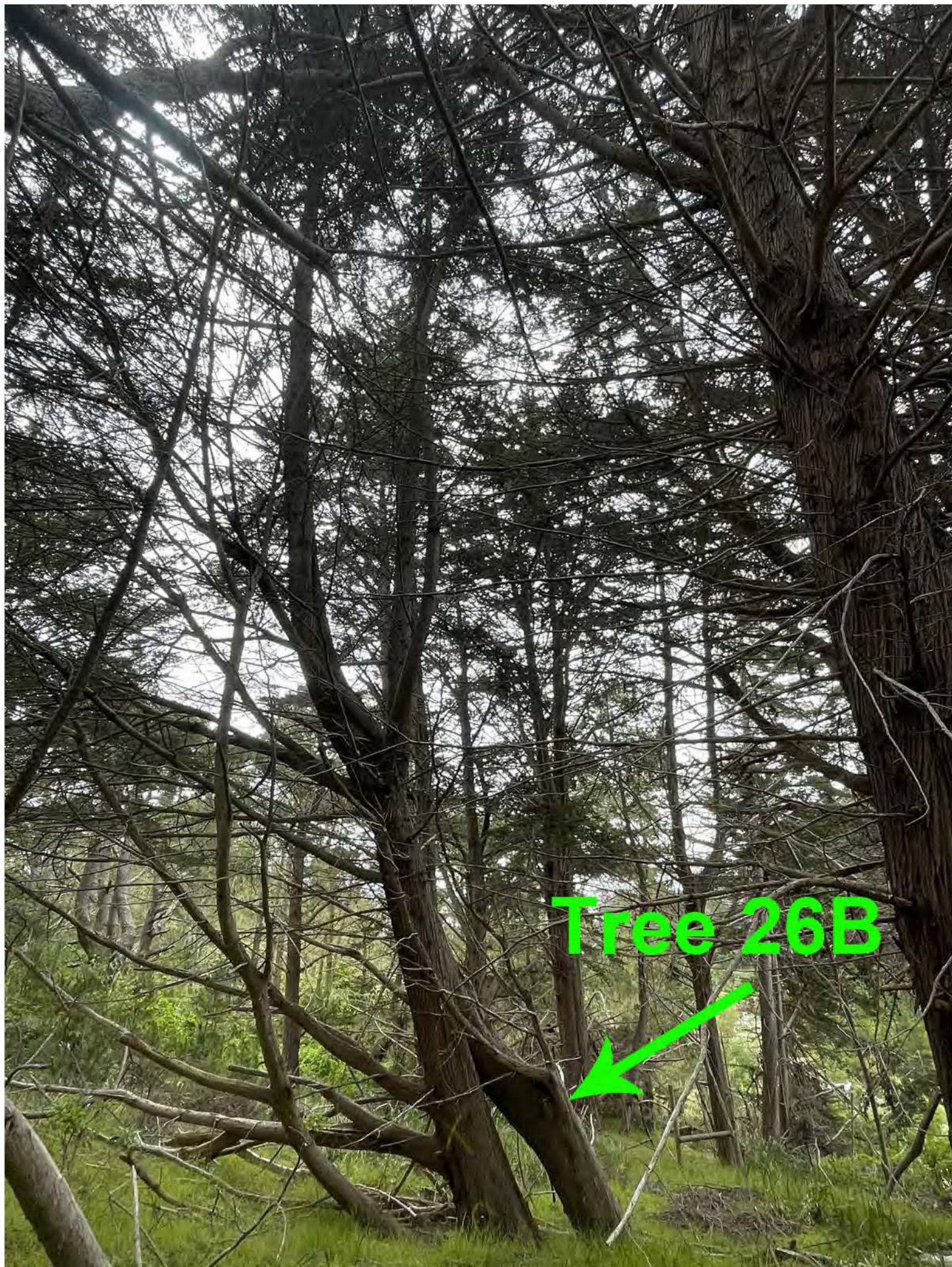
Tree 24



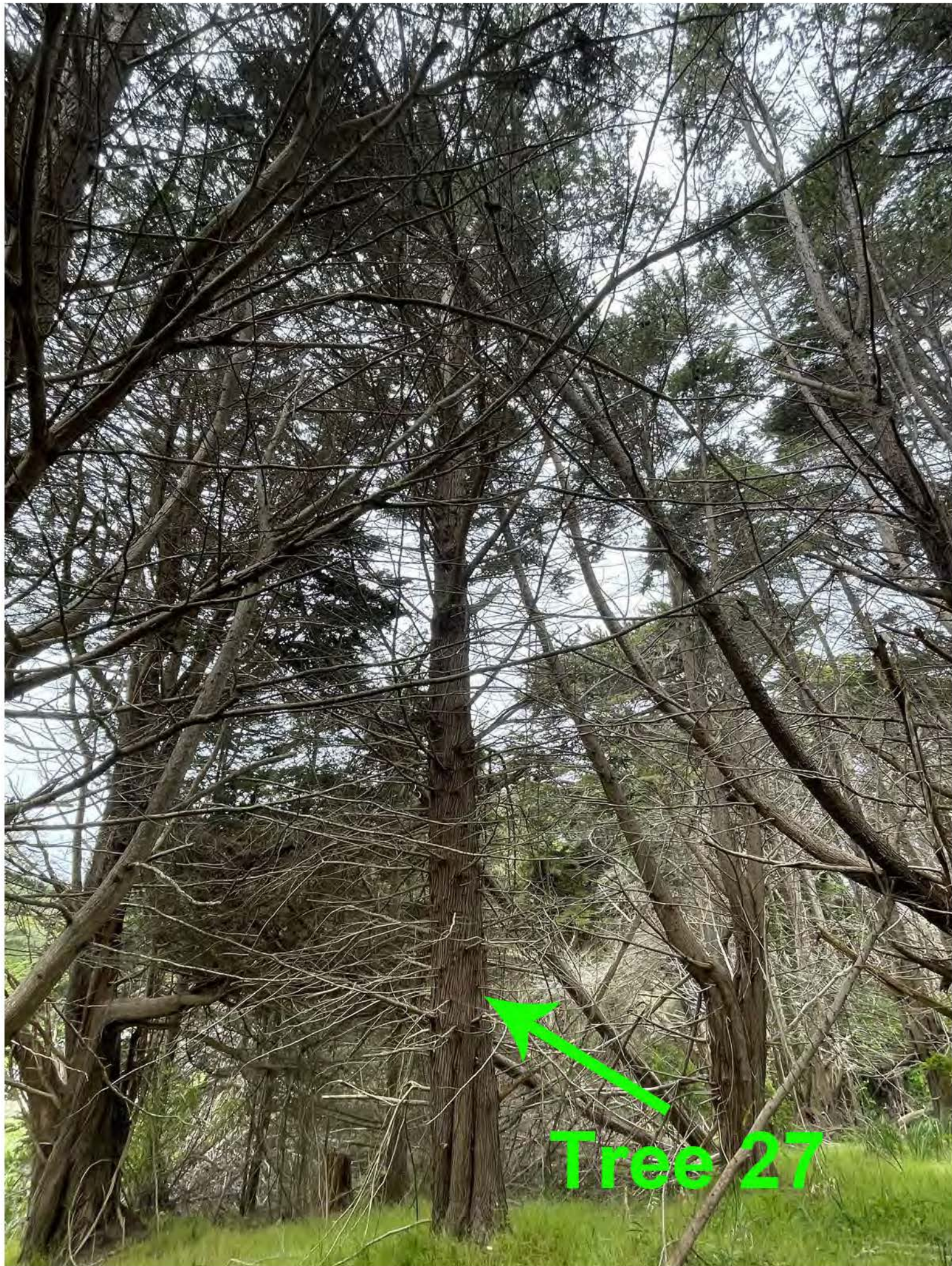
Tree 25



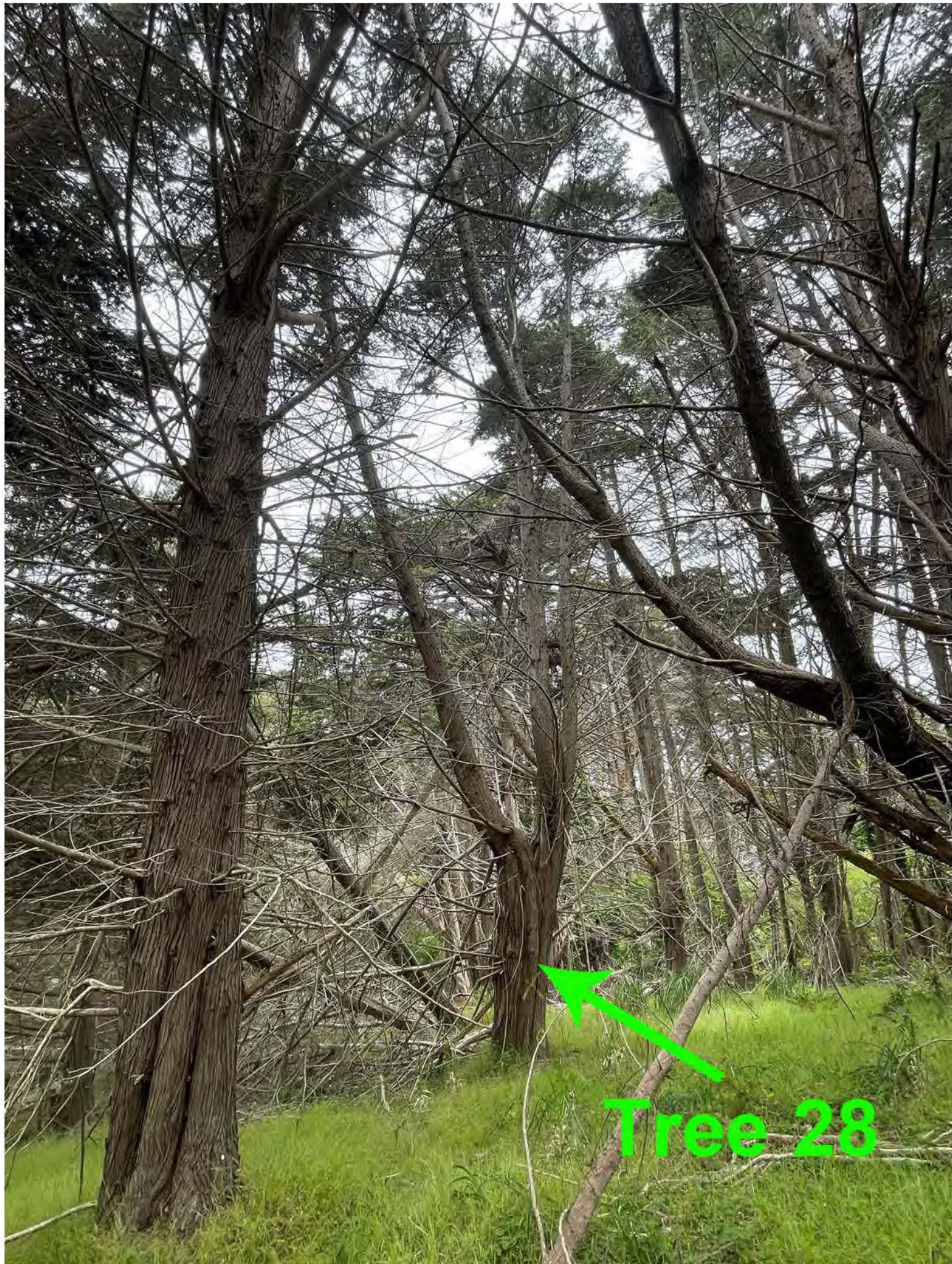
Tree 26



Tree 26B



Tree 27



Tree 28



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F4

Tree Management Experts

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Paul McGregor
168 Westpoint Ave.
Half Moon Bay, CA 94019

RE: 1900 East Avenue, Montara, CA

Date: 9/19/24

ARBORIST REPORT and TREE PROTECTION PLAN

Arborist Report

- Review pre-existing relevant work product, as provided, such as Architectural drawings, plans and communications between parties.
- Visit the Project Site to verify preexisting work product as related to trees, to evaluate site conditions, and to provide a tree assessment.
- Provide an Arborist Report that determines what trees may be retained and what trees must be removed. For the preservation of remaining trees, the Report will facilitate design refinement and identify the work limits and methods of work to be performed in the tree protection zones.
- Develop recommendations to lessen impact to trees by considering the following:
 - o Modification of design.
 - o Mitigation of impacts through tree protection.
 - o Site utilization planning.
 - o Staging.
 - o Equipment access.
 - o Tree maintenance.
- Provide revisions per Planning Department requests.
- Provide the Report in digital form as a pdf.

Background

The property at 1900 East Ave is currently a vacant lot, APN: 037-015-090. The present owners are proposing the construction of a new single-family residence and road extension with a northerly connection for access to the property.

The following documents were reviewed for this report:

- Landscape Plan dated August 19, 2016, produced by Anne Gustin Design, Inc.
- Road Plan, Revised July 18, 2022, produced by Sigma Prime Geosciences, Inc.
- Architectural plan set by Wilkins Studio dated 7/28/23.

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Planning Department review and comments were provided, and this report is revised in response to those requests. As such, the owner, contractor, and architect are all responsible for knowing the information included in this Arborist Report and adhering to the conditions provided.

Project Arborist

The Project Arborist is hereby identified as either Consulting and Certified Arborist listed below, or other similarly qualified individual on behalf of Tree Management Experts:

Roy Leggitt	roy@treemanagementexperts.com	415.606.3610
Aaron Wang	aaron@treemanagementexperts.com	847.630.3599

Tree Assessment

A total of 29 regulated trees were found that will be affected by this project both on and off the subject lot. Tree numbers were assigned to each tree and correspond to those used on the Site Plan on page 9. A set of 29 photographs were taken and marked to identify each tree by number. Aluminum tree tags were attached at about 18 inches height with the corresponding tree numbers. The data for tree identification, trunk diameter and recommendations are listed on the attached data table.

Tree Removals

24 significant trees are proposed for removal. The reasons for each removal are given in the attached data table. Five (5) trees fall within the footprint of the planned road layout, and would either suffer too much root damage for survival or fall entirely within the planned road area. 5 trees fall within the footprint of the planned residence and would also require removal. The remainder of the trees to be removed are dead, in very poor or poor health, structurally unsound, or are interior trees to a grove that would be exposed to the potential for windthrow after other trees are removed.

Trees to be Protected and Preserved

A total of 6 trees are to be protected and preserved, as shown in the attached data table. Each of these trees is accommodated in the new design and intended uses and was found to be in fair health and structurally sound. Tree Protection Zones (TPZ) have been developed for each of these trees, and recommendations that follow apply to all TPZ areas.

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Site and Soil Conditions

The site appears to have alluvial toe-slope sandy clay loam soil that is reasonably undisturbed. Characteristic sandy-loam soils in Montara are moderately well drained, percolate water moderately well and are quite deep.

When this soil is wet, equipment cannot be operated within any TPZ area without causing a separation of coarse particles from fine particles, a process that crushes pore space in soil to cause compaction and formation of layers, and destroys the horticultural properties of the soil.

Tree Protection Plan

Construction Procedures

DEMOLITION

All tree protective fencing, root buffers, mulch and irrigation must be in place prior to demolition. Refer to specific sections below for proper installation of each of these items.

At no time is any wheeled equipment or an excavator allowed to enter or cross over TPZ areas, except where a temporary root buffer has been installed or pavement already exists and is in good condition. A tracked Bobcat® type loader may be used within TPZ areas only when we, the Project Arborist, are on site to determine appropriate access points and to monitor soil and root conditions.

ROAD EXTENSION AND DRIVEWAY CONSTRUCTION

Project Arborist is to be on site during this work. Because of the Tree Protection Zones associated with the driveway and road extension, care should be taken in grading the road, digging swales, and constructing energy dissipaters. The Project Arborist will document root cutting and ensure that the work preserves horticultural properties of the soil. The scope includes work around Trees 5, 7, 8 and 11.

STAGING AREAS

Staging areas are available outside of TPZ areas along the planned road and on the lot once the planned tree removals are conducted. Storing and staging within TPZ areas can only be done on top of a required root buffer and with proper trunk protection, as specified in this report.

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BACKFILL AND FILL SOIL

Within TPZ areas, all backfill and fill soil shall be comprised of clean native topsoil. Soil must be placed without tamping, vibration, rolling, saturating or otherwise causing compaction that exceeds 85 percent. No fill soil movement or placement may be done during wet soil conditions. Do not place any fill soil within TPZ areas, except where backfilling against the construction perimeter.

Tree Protection Measures

A total of 5 significant trees, are to be protected and preserved, as shown in the attached data table. Each of these trees is accommodated in the new design and intended uses and was found to be in fair health and structurally sound.

Tree Protection Implementation Methods

To implement tree protection measures effectively, precise measurement for fence locations is critical. Proper skills and equipment are required to place fences where they belong. Measurement of distances must be to within 6 inches and cannot be completed properly by using either estimated or "paced off" distances. Required equipment will include an appropriate Engineer's scale and either a laser range finder or a 100-foot tape measure with a helper. Tree Protection Zones will extend to the dripline of a protected tree.

It is recommended that fence posts be installed first. Measure each Tree Protection Zone (TPZ), scaling distances off the Site Plans and marking the TPZ locations with marking paint. Similarly, where root buffers are to be installed, measure the precise location of the footings, scaling distances off the Site Plans and marking the footing locations with marking paint. Measure fence locations at the appropriate distance away from each footing.

Fence boundaries must meet, match and enclose areas entirely. The exact location of existing features is not known and must be determined in the field.

Surface installations such as root buffers, irrigation and mulch must be installed in appropriate locations between areas identified by fence posts.

Following surface installations, 4- or 5-foot hi-vis orange plastic fencing must be strung tightly and closed off at all locations.

Tree Protection Measures for All Areas

TREE PROTECTIVE FENCING AND WARNING SIGNS

Placement: all fence installation lines are indicated on the Site Plan with Additions. Trees affected will include Trees 7, 8 and 11.

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Type and Size: 4- or 5-foot high vi-vis orange plastic fencing shall be placed on posts driven a minimum of 1 foot into undisturbed soil and spaced not more than 8 feet on center.

Duration: Tree fencing shall be erected prior to any demolition activity and shall remain in place for the duration of the project.

'Warning' Signs: 'Warning' signs shall be posted on Tree Protective Fencing not more than every 20 feet stating "TREE PROTECTION FENCE – DO NOT MOVE OR REMOVE WITHOUT APPROVAL"

TRUNK WRAP

The trunk of Trees 5, 7, 8 and 11 shall be wrapped with the following protection:

Option 1: Straw Wattles: The trunk would be wrapped with a coil of straw wattles followed by a layer of orange plastic fencing.

Option 2: Planking: The trunk would be wrapped with 4 layers of orange plastic fencing, then a layer of 2X4 planks set on end, edge-to-edge and wrapped with a minimum of 4 additional layers of orange plastic fencing. Do not nail the planks or wattles to the trunk. The protection should extend at least 8 feet up the trunk.

MULCH

Placement: All areas enclosed by Tree Protective Fencing shall have a 4 to 6-inch deep layer of mulch applied, leaving a 12-inch distance around each tree trunk free of mulch. Mulch placement is shown on the Site Plan with Additions.

Type and Size: Mulch material shall be 2-inch unpainted, untreated wood chip mulch or an approved equal.

Duration: Mulch shall be placed in all designated areas prior to any demolition or construction activity.

ROOT BUFFER

Placement: A temporary protective Root Buffer must be installed before any driving, storing or staging takes place within any TPZ areas not already paved.

Type and Size: The Root Buffer shall consist of a base course of tree chips spread over each designated area to a minimum depth of 6 inches, capped by a base course of 3/4-inch quarry gravel to stabilize 3/4-inch plywood on top. Additional wood chips may be added periodically upon the recommendation of the Project Arborist following monthly inspections.

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Duration: All Root Buffers shall remain in place for the duration of the project.

Construction Impact Mitigation

GRADE CHANGES

Grading changes should not exceed 4 inches of depth in cuts, or 6 inches of depth in fill where such grade changes are within Tree Protection Zones.

UTILITY TRENCHING

If any utility trenches must be excavated through any TPZ area, either directional boring or Air-spade® (or equivalent) excavation is required.

FOUNDATION AND ROAD CONSTRUCTION

Foundation and grading work will cause root impacts from perimeter excavation along the Western perimeter of the new building and along the curve of the road extension. Root losses are anticipated for Trees 5, 7, 8 and 11, Protected Trees. The following mitigation is required:

Road Grading and Swale Construction

The road extension connecting 14th St to East Ave will require placement of fill soil, and the construction of an asphalt swale, parts of which will be within the TPZ of Tree 5. These activities may encounter roots and will require mitigation by root pruning by or under the direction of the Project Arborist.

Hand Excavation

All portions of foundation excavation occurring within TPZ areas shall be completed by hand. All roots encountered of any size whatsoever shall be cleanly cut with a sharp tool at the excavation perimeter. Hand excavation shall be performed under the direction of the Project Arborist.

Excavation Tailings

All tailings derived from excavation of the perimeter footings shall be immediately placed within the confines of the perimeter foundation, or outside all TPZ areas. No tailings shall be stockpiled, abandoned or allowed to remain overnight in any TPZ area.

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Soil Fracturing

All inadvertent compaction of soil within any TPZ shall be loosened by soil fracturing with Air-spade® (or equivalent) excavation equipment subsequent to all equipment access needs.

Maintenance and Ongoing Care

Tree maintenance and ongoing care is necessary in preparation for construction, and throughout the entire timeline for construction. Anticipated needs include pruning, irrigation and tree protection during landscape construction:

PRUNING

Pruning shall be done under the direction of the Project Arborist, and by a Certified Arborist in accordance with the current ANSI A300 Pruning Standards and International Society of Arboriculture (ISA) Best Management Practices.

For all trees, remove broken or dead limbs and prune lower limbs to maintain vertical clearances of 8 feet over grade.

Tree 5 will require pruning to elevate the canopy to accommodate vehicle traffic along the road extension.

IRRIGATION

Long-term temporary irrigation must be supplied to all protected trees. All water supply lines shall be run above soil surfaces and without any trenching in any TPZ area. Water shall be provided to all TPZ areas indicated as receiving mulch and irrigation on the Site Plan with Additions, through standard gear-driven irrigation heads or through soaker hoses.

Water quantity and frequency shall be 1 time per month during the irrigation season (usually March through September) using an automatic watering system applying 10 gallons per inch of trunk diameter.

LANDSCAPING

Care must be exercised during landscape construction to avoid any trenches across existing TPZ areas. If sub-surface trenches must be installed, common trenches should be used and they should stay as far away from the trees as possible. A trench running along a radius line directly toward a tree is preferable to a cross trench.

Landscape construction plans are subject to review and comment by the Project Arborist. If extensive trenching is required, Air-spade® excavation may be required.

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Care must be taken to keep mulch away from the base of all trees and other woody plants. Similarly, soil grades must be carefully monitored to keep excess soil from accumulating around the base of trees and shrubs.

Supervision & Reporting Requirements

Any work within any TPZ requiring excavation, pruning or otherwise affecting the tree or the soil within the TPZ shall require the supervision on site of the Project Arborist.

Any damage to protected trees, incidental or accidental shall require an inspection by the Project Arborist. After any event requiring the presence of the Project Arborist, the Arborist shall prepare a letter outlining how work was carried out, and any necessary mitigation requirements.

The inspection schedule includes, at a minimum:

- Monthly from the 1st to the 10th of each month
- Inspection of Tree Protection prior to construction
- During new foundation excavation
- During road grading and construction
- During any pruning
- During any tree impact mitigation activity

Reports will be sent directly to the County Planning department.

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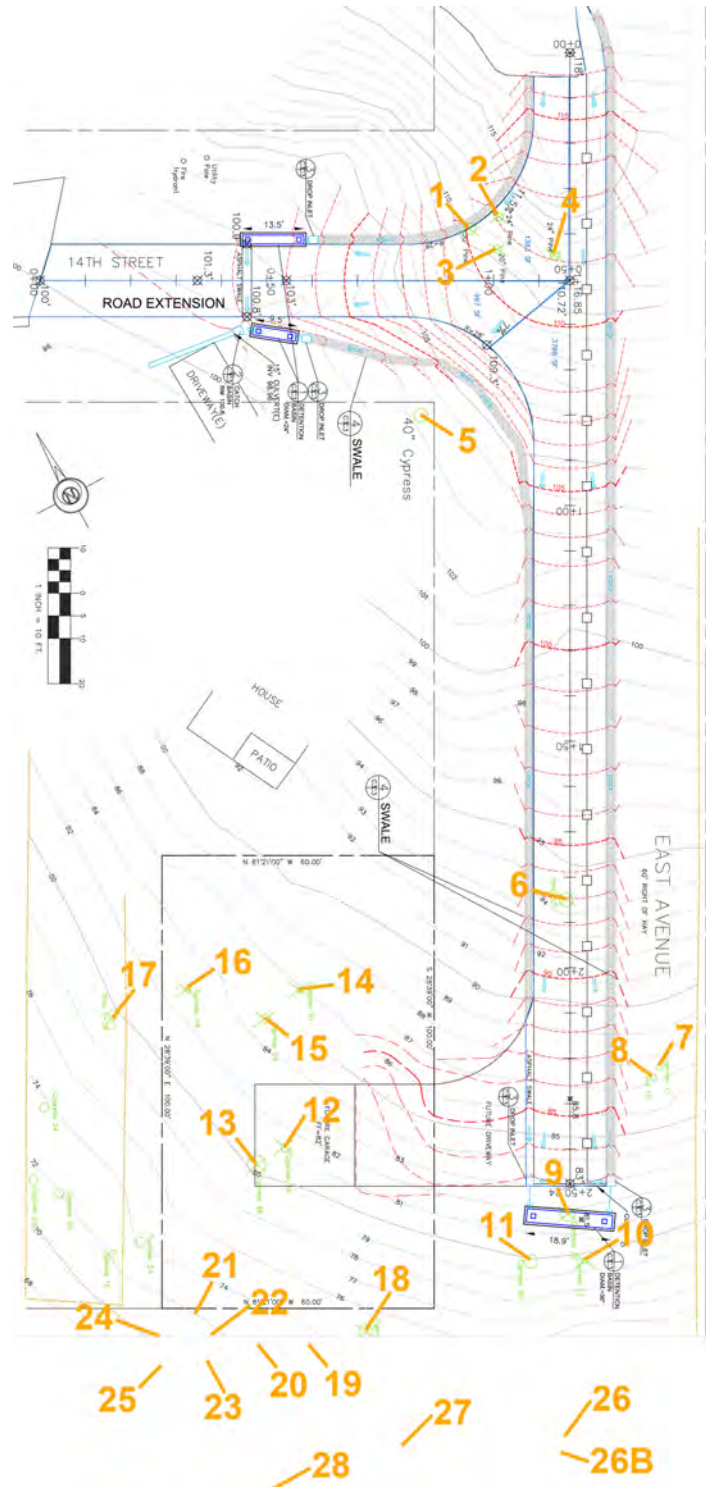
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Site Plan



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Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Title and ownership of all property considered are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. Various diagrams, sketches and photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written or verbal consent of the consultant.
7. This report is confidential and to be distributed only to the individual or entity to whom it is addressed. Any or all of the contents of this report may be conveyed to another party only with the express prior written or verbal consent of the consultant. Such limitations apply to the original report, a copy, facsimile, scanned image or digital version thereof.
8. This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement or a contract.
10. Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise in the future.

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Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. An arborist cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

Tree risk assessment is not tree risk management. The arborist typically has the distinct and separate role of being the tree risk assessor. The tree risk manager is typically the property owner or the agent thereof. Tree risk management should consider tree risk assessment, and may consider many additional factors related to property management decision making.

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Certification of Performance

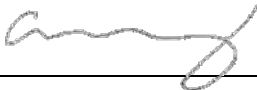
I, Aaron Wang, Certify:

- That we have inspected the trees and/or property evaluated in this report. We have stated findings accurately, insofar as the limitations of the Assignment and within the extent and context identified by this report;
- That we have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are original and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report or professional attribution within this report;
- That compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I am a member and Certified Arborist with the International Society of Arboriculture.

I have attained professional training in all areas of knowledge asserted through this report by completion of a Bachelor of Science degree in Forestry and Natural Resources, by routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

I have rendered professional services in a full-time capacity in the field of horticulture and arboriculture for more than 10 years.

Signed: 

Date: 9/19/24

aaron@treemanagementexperts.com

Cell 847.630.3599

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Certification of Performance

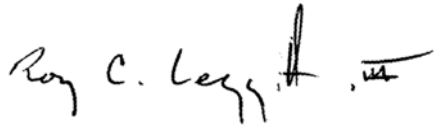
I, Roy C. Leggitt, III, Certify:

- That we have inspected the trees and/or property evaluated in this report. We have stated findings accurately, insofar as the limitations of the Assignment and within the extent and context identified by this report;
- That we have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are original and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report or professional attribution within this report;
- That compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I am a member in good standing of the American Society of Consulting Arborists and a member and Certified Arborist with the International Society of Arboriculture.

I have attained professional training in all areas of knowledge asserted through this report by completion of a Bachelor of Science degree in Plant Science, by routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

I have rendered professional services in a full-time capacity in the field of horticulture and arboriculture for more than 36 years.


Signed: _____

Date: 9/19/24 _____

roy@treemanagementexperts.com

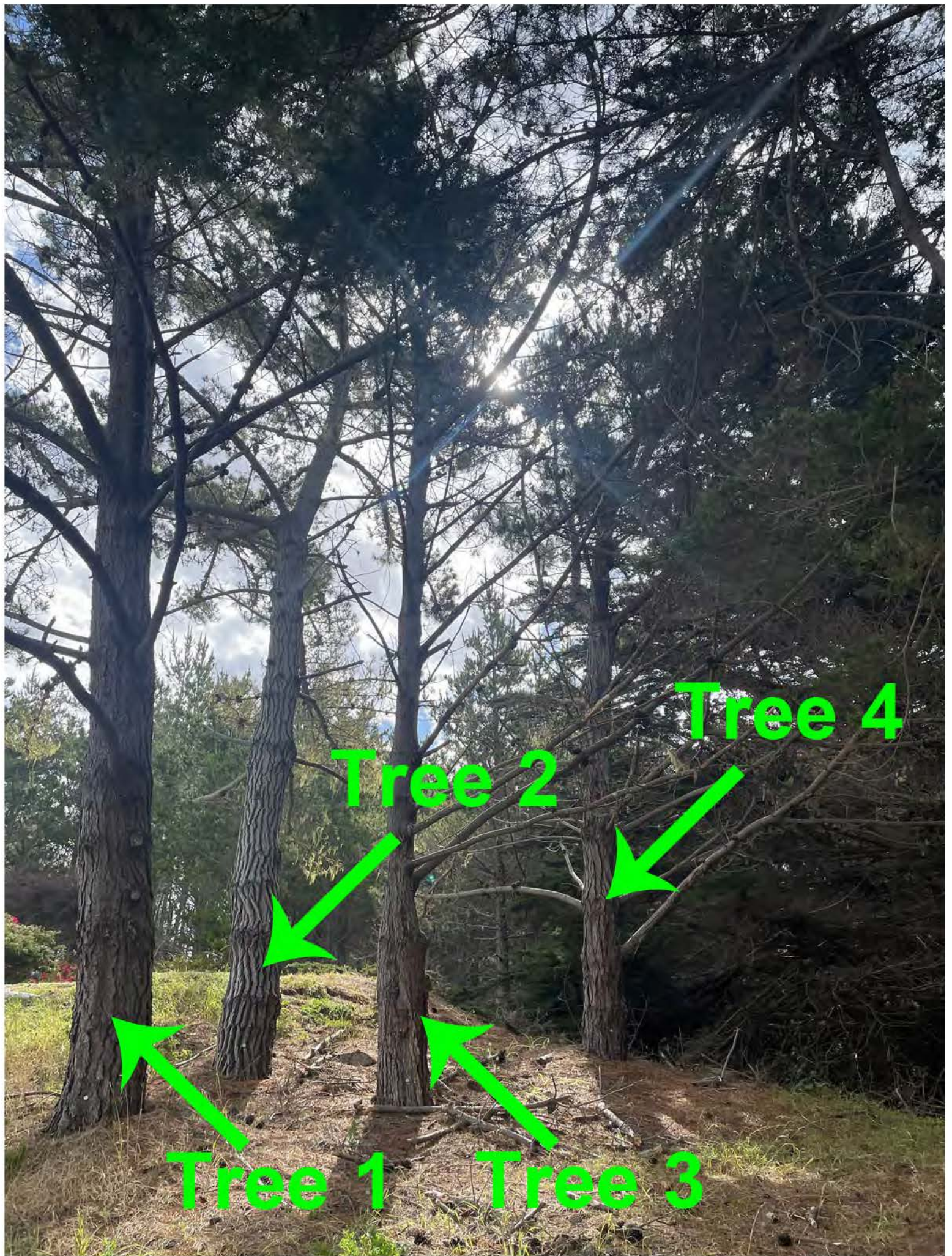
Cell 415.606.3610

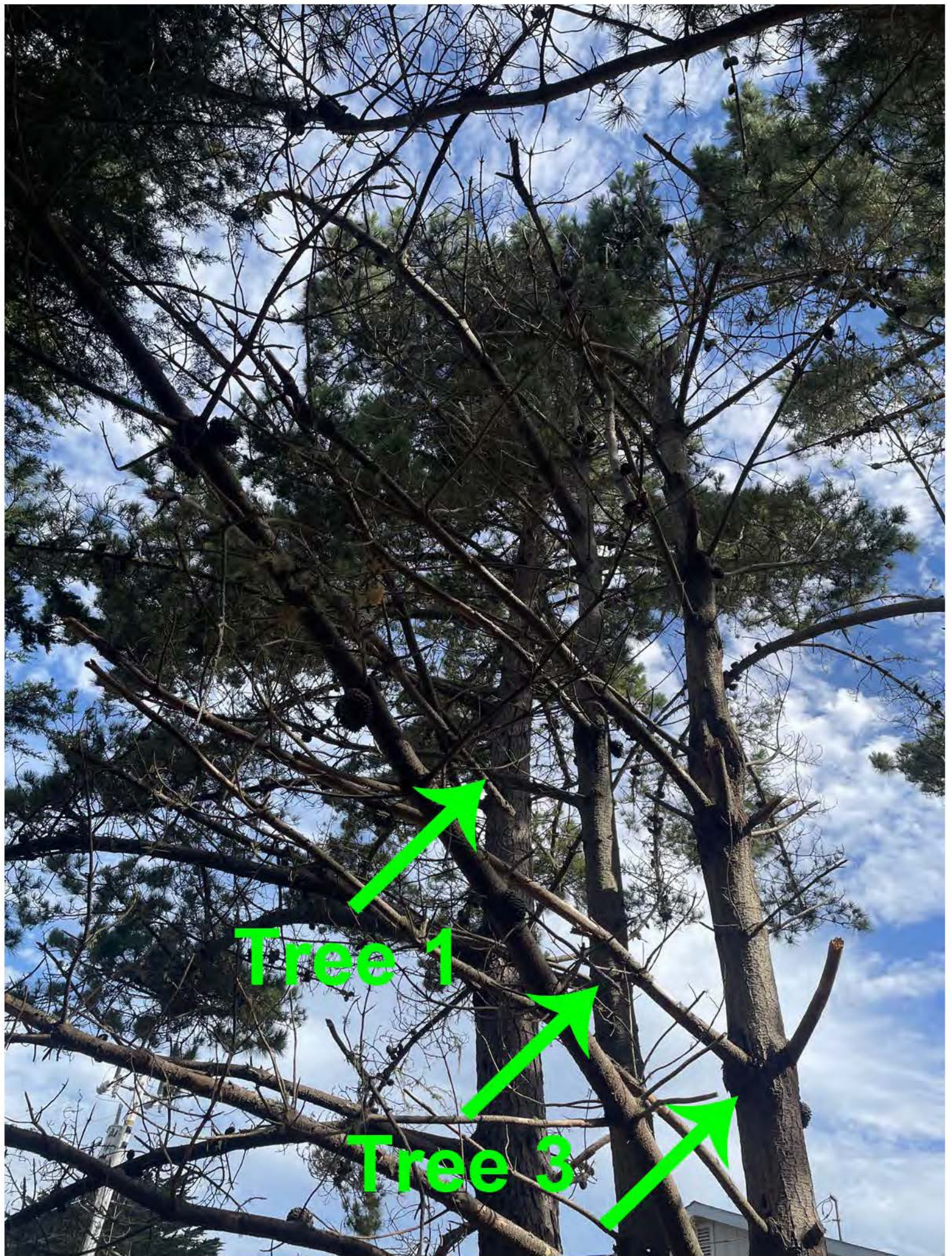
1900 East Ave.
Tree Data Sheet

Tree #	Species Name	Common Name	Diameter (in)	Height (ft)	Spread (ft)	Health	Remove	Reason for Removal					Notes
								Road Layout	Building Footprint	Poor Health	Exposed Edge Tree	Hazard Tree	
1	<i>Pinus radiata</i>	Monterey Pine	24.5	50	30	Fair	x	x					
2	<i>Pinus radiata</i>	Monterey Pine	22.0	50	30	Fair	x	x					
3	<i>Pinus radiata</i>	Monterey Pine	10.9, 13.0	40	20	Dead	x			x			
4	<i>Pinus radiata</i>	Monterey Pine	18.7	40	30	Poor	x	x		x			
5	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	47.4	70	60	Good							Elevate for Clearance
6	<i>Pinus radiata</i>	Monterey Pine	31.5	60	50	Poor	x	x		x			Pine Pitch Canker
7	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	13.8	60	20	Fair							Low LCR
8	<i>Pinus radiata</i>	Monterey Pine	25.1	60	20	Fair							Low LCR
9	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	42e	70	50	Poor	x	x		x		x	Low LCR
10	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	18.4	70	30	Poor	x			x			Low LCR
11	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	36.0	70	50	Fair							Low LCR
12	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	28.1	50	40	Poor	x		x			x	
13	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	54.6	70	60	Fair	x		x				
14	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	9.5	30	20	Very Poor	x		x	x			
15	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	40.1	70	40	Fair	x		x				
16	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	23.3	50	40	Good	x		x				
17	<i>Pinus radiata</i>	Monterey Pine	30.8, 27.6	70	40	Very Poor	x			x		x	Pine Pitch Canker
18	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	29.0	60	40	Very Poor	x			x		x	Low LCR
19	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	20.8	70	20	Very Poor	x			x	x		Low LCR
20	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	20.0, 23.4	70	30	Poor	x			x	x	x	
21	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	26.0	70	30	Poor	x			x	x		
22	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	21.1	70	20	Poor	x			x	x		
23	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	13.0	60	10	Dead	x			x	x		
24	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	14.0	60	10	Dead	x			x	x	x	
25	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	11.9	50	10	Dead	x			x	x	x	
26	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	28.6	70	40	Poor	x			x		x	
26B	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	23.7	70	40	Poor	x			x			
27	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	40.7	70	40	Fair							
28	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	39.5	70	40	Fair	x			x		x	



Trees 1 to 4

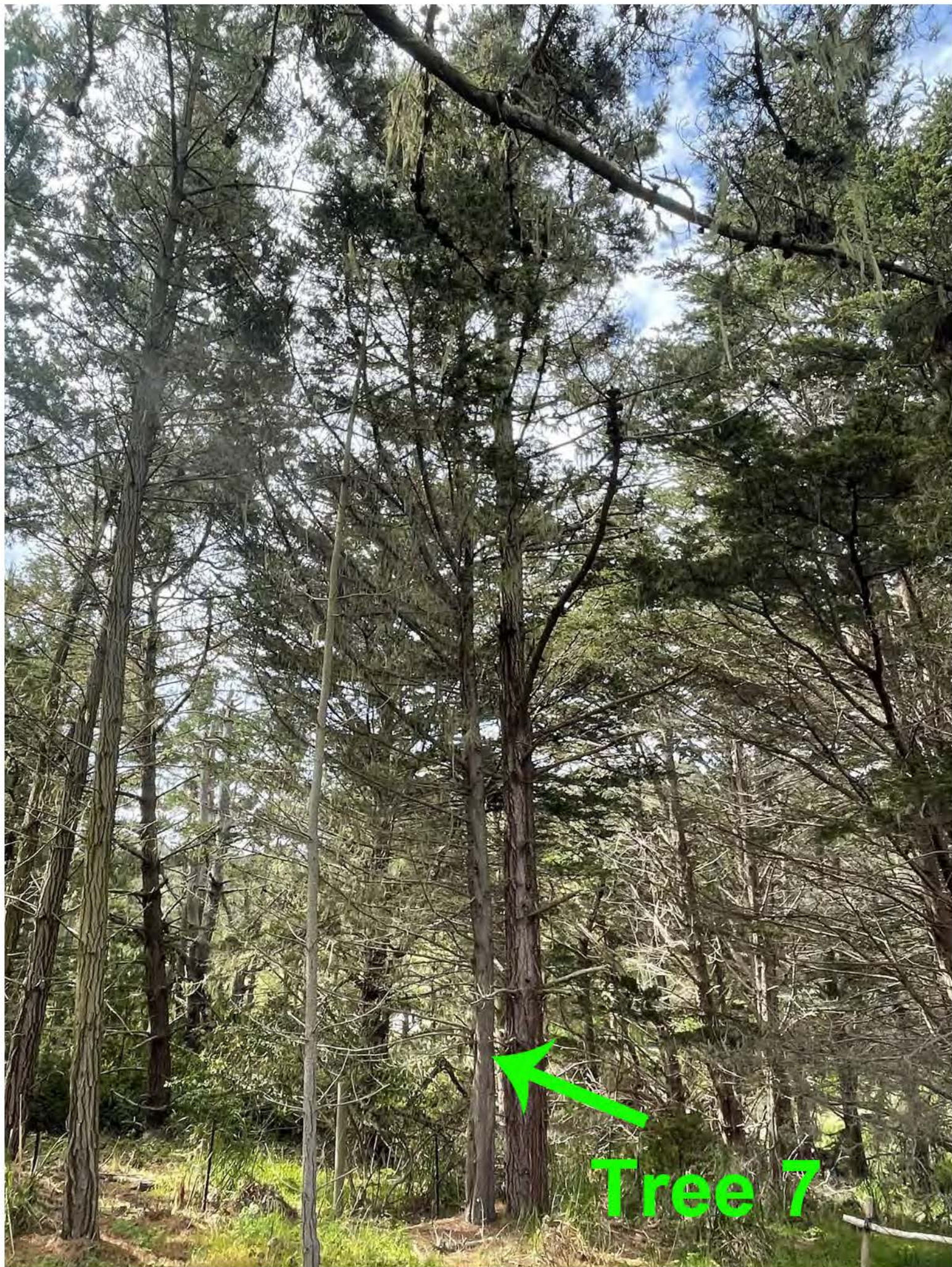


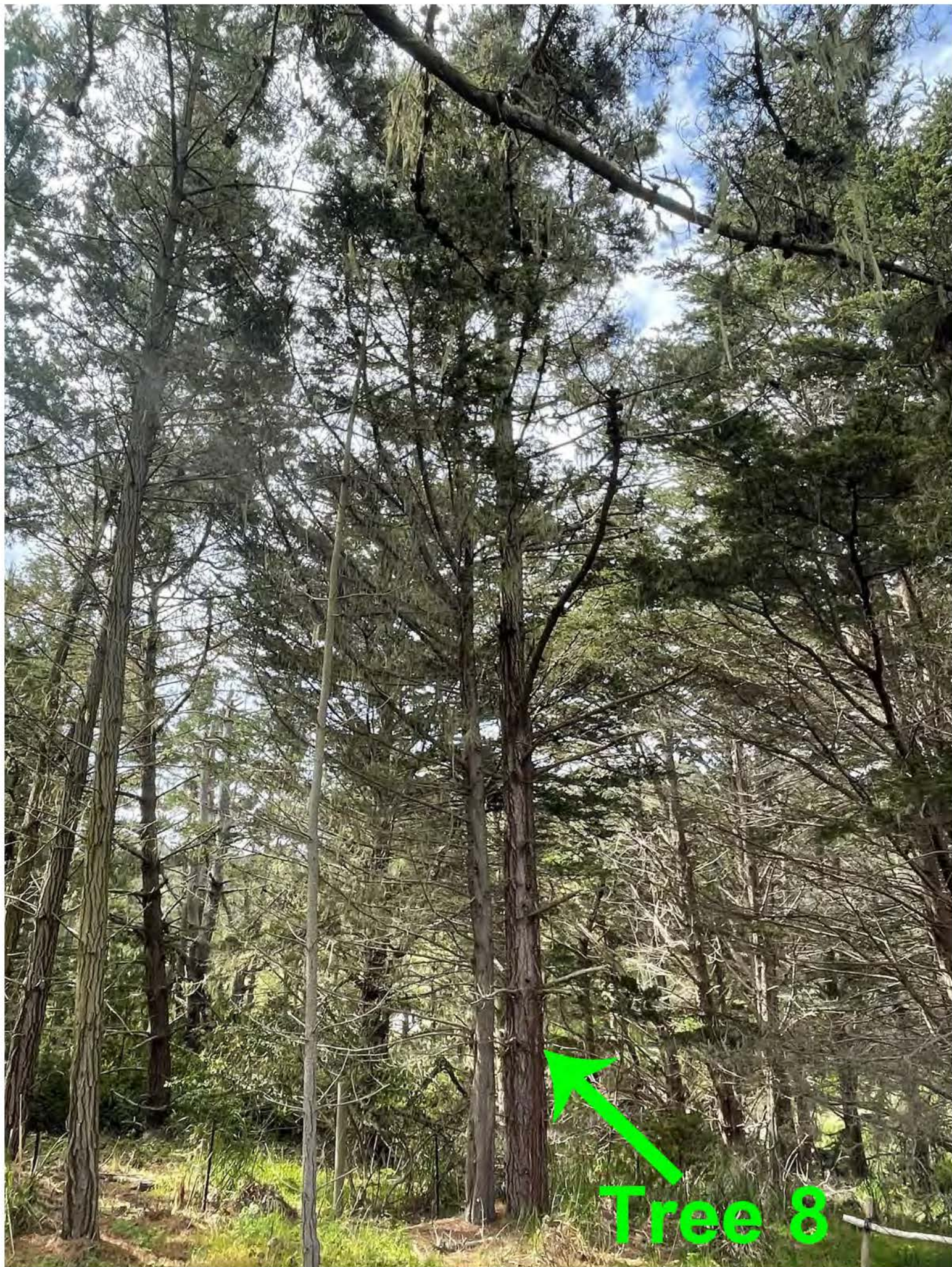
















Tree 10



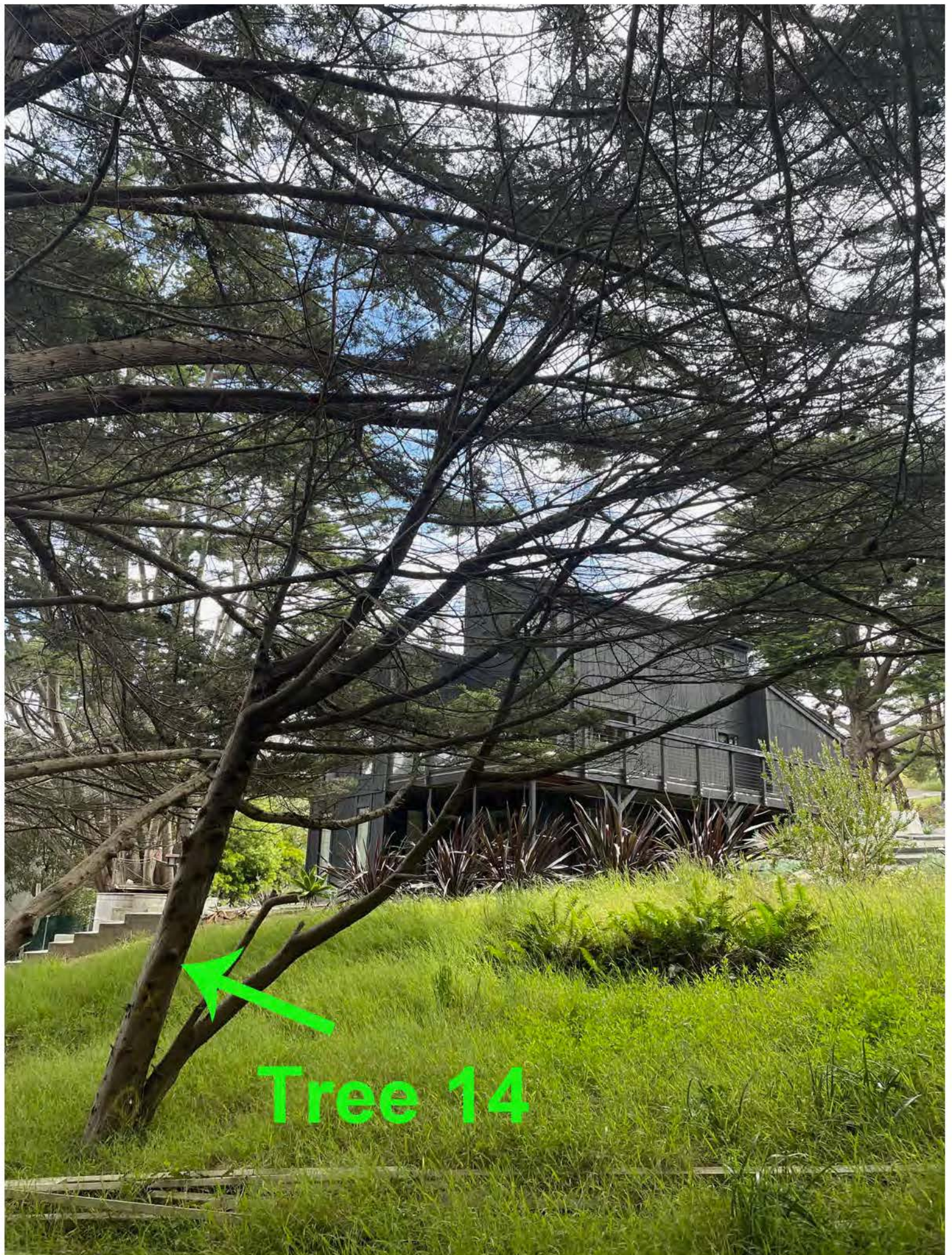
Tree 11



Tree 12



Tree 13



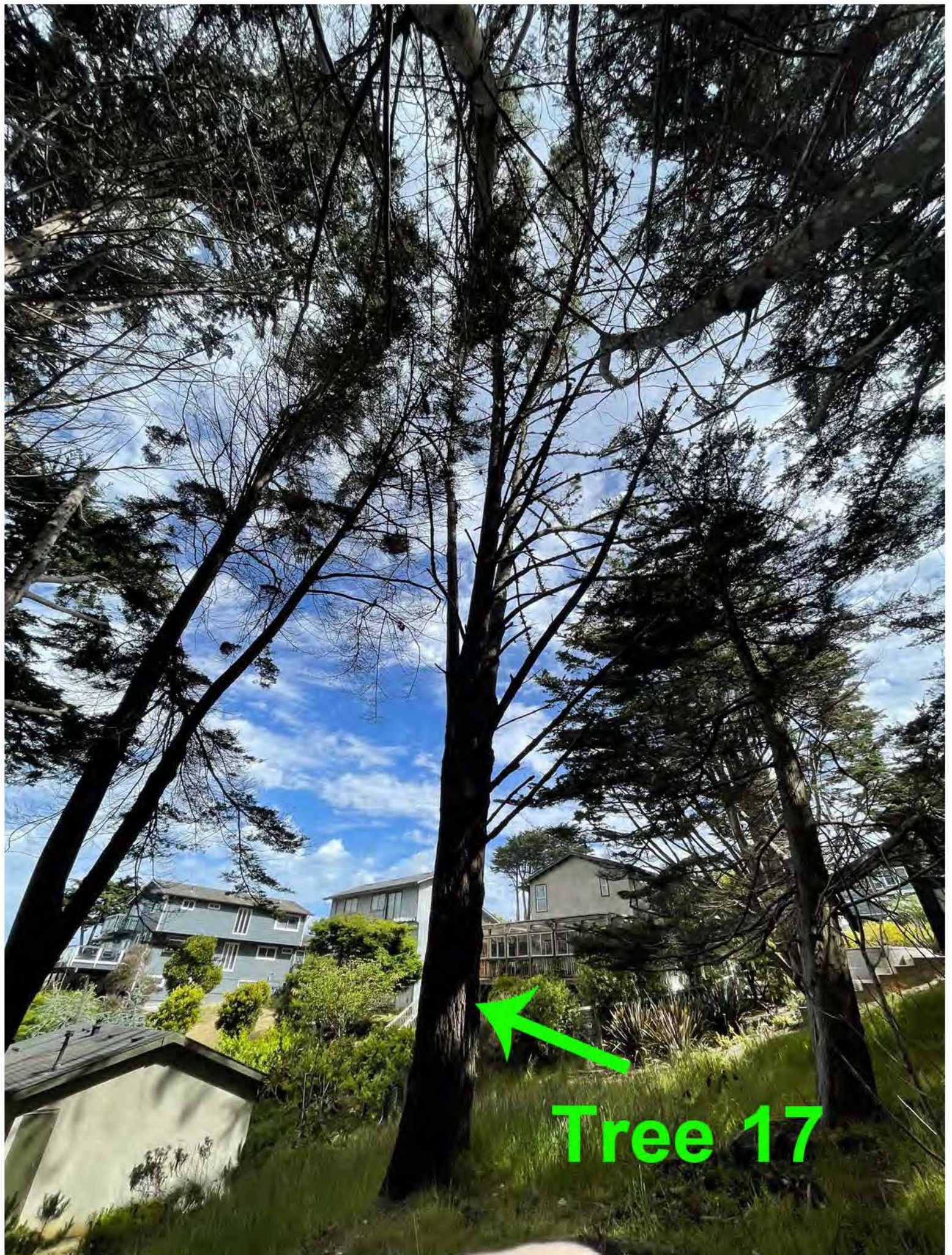
Tree 14



Tree 15

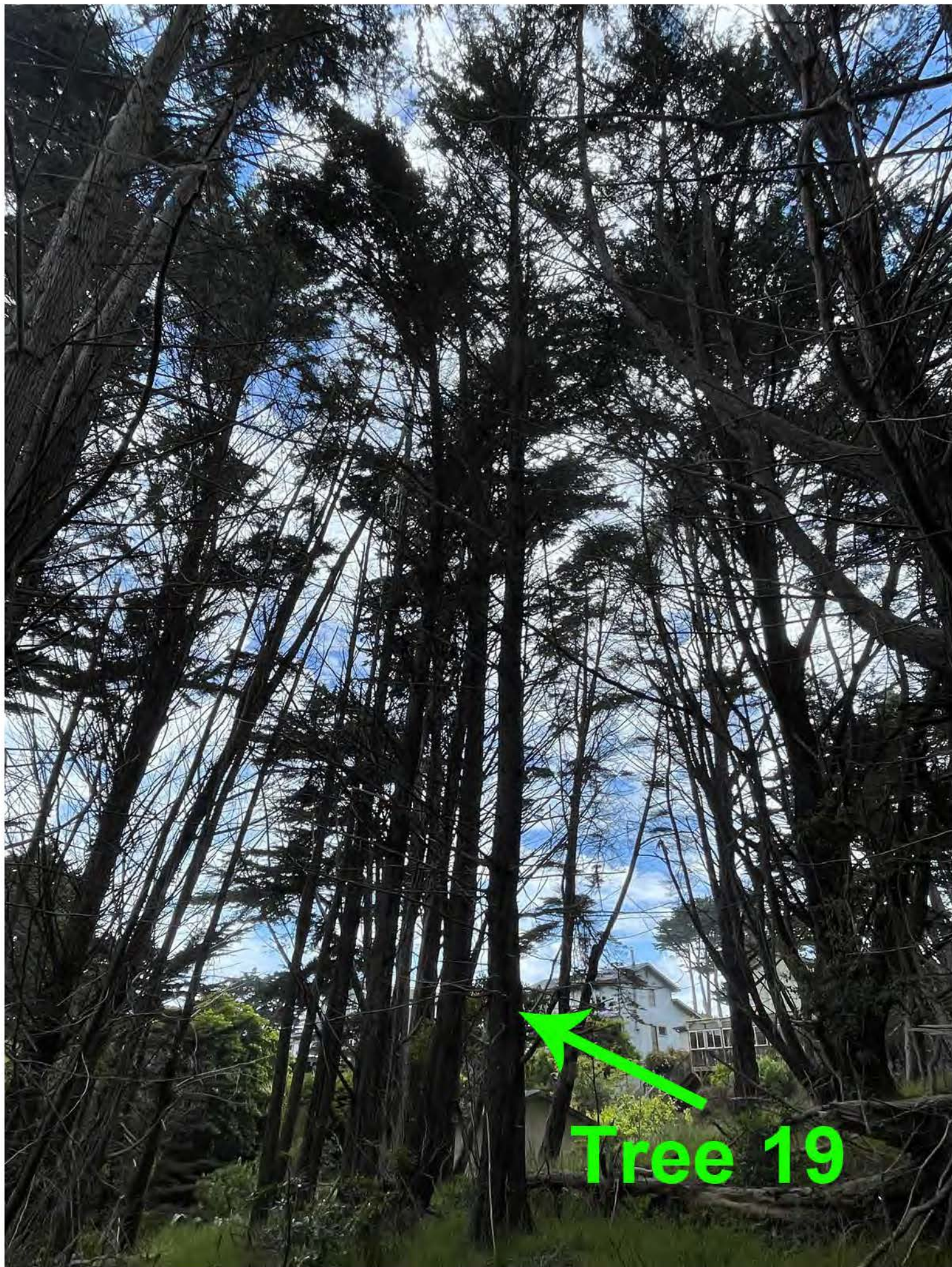


Tree 16



Tree 17





Tree 19



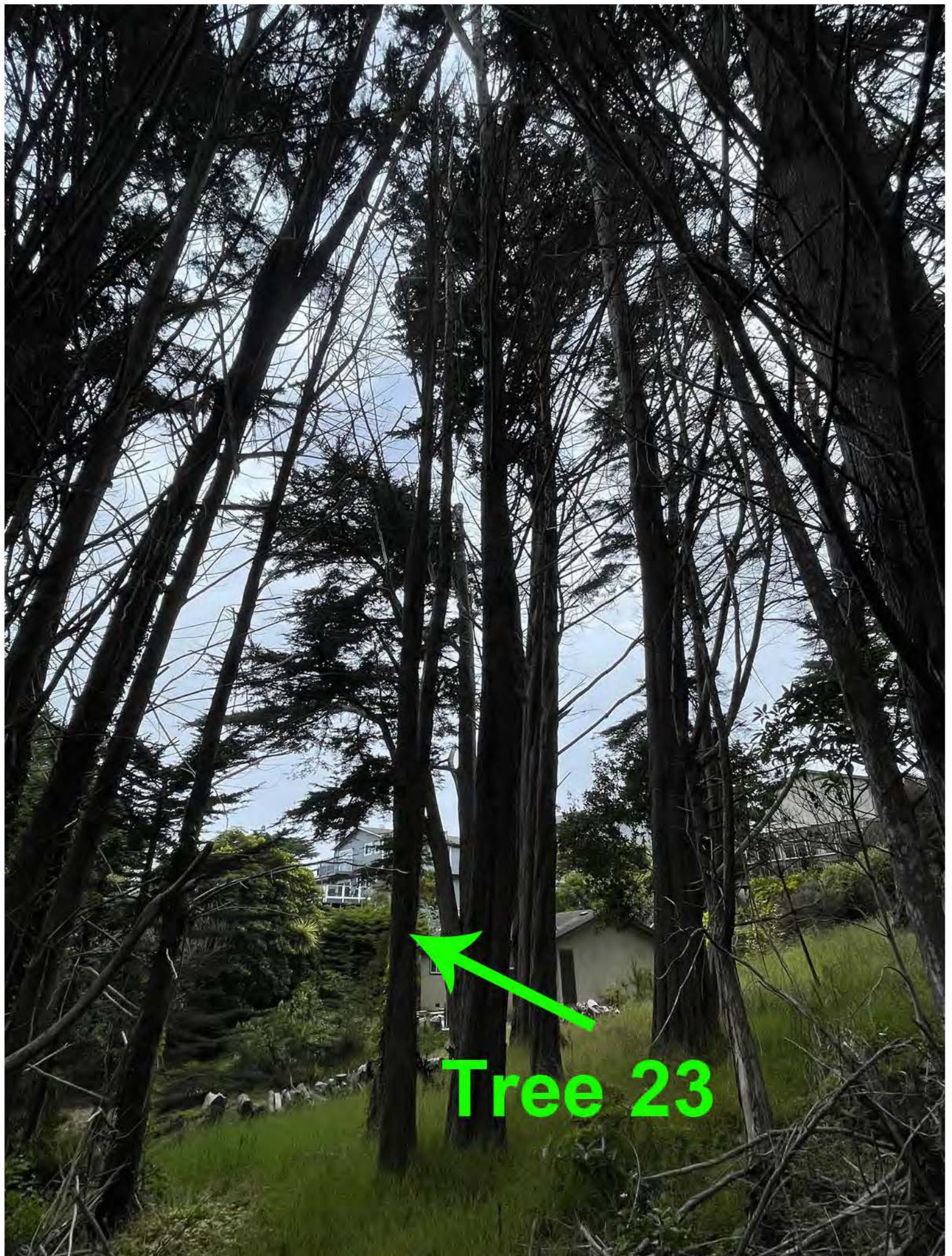
Tree 20



Tree 21



Tree 22



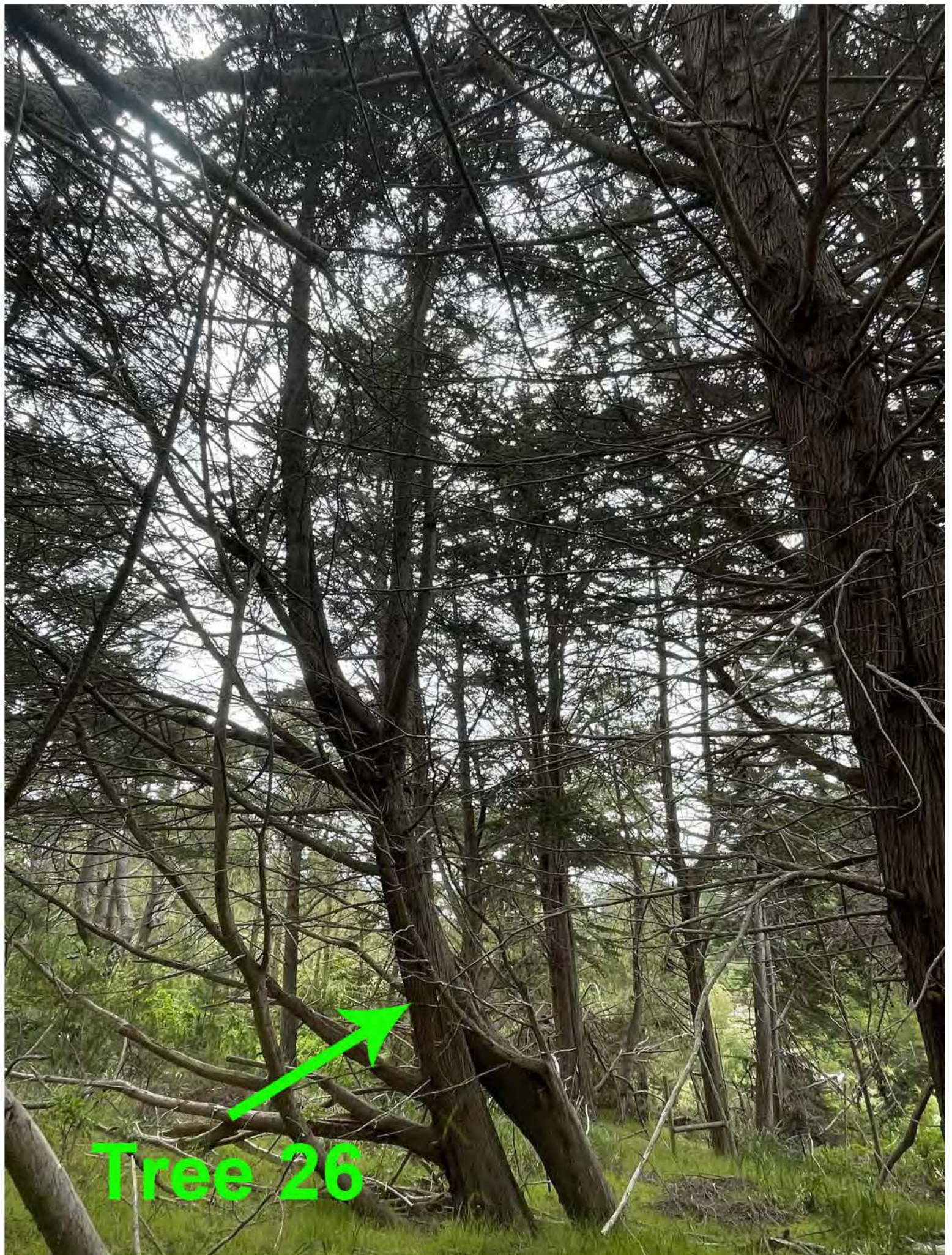
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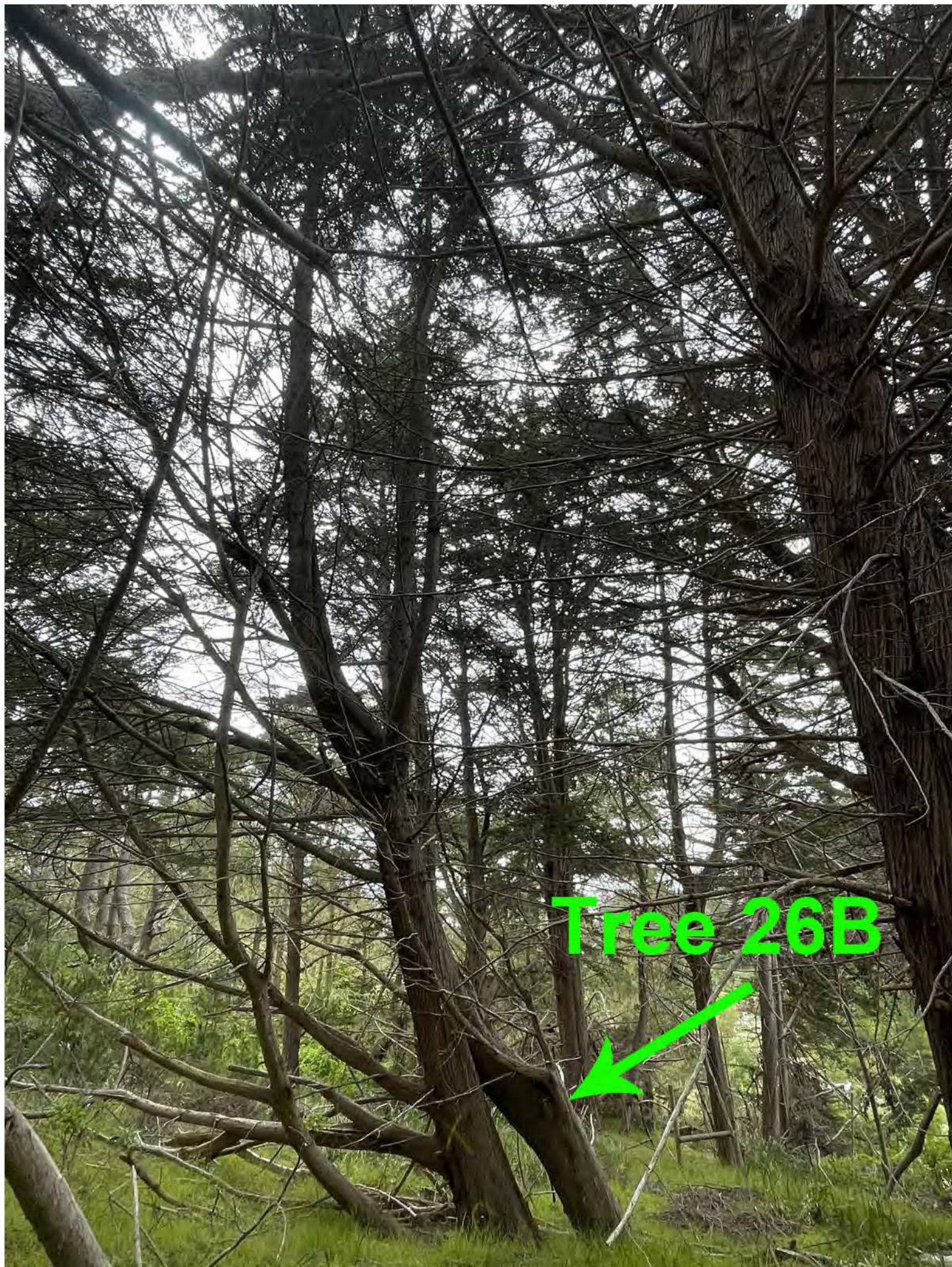
Tree 24



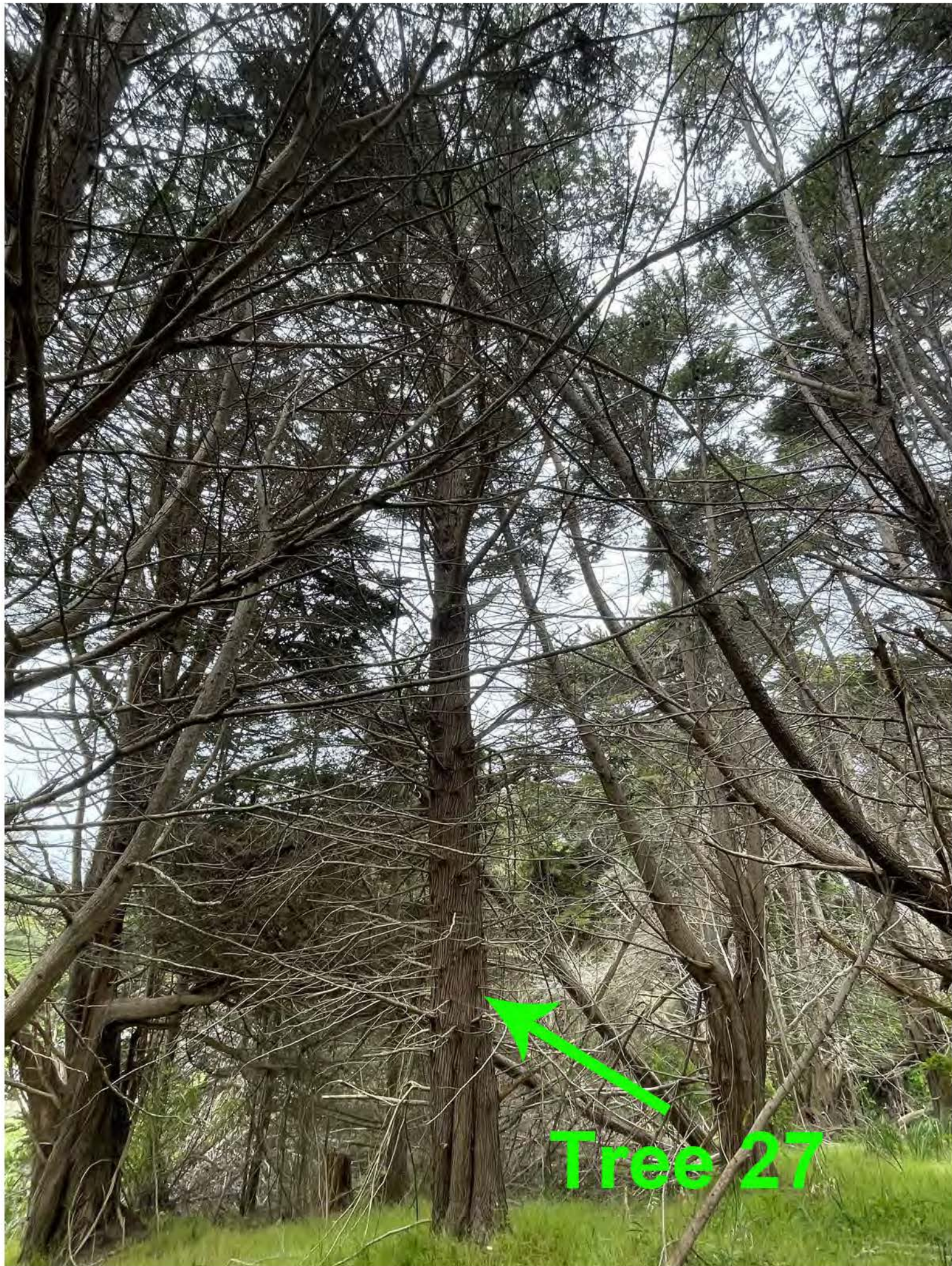
Tree 25



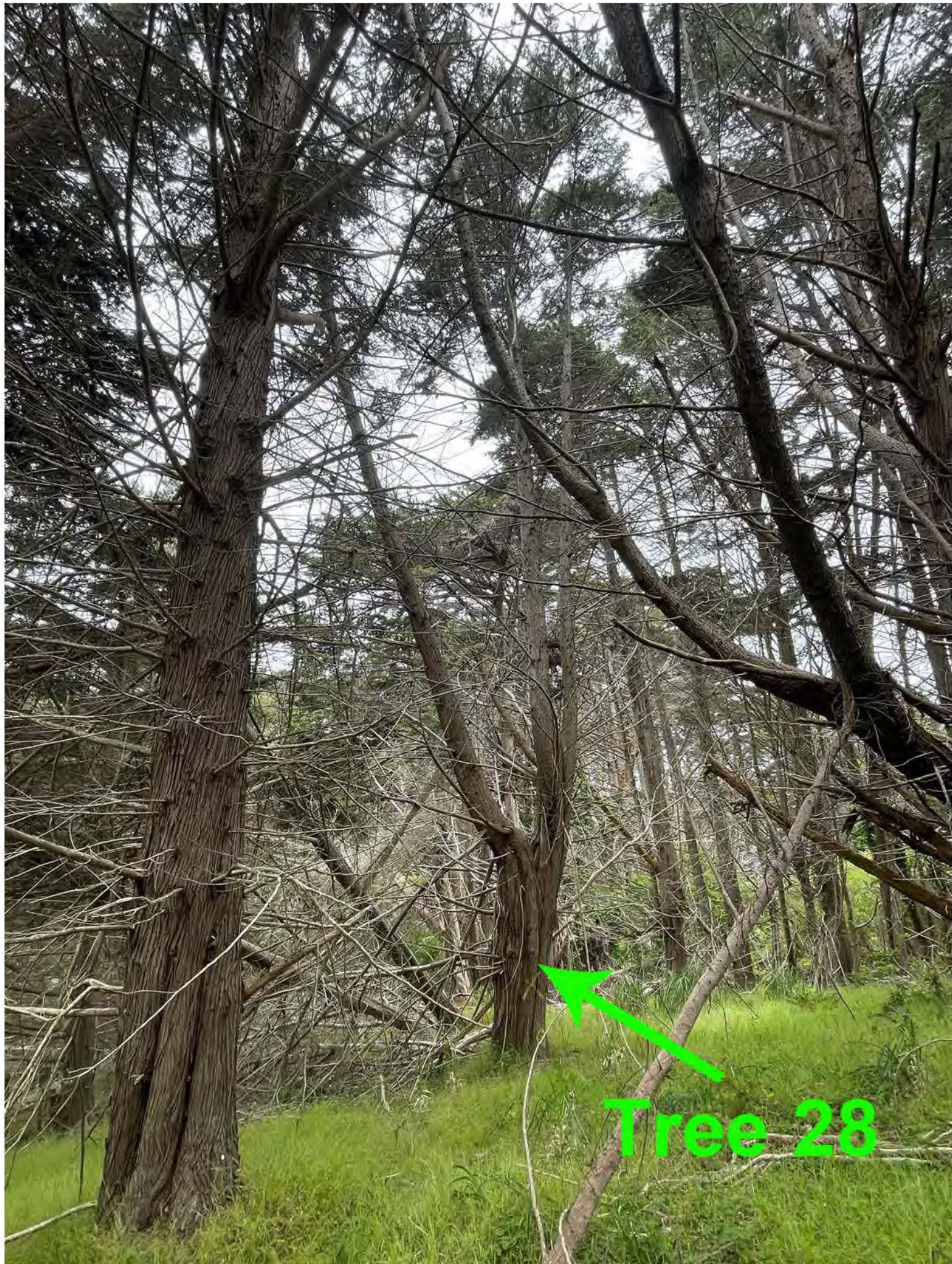
Tree 26



Tree 26B



Tree 27



Tree 28



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G



Tree Assessment Report
For Larry Jimenez
390 14th Street in Montara, CA

Submitted by
Ned Patchett-Certified Arborist WE-4597A
Colin Patchett-Certified Arborist WE-13799A
Date: November 21, 2024



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Summary

Larry Jimenez retained our services to assess (1) Monterey cypress, *Hesperocyparis macrocarpa*, located at 390 14th Street in Montara, CA 94920. The purpose of the examination was to evaluate the health and condition of the subject tree, determine if the subject tree is considered a Significant Tree per the County of San Mateo's Tree Ordinance, and provide tree care and protection recommendations.

The subject tree is a Monterey cypress located on the left side of the driveway and is in **fair to good** health and structural condition. The tree exhibits a dense, well-distributed canopy with good vigor and vitality. The tree had a robust flush of spring growth. Minor dead branches are present in the upper canopy of this tree. The trunk and branches display the typical growth form for this species, characterized by a single, upright trunk with large, extending branches with a concentration of weight near the branch tips. This condition can increase the potential for branch failures. There is evidence of past pruning cuts on the main trunk. These cuts have developed healthy wound wood and callus, showing positive signs of recovery. Additionally, some branches show evidence of past reduction cuts, indicating prior pruning.

A crown cleaning should be performed on the tree with an emphasis on end weight reduction to reduce the potential for branch failures. We have provided additional tree care recommendations within the body of this report.

We have calculated a **Tree Protection Zone (TPZ)** and provided basic tree protection guidelines within this report to help reduce to potential of construction impacts to a less than significant level.

A **Tree Protection Zone (TPZ)** is a designated area sufficiently large enough to protect or minimize damage to a tree and its root system from disturbance or damage that can lead to stress and decline, especially during construction or development.

The TPZ for this tree has been calculated by allocating 10 inches for every inch of the tree trunk diameter at 54 inches above grade (DBH). This tree has a diameter of 47.5 inches. Therefore, the TPZ for this tree is 39.5 feet, extending outward from the trunk in a radial manner. Work within this zone has the potential to impact this tree and cause decline.

Monterey cypress has a low or poor relative tolerance to construction impacts and a low tolerance for site disturbance (Matheny, Smiley, Gilpin and Hauer, Managing Trees During Site Development and Construction Third Edition, 2023, p. 14).

Introduction

Assignment

Larry Jimenez retained our services to perform the following tasks:

1. Assess the health and condition of the subject tree.
2. Determine if the subject tree is considered a Significant Tree in the County of San Mateo.
3. Prepare tree care and protection recommendations.
4. Document this information in a written report.

Limits of Assignment

A **Level 1 Visual Tree Assessment (VTA)** was performed on the subject trees. We did not conduct an **aerial inspection** of the upper canopy or a detailed **root crown inspection** on the subject tree.

Tree Assessment Methods

On November 4, 2024, Colin Patchett, Certified Arborist WE-13799A, visited the site to collect information for this report. A **Level 1 Visual Tree Assessment (VTA)** was performed on the subject tree. The following outlines the procedures for collecting information for this report:

1. Identify tree species
 2. Measure the diameter of the trunk at 54 inches above grade (Diameter at Standard Height)
 3. Assess the health and conditions of the tree
 4. Assess the structural stability of the tree
 5. Determine if the subject tree is considered a Significant Tree in the County of San Mateo.
 6. Inspect for pests or diseases.
-

Health and Structure Rating System

The following table provides an overview of the rating system used when visually assessing the health and structure of the subject trees within this report.

Rating	Health	Structure
1=Poor	Dead, diseased or dying	Hazardous
2=Poor to Fair	Declining with significant signs of dieback	Structural weakness or flaws that could lead to failure
3=Fair	Minor dead branches, early stages of decline	Corrective measures such as pruning or structural support systems may be needed
4=Fair to Good	Tree is in good health	No major structural issues
5=Good	Excellent health	No structural issues

Observations

Subject Tree Location

We have included an approximate location of the subject tree via Google Earth ([see Tree Map in Appendix B](#)).

Subject Tree Observations

Subject Tree 1 is a Monterey cypress, *Hesperocyparis macrocarpa*, tree with a diameter of 47.5 inches at 54 inches above grade. This tree is considered a protected Significant Tree by the County of San Mateo. The following outlines my observations:

1. This tree is in fair to good health with a dense, lush appearance to the foliage throughout the canopy. A healthy spring growth flush indicates solid vigor and vitality ([See Photo 1 in Appendix A](#)).
2. This tree's branching structure is typical for this species, consisting of large, extending branches with the weight concentration at the branch tips ([see Photo 2](#)). This condition can increase the potential for branch failures.
3. There is evidence of past pruning cuts on the trunk of this tree. There is wound wood and callus growth present. This indicates that the tree is actively responsive ([see Photo 3](#)).

Tree Care Recommendations

1. Perform a root crown inspection to determine if any root crown disorders are present.
2. Perform a crown cleaning emphasizing end-weight reduction to reduce potential branch failures. During the crown cleaning procedure an aerial inspection should be performed to determine if any defects or damage is present in the upper canopy and if the use of support cables or other forms of arboricultural support systems would be beneficial for reducing the potential of failures.
3. Deep root fertilizes these trees with NutriRoot 2-2-3 in the fall of 2024 and again in the spring of 2025. NutriRoot is a unique product developed for trees exposed to high summer temperatures and drought stress. The product aims to help sustain new growth through the hottest parts of the growing season.
4. Apply a 3-4-inch layer of wood mulch within the root zone of this tree. No mulch should be within 2-3 feet of the trunk of these trees.
5. The Subject Tree discussed in this report shall be reassessed up to **one year** from the above inspection date.

Tree Protection Recommendations

A **Tree Protection Zone (TPZ)** is a designated protection area sufficiently large enough to protect a Significant tree and its roots from Disturbance or Damage. The following outlines recommendations to reduce the construction impacts on the Significant Tree on the site from any proposed construction to a less-than-significant level.

Tree Protection Zones

Each tree to be protected shall have a designated TPZ identifying the area sufficiently large enough to protect the tree and roots from disturbance. The TPZ for this tree has been calculated by allocating 10 inches for every inch diameter of tree trunk diameter at 54 inches above grade (DBH).

This tree has a diameter of tree with a diameter of 47.5 inches. Therefore, the TPZ for this tree is 39.5 feet, extending outward from the trunk in a radial manner. Work within this zone has the potential to impact this tree and cause decline.

Tree Protection Fencing for Significant Trees

Fenced enclosures shall be erected around trees to be protected to establish the Tree Protection Zone (**TPZ**), in which no soil disturbance is permitted, and activities are restricted prior to the commencement of any construction activities on the site.

Size and type of fence

All trees to be preserved shall be protected with a 6-foot-high, minimum 12-gauge chain link fence. Fences are to be mounted on 2-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2 feet at no more than 10-foot spacing. This detail shall appear in the grading, demolition, and building permit plans.

Warning Signs

Warning signs shall be prominently displayed on each fence side so that they are clearly visible.

Duration

Tree protection fencing shall be erected before any demolition, grading, or construction begins and shall remain in place until the project arborist approves its removal.

Mulch

A 3"-5" layer of coarse mulch or woodchips shall be placed beneath the Dripline of the protected trees. Mulch is to be kept 2-3 feet from the trunk.

Monitoring

A certified arborist shall conduct monthly inspections (or more frequently as needed) of the tree throughout the course of construction and make recommendations as needed to maintain tree protection measures and tree health.

Activities prohibited within the TPZ include

1. Storage or parking vehicles, building materials, refuse, excavated spoils, or dumping of poisonous materials, including but not limited to paint, petroleum products, concrete, stucco mix, or dirty water.
 2. The use of tree trunks as a winch support, anchorage, temporary power pole, signposts, or other similar functions.
 3. Cutting tree roots by utility trenching, foundation digging, placement of curbs and trenches, and other miscellaneous excavation.
 4. Soil Disturbance, Soil Compaction, or grade changes.
 5. Drainage changes.
-

Conclusion

The subject tree is a Monterey cypress located on the left side of the driveway and is in **fair to good** health and structural condition. The tree exhibits a dense, well-distributed canopy with good vigor and vitality. The tree had a robust flush of spring growth. Minor dead branches are present in the upper canopy of this tree. The trunk and branches display the typical growth form for this species, characterized by a single, upright trunk with large, extending branches with a concentration of weight near the branch tips. This condition can increase the potential for branch failures. There is evidence of past pruning cuts on the main trunk. These cuts have developed healthy wound wood and callus, showing positive signs of recovery. Additionally, some branches show evidence of past reduction cuts, indicating prior pruning.

A crown cleaning should be performed on the tree with an emphasis on end weight reduction to reduce the potential for branch failures. We have provided additional tree care recommendations within the body of this report.

We have calculated a **Tree Protection Zone (TPZ)** and provided basic tree protection guidelines within this report to help reduce to potential of construction impacts to a less than significant level.

Glossary Of Terms

Aerial inspection	An inspection of the upper crown of the tree that requires climbing.
Crown	Parts of the tree above the trunk, including leaves, branches and scaffold limbs. (Matheny and Clark, 1994)
Diameter at standard height (DSH)	The diameter of a tree's trunk as measured at 4.5 feet from the ground. (Matheny and Clark, 1994)
Root crown	Area where the main roots join the plant stem, usually at or near ground level. Root Collar. (Glossary of Arboriculture Terms, 2007)
Root crown inspection	Process of removing soil to expose and assess the root crown of a tree. (Glossary of Arboriculture Terms, 2007)
Visual Tree Assessment (VTA)	A method of visual assessing the condition of a tree that does not include a root crown inspection or an aerial inspection.

Bibliography

Matheny, N.P. and J.R. Clark. *A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas* (2nd Edition). Pleasanton, CA. HortScience Inc., 1994.

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Harris, R.W. *Arboriculture Integrated Management of Landscape Trees, Shrubs, and Vines*. Englewood Cliffs, NJ: Prentice-Hall, Inc., 1992

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Appendix A – Photographs

Photo 1



Photo 1 shows a healthy, dense appearance throughout the canopy of this tree.

Photo 2



Photo 2 shows the branching structure typically seen in a tree of this species.

Photo 3



Photo 3 shows the past pruning cuts on this tree's trunk. Note the healthy callus/wound wood on the edges of the cuts, indicating good vigor.

Appendix B – Subject Tree Location



Appendix C – Arborist Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees. They recommend measures to enhance the beauty and health of trees and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below the ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services, such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risks associated with trees is to eliminate all trees.

Appendix D – Certification of Performance

I, Ned Patchett & Colin Patchett, certify;

- That I have personally inspected the tree and the property referred to in this report. I have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms of Assignment;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with the parties involved;
- That the analysis, opinions, and conclusions within this report are my own;
- That my analysis, opinions, and conclusions were developed, and this report has been prepared accordingly to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am an International Society of Arboriculture Certified Arborist and have been involved in the practice of arboriculture and the study of trees for over 27 years.

Signed: Ned Patchett

Date: 11.21.24

I further certify that I am an International Society of Arboriculture Certified Arborist, and have been involved in the practice of arboriculture and the study of trees for over ten years.

Signed: Colin Patchett

Date: 11.21.24

Appendix E – Term and Conditions

The following terms and conditions apply to all oral and written reports and correspondence pertaining to the consultations, inspections, and activities of Ned Patchett Consulting, Inc., hereinafter referred to as “Consultant”.

1. Any legal description provided to the Consultant is assumed to be correct. No responsibility is assumed for matters legal in character, nor is any opinion rendered as to the quality of any title.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by the Consultant, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
3. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the Consultant and the Client to whom the report was issued. Loss, removal, or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. The Consultant assumes no liability for the failure of trees or parts of trees, either inspected or otherwise. The Consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. No tree described in this report was climbed, unless otherwise stated. The Consultant cannot take responsibility for any defects, which could only have been discovered by climbing. A full root crown examination (RCX), consisting of excavating the soil around the tree to uncover the root crown and major buttress roots, was not performed unless otherwise stated. We cannot take responsibility for any root defects, which could only have been discovered by such an inspection.
6. This report has been prepared using a combination of human expertise and artificial intelligence (AI) tools. The AI technology utilized assists in data analysis, report generation, and providing recommendations. However, all conclusions and recommendations are reviewed and approved by a certified arborist to ensure accuracy and adherence to professional standards. By accepting this report, you acknowledge and agree to the use of AI in its preparation and understand that while AI contributes to the efficiency and comprehensiveness of the report, the final content is verified by a qualified arborist.
7. The Consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
8. The Consultant offers no guarantees or warranties, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
9. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the Consultant, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
10. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by the Consultant as to the sufficiency or accuracy of that information.
11. This report has fifteen (15) pages and shall be considered a whole, no sections are severable, and the report shall be considered incomplete if any pages are missing. The original report has color illustrations. If the reader has a black and white copy, the report shall be considered incomplete, and any interpretation of the report may be incorrect in the absence of a full color copy. Ned Patchett Consulting, Inc. accepts no responsibility for any such misinterpretations.

DANIEL EDELSTEIN, CONSULTING BIOLOGIST

March 17, 2015

Steve Monowitz, Acting Director of Planning and Building
San Mateo County
455 County Center
Redwood City, CA 94063

Subject:
Prospective Development Project Upon Vacant Lot (APN# 037-015-090)
Near Your Residence

Dear Mr. Monowitz:

This letter summarizes my assessment of habitat (site visit conducted on March 13, 2015) adjacent to a vacant lot (Site) — APN# 037-015-090 on 14th Street in Montara, CA. I am pleased to provide the following summary of biological regulatory elements that apply to local, state and federal agencies as they evaluate potential negative biological impacts of the prospective project (Project) upon the Site.

As a Certified Wildlife Biologist Associate, note my comments, below, primarily center on regulatory elements that I believe local, state, and federal agencies should assess to ensure the Project complies with diverse ordinances, codes, regulations, and laws — and that these regulatory elements be subject to due process via initiation of the California Environmental Quality Act (CEQA) in relation to the Site.

Note the scope and intention of this letter is not intended to serve as a Biological Assessment. Instead, my comments are based on background research and an initial reconnaissance of the Site to determine the presence of special-status plant and wildlife species. The Site and habitat adjacent to it provides suitable habitat for several special-status species that have been seen in the area^{1, 2}

Regulatory elements you should urge local, state, and federal agencies to consider include:

1. As part of the CEQA process, local, state, and federal agencies should be required to identify and assess the potential significant negative environmental impacts of the Project and, in so doing, provide mitigation measures.
2. Because CEQA should be central regulatory driver utilized for evaluation of potential negative biological impacts in relation to the proposed Project, at minimum an initial review of the Project

¹ California Natural Diversity Database (CNDDB) query on March 13, 2015 included the Madera Mountain 7.5 US Geological Survey quadrangle.

² See: San Mateo County, Local Coastal Program Policies, Planning and Building Department, June 2013. (Sec Section 7.36)



and its environmental effects should be conducted. A biological assessment review submittal may be sufficient for documenting the biological resources present on the Site and adjacent to it, in addition to noting potential negative impacts that may result from the Project.

However, depending on the potential degree of negative effects noted in the biological assessment, a further, and more substantial, environmental review may be necessary in the form of an environmental impact report (EIR). Note, a project should not be approved if it cannot mitigate significant environmental negative effects.

3. Noting the Project may occur within 50 feet or fewer to a proposed new road, within 75 feet of an unnamed ephemeral creek, and within 100 feet of the perennial Montara Creek (i.e., a blue line stream/creek), the Project would likely encroach into buffer zone established per ordinance codes overseen by the County of San Mateo Planning and Building Division, Section 7.11 that states:

Establishment of Buffer Zones

1. *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.*
2. *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 streams³.*

4. During my assessment, I noticed the unnamed ephemeral creek likely hosts flowing water during or after rain events. In the absence of rain events, habitat within its creek bed and upland from it remains moist, thereby serving as habitat that hosts several potential wetland indicator plant species.

Equally important, the perennial Montara Creek hosts water year-round. Banks of the creek and upland from it host riparian plant species that qualify it as a wetland. Wetland species growing here include willow (*Salix lasiolepis*) and potentially other wetland plant species that the CCC has noted occur in the area.

Note a proposed roadway addition to the Project may encroach within 50 feet or closer to the unnamed creek adjacent to the Site. This scenario would be a violation of the aforementioned county code because it would be in buffer zone (see attached Appendix A).

5. Related to the above information, disturbance from the Project in upland forest habitat amid and adjacent to the Project's building footprint potentially host foraging and dispersing special-status wildlife species such as California Red-legged Frog (*Rana draytonii*) and San Francisco Gartersnake (*Thamnophis sirtalis tetrataenia*)⁴. The same forest habitat could potentially host roosting, foraging and/or nesting special-status bird species, including Cooper's Hawk (*Accipiter*

³ See: http://planning.smcgov.org/sites/planning.smcgov.org/files/documents/files/SMC_Midcoast_LCP_2013.pdf

⁴ California Natural Diversity Database (CNDDDB) query on March 13, 2015 included the Madera Mountain 7.5 US Geological Survey quadrangle.



cooperii), which is a member of the International Union for the Conservation of Nature's Red List of Threatened Species⁵. These above-mentioned species, California Red-legged Frog and San Francisco Garter Snake are sometimes seen in the area.

Riparian habitat associated with the unnamed creek and Montara Creek are even more likely places where the aforementioned frog and snake species could occur.

Consequently, permitting agencies should ensure that due process occurs to safeguard these special-status species.

6. Documented records of bird sightings in the Montara area include observations of notable and/or uncommon species — Cooper's Hawk, Sharp-shinned Hawk, Northern Pygmy Owl, Northern Saw-whet Owl, Hermit Warbler, Yellow Warbler, and Allen's Hummingbird — that utilize habitat similar to composition present on the Site and adjacent to it within the unnamed creek and Montara Creek^{6, 7}

7. Given the Site's location, potential wildlife, plant, wetland, and coastal zone issues overseen by the California Coastal Conservancy (CCC) should be assessed before permits are granted. This assessment process should include public hearings that are coordinated by the CCC.

8. Other potential permits that the Project may require include:

- a) A streambed alteration agreement (per California Department of Fish and Wildlife) (CDFW)⁸.
- b) A series 404 permit corresponding to wetlands and the Clean Water Act (per the US Army Corps of Engineers)⁹.
- c) A permit corresponding to waste discharge requirements (WDRs) based on regulation of discharges into waters of the United States such as Madera Creek (per the California State Water Resources Control Board)¹⁰.
- d) An incidental take permit corresponding to potential negative impacts upon special-status species in habitat adjacent to the Project (per the US Fish and Wildlife Service)¹¹.
- e) A permit related to development within the coastal zone upon which the Site resides (per the California Coastal Commission)¹².

9. Beyond the above requirements, given the Project may require the addition of a road that could encroach close to riparian habitat, a Stormwater Pollution Prevention Plan (SWPPP) should be created to ensure less than significant impacts occur upon the riparian zone where the unnamed creek and Montara Creek¹³ occur.

⁵ See: http://en.wikipedia.org/wiki/IUCN_Red_List

⁶ See: http://ebird.org/ebird/subnational2/US-CA-081?yr=all&m=&rank=mrec&hs_sortBy=taxon_order&hs_o=asc

⁷ California Natural Diversity Database (CNDDB) query on March 13, 2015 included the Madera Mountain 7.5 US Geological Survey quadrangle.

⁸ See: <https://www.wildlife.ca.gov/Conservation/LSA>

⁹ See: <http://water.epa.gov/lawsregs/guidance/wetlands/sec404.cfm>

¹⁰ See: http://www.waterboards.ca.gov/water_issues/programs/npdes/

¹¹ See: http://www.fws.gov/midwest/endangered/permits/hcp/hcp_wofactsheet.html

¹² See: <http://www.coastal.ca.gov/cdp/cdp-forms.html>

¹³ See: http://www.swrcb.ca.gov/water_issues/programs/stormwater/construction.shtml



Vital to the SWPPP should be the development and execution of Best Management Practices to ensure less than significant impacts occur upon the Site and adjacent parcels and natural habitats.

10. Note that habitat within the Site and adjacent to the Project hosts potential nesting spots for several songbird species that would need to be accounted for because several large, old trees (including Monterey Cypress, (*Cupressus macrocarpa*) grow on the Site and/or are within 50 feet of the proposed construction footprint. Many other species of trees that annually host songbird and raptor species grow within 250 feet of the Site.

Based on regulations contained within the CDFW's codes, any activity that would cause take of a bird, nest, or reduction or failure of reproductive success (i.e. direct loss of nest, disturbance resulting in nest abandonment, disturbance resulting in increased mortality of chicks) would be a violation of the CDFW's codes¹⁴, such as:

3503: Unlawful Destruction of nest or eggs. It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulations made pursuant hereto.

3503.5: Birds-of-prey or their eggs. It is unlawful to take, possess, or destroy any bird in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulations made pursuant hereto.

3511: Identifies fully protected bird species.

In addition most bird species are afforded protection under the Federal Migratory Bird Treaty Act (Section 3513 of the Fish and Wildlife Code).

In order to avoid violation of these codes, a qualified biologist (with appropriate education and background) should confirm that no active nest is within or adjacent to the project site before the area is disturbed (during breeding season).

11. Given the above information that notes the presence of large, old trees on the Site and nearby it, the local "heritage tree" ordinance for San Mateo County should be accommodated in relation to the Project¹⁵.

12. Based on the Project also including additional future building sites near Montara Creek beyond the single aforementioned building footprint referred to as the Project, it's important that agencies go beyond assessing potential negative impacts to a wider scope that is termed negative "cumulative impacts"¹⁶. Although negative "cumulative impacts" are often overlooked during a CEQA process (such as those deserving to be evaluated in relation to the Project), it is important to assess whether a combination of potential additional residential housing and ongoing,

¹⁴ See: <https://www.dfg.ca.gov/wildlife/nongame/regcode.html>

¹⁵ See:

<https://planning.smcgov.org/sites/planning.smcgov.org/files/documents/files/Regulation%20of%20the%20Removal%20and%20Trimming%20of%20Heritage%20Trees.pdf>

¹⁶ See: http://environment.transportation.org/environmental_issues/indirect_effects/

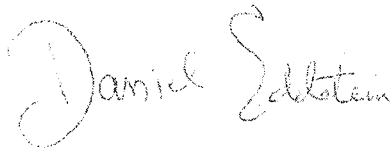


incremental, gradual development of the Montara Creek watershed area would create short- and long-term negative impacts upon the area's habitat quality, including its common and special-status plant and wildlife species.

Note the Montara Creek watershed also serves as a "wildlife movement corridor," meaning it offers vital passageway dispersal habitat adult and natal offspring of the aforementioned special-status California Red-legged Frog and San Francisco Garter snake, as well as dispersal and migration area for common reptile, amphibian, bird, and mammal species that utilize the Site's watershed partially or throughout the year.

13. In summary, a public and regulatory due process should be executed in relation to the Project to ensure potential negative biological impacts are avoided. If mitigation measures are required, the execution of them should provide for a short- and long-term result of less than significant negative impacts upon on the Site and within the Montara Creek watershed adjacent to and nearby the Site.

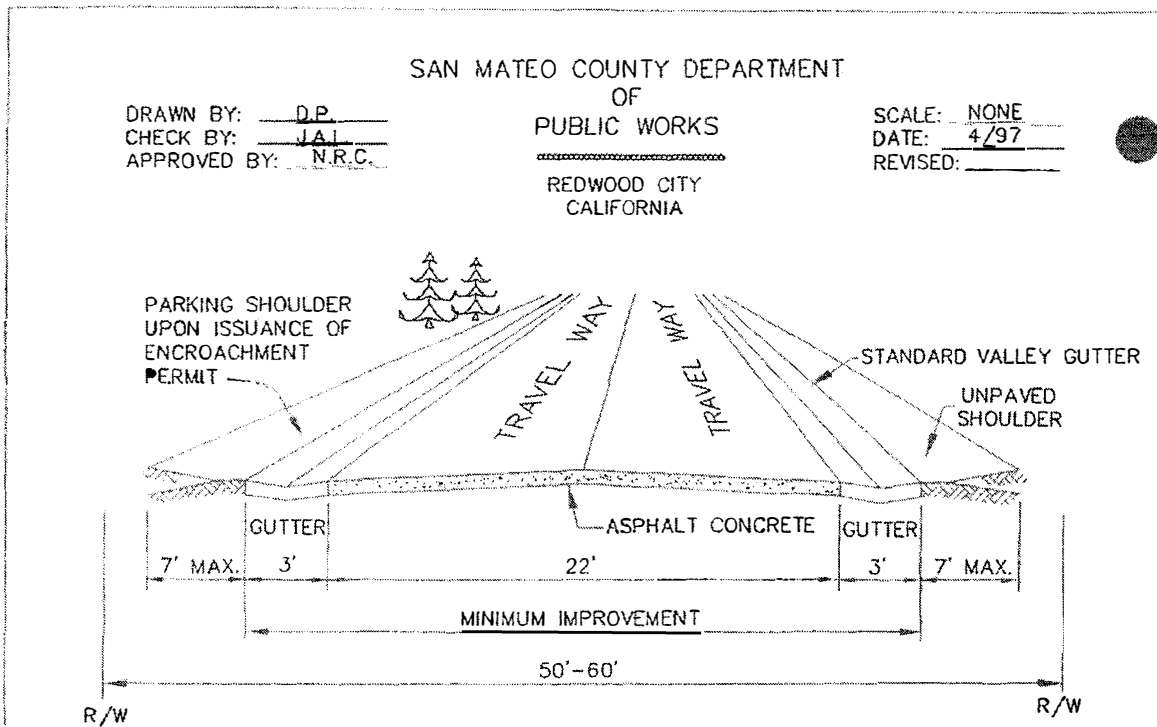
Sincerely,

A handwritten signature in cursive script that reads "Daniel Edelstein". The ink is dark and the signature is fluid, with the first and last names being more prominent than the middle name.

Daniel Edelstein
Certified Wildlife Biologist Associate



Appendix A





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT H

County of San Mateo
Planning and Building Department

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

1. **Project Title:** McGregor Residence and Driveway
2. **County File Number:** PLN 2014-00490
3. **Lead Agency Name and Address:** County of San Mateo, Planning and Building Department, 455 County Center, Second Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Camille Leung, Project Planner, 650/363-1826, cleung@smcgov.org (only email checked during Shelter-In-Place)
5. **Project Location:** Vacant parcel (consisting of Lots 39 and 40) located at 15th Street and East Avenue, unincorporated Montara area of San Mateo County. A proposed driveway would be located within the 14th Street and East Avenue (between 14th and 15th Streets) unpaved, public rights-of-way.
6. **Assessor's Parcel Number and Size of Parcel:** APN 037-015-090; 6,000 sq. ft.
7. **Project Sponsor's Name and Address:** Paul McGregor, 168 West Point, Half Moon Bay, CA 94019
8. **Owner:** AARPAUL, LLC, 168 West Point, Half Moon Bay, CA 94019
9. **General Plan Designation:** Medium Density Residential; Urban
10. **Zoning:** One-Family Residential/Combining District (Minimum Lot Size 5,000 sq. ft.)/Design Review/Coastal Development District (R-1/S-17/DR/CD)
11. **Description of the Project:** The project requires a Design Review Permit for the construction of a new 3-story, 3,152 sq. ft. residence (includes a 625 sq. ft. attached garage and a 60 sq. ft. covered porch) on a 6,000 sq. ft. legal parcel (Certificate of Compliance (Type A) was recorded on December 12, 2017). The property is at the corner of unimproved 15th Street and East Avenue which are both paper streets and would be accessed via a new, 290-foot long driveway, which would extend from the end of 14th Street. The project includes the removal of 18 significant trees (including 3 dead trees) and involves only minor grading. As the property involves the development of a single-family residence in the Single-Family Residence Categorical Exclusion Area, the project qualifies for a Coastal Development Permit Exemption (CDX).
12. **Surrounding Land Uses and Setting:** The property is located within an existing residential neighborhood and adjoins developed parcels on the north and west sides. Access is proposed from 14th Street, as 15th Street has not been constructed. A perennial blue-line stream referred to as Montara Creek is located south of the property, approximately parallel to the southern property line. A second, unvegetated drainage, runs parallel to the East Avenue

street right-of-way boundary and terminates in the riparian habitat along Montara Creek. The property slopes downward toward 15th Street with an average slope of approximately 19%.

13. **Other Public Agencies Whose Approval is Required:** None.

14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?** No, consultation has not begun. Planning staff has consulted with the following tribes, as identified by the Native American Heritage Commission (NAHC): Amah Mutsun Tribal Band, Amah Mutsun Tribal Band of Mission San Juan, Bautisnoan Rumsen Carmel Tribe, Indian Canyon Mutsun Band of Costanoan, Muwekma Ohlone Indian Tribe of the SF Bay Area, and the Ohlone Indian Tribe. On December 6, 2018, a letter was sent to each of the contact persons provided by the NAHC regarding the subject project requesting comment by January 6, 2019. No comments were received to date.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1. AESTHETICS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
Discussion: The project site is not located in a scenic vista and is not visible from public lands, or the Pacific Ocean. The site is visible from adjoining areas within the residential area it is located. The proposed house and driveway would be directly visible from 14th Street, albeit located behind houses which front directly on 14th Street. As the new residence and driveway				

would abut developed residential property and blend in with other houses and driveways in the area, the project would not have a significant adverse effect on views from existing residential areas. Source: Site visit; County GIS Maps				
1.b. Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
Discussion: The project is not located within a designated scenic corridor, nor would it impact areas within a state scenic highway. Source: County GIS Maps				
1.c. In non-urbanized areas, significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
Discussion: The site is moderately sloped and densely vegetated. While the project would result in the removal of 18 significant trees (including 3 dead trees), the applicant proposes to plant five (5), 15-gallon Monterey Cypress trees, as well as other plants, as shown in the Landscape Plan. Also, due to the retention of 10 significant trees, the applicant's proposal to replace the removed trees with 5 Monterey Cypress trees is appropriate to the surrounding environment. Therefore, the project would not significantly degrade the existing visual character or quality of the site and its surroundings. The project only involves minor grading and would not result in a significant change in topography or ground surface relief features. The project site is not located on or near a ridgeline. Source: Site visit; County GIS Maps				
1.d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?			X	
Discussion: The project does not involve the introduction of significant light sources that would adversely affect day or nighttime views in the area, as the project involves the construction of a residence within an existing residential area. Proposed exterior lights are located only at doorways and at the garage door. Additionally, design review standards of the Design Review (DR) District require downward-directed exterior light fixtures. Source: Project Plans				

1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X	
Discussion: The parcel is not located within a State or County Scenic Corridor and is not adjacent to a State Highway (site is over 450 feet from Cabrillo Highway). The proposed improvements on the subject parcel would not be visible from Cabrillo Highway, due to the distance of the property and proposed structures from Cabrillo Highway. Source: County GIS Maps				
1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?			X	
Discussion: The site is located in a Design Review District. The project will require a Design Review Permit and is required to comply with applicable design review standards. The project will be reviewed by the Coastside Design Review Committee for compliance with applicable design review standards. Planning staff has reviewed the proposal and found it to be in substantial compliance with the design review standards. Source: County GIS Maps; County Zoning Regulations				
1.g. Visually intrude into an area having natural scenic qualities?			X	
Discussion: Please see Section 1.c for discussion. Source: Site visit; County GIS Maps				

2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
2.a. For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring				X

Program of the California Resources Agency, to non-agricultural use?				
Discussion: The project involves an urban, residential property located within a Single-Family Residential Zoning District in the Coastal Zone, which does not contain agricultural lands and is not farmed. There is no project impact to farmland, forestland or timberland. Source: Site visit; County GIS Maps				
2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
Discussion: See discussion under Section 2.a. Source: County GIS Maps				
2.c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?			X	
Discussion: See discussion under Section 2.a. Source: Project Plans; County GIS Maps				
2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?			X	
Discussion: See discussion under Section 2.a. Source: County GIS Maps				
2.e. Result in damage to soil capability or loss of agricultural land?			X	
Discussion: See discussion under Section 2.a. Source: County GIS Maps				
2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X

<i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i>				
Discussion: See discussion under Section 2.a. Source: County GIS Maps				

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
3.a. Conflict with or obstruct implementation of the applicable air quality plan?				X
Discussion: The project involves tree removal, grading, and construction activities associated with driveway and house construction. The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance for construction emissions and operational emissions. As described in the BAAQMD's 2017 California Environmental Quality Act (CEQA) Guidelines, the BAAQMD does not require quantification of construction emissions due to the number of variables that can impact the calculation of construction emissions. Instead, the BAAQMD emphasizes implementation of all control measures to minimize emissions from construction activities. The BAAQMD provides a list of construction-related control measures, <i>All Basic Construction Mitigation Measures</i>, and other criteria, that, when fully implemented, would significantly reduce construction-related air emissions to a less than significant level. Mitigation Measure 1.a- 1.h requires the applicant to comply with BAAQMD's <i>All Basic Construction Mitigation Measures</i>. Other applicable BAAQMD criteria requires that construction-related activities exclude the below listed activities (followed by staff's evaluation of project compliance): a. Demolition - The project is undeveloped and would not require demolition of any existing buildings. b. Simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously): Staff has added this as Mitigation Measure 1.i to require compliance with this criteria. c. Simultaneous construction of more than one land use type (e.g., project would develop residential and commercial uses on the same site) (not applicable to high density infill development): The project only involves the construction of a single-family residential use. d. Extensive site preparation (i.e., greater than default assumptions used by the Urban Land Use Emissions Model [URBEMIS] for grading, cut/fill, or earth movement): The project will not require extensive site preparation, and would disturb approximately 20,000 sq. ft. (including the 6,000 sq. ft. of the subject parcel and 14,000 sq. ft. of the public right-of-way for the construction of the driveway to the proposed house).				

- e. Extensive material transport (e.g., greater than 10,000 cubic yards of soil import/export) requiring a considerable amount of haul truck activity: The project will not extensive material transport requiring off haul of approximately 200 c.y.

BAAQMD measures and compliance with criteria b. above are required by the mitigation measure provided below.

Mitigation Measure 1: Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented:

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

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

3.b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?		X		
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Discussion: As of December 2012, San Mateo County is a non-attainment area for PM-2.5. On January 9, 2013, the Environmental Protection Agency (EPA) issued a final rule to determine that the Bay Area attains the 24-hour PM-2.5 national standard. However, the Bay Area will continue to be designated as "non-attainment" for the national 24-hour PM-2.5 standard until the BAAQMD submits a "re-designation request" and a "maintenance plan" to EPA and the proposed re-designation is approved by the EPA. A temporary increase in the project area is anticipated during construction since these PM-2.5 particles are a typical vehicle emission. The temporary nature of the proposed construction and California Air Resources Board vehicle regulations

reduce the potential effects to a less than significant impact. Mitigation Measure 1 in Section 3.b. will minimize increases in non-attainment criteria pollutants generated from project construction to a less than significant level.

Source: Project Plans; Bay Area Air Quality Management District

3.c. Expose sensitive receptors to significant pollutant concentrations, as defined by Bay Area Air Quality Management District?

X

Discussion: See discussion in Section 3.a.

Source: Project Plans; Bay Area Air Quality Management District

3.d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

X

Discussion: The project involves construction and operation of a single-family residence. While the project may result in dust and odors associated with the construction process, these odors would be temporary and would not affect a significant number of people due to intervening trees and the distance of the project site from other development.

Source: Project Plans; Bay Area Air Quality Management District

4. BIOLOGICAL RESOURCES. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?		X		

Discussion: A Riparian Habitat Areas Assessment was prepared on April 17, 2015 for the project site by WRA, Inc. (2015 WRA Report; Attachment E1). A Biological Resources Assessment report was prepared on August 7, 2015 by WRA, Inc. for the project site (Attachment E2).

Dana Riggs of Sol Ecology, Inc. (Project Biologist) prepared an Updated Biological Resources Addendum Letter (2017 Sol Ecology, Inc. Report), dated December 13, 2017, included as Attachment F2. The 2017 Sol Ecology, Inc. Report references the prior reports and addresses comments from consulting biologist Daniel Edelstein contained in his letter dated March 17, 2015

(Attachment F1). The analysis contained in this IS/MND primarily cites analysis from the 2015 WRA Report and the 2017 Sol Ecology, Inc. Addendum Letter.

In a letter dated October 25, 2018, Ms. Riggs reports that the site was examined on October 16, 2018 and conditions remain unchanged since the previous biological assessment on December 13, 2017 and no new potential impacts to biological resources are anticipated (Attachment F4).

Recently, in a letter dated June 23, 2020, Ms. Riggs describes that the site was examined on May 14, 2020 and conditions remain unchanged since the previous biological assessment on October 16, 2018 and no new potential impacts to biological resources are anticipated (Attachment F5).

The subject property in its entirety is located outside of any stream or riparian corridors and their associated prescribed setbacks.

According to Local Coastal Program (LCP) ESHA maps (County of San Mateo 2013) and the most recent U.S. Geological Survey (USGS) 7.5 minute quadrangle topographic map (USGS 2015), a perennial blue-line stream referred to as Montara Creek is located south of the Study Area of the 2017 Sol Ecology, Inc. Report (Study Area), parallel to the southern property line. This stream is identified as *primary riparian corridor* along the drainage. Riparian vegetation composed of arroyo willow was identified along the drainage and the edge of riparian vegetation was mapped using aerial photographs and a handheld geographic positioning system (GPS) with sub-meter accuracy. This habitat is located outside of the Study Area; however, it is subject to a 50-foot riparian buffer measured from the limit of riparian vegetation. Figure 1 of the 2015 WRA Report shows the mapped edge of riparian vegetation and associated setback in relation to the Study Area.

A second, largely unvegetated drainage was identified outside of the Study Area, running parallel to the West Avenue right of way boundary and terminating in the riparian habitat along Montara Creek. This drainage was largely unvegetated and surrounded by Monterey cypress, and contains veldtgrass, common rush, and pampasgrass (*Cortaderia sp.*). As this drainage was located on private property, the edge of top of bank and center point of the drainage were photographed and GPS points taken outside of the existing fence line to best approximate the extent of the drainage. This drainage is likely to be considered an intermittent stream under the LCP which will require a 30-foot buffer measured from the drainage midpoint. The non-riparian drainage centerline and associated setback are shown in Figure 1 of the 2015 WRA Report.

Special-status species include those plants and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the Federal Endangered Species Act (ESA) or California Endangered Species Act (CESA). These Acts afford protection to both listed species and those that are formal candidates for listing. Plant species on the California Native Plant Society (CNPS) Rare and Endangered Plant Inventory (Inventory) with California Rare Plant Ranks (Rank) of 1 and 2 are also considered special-status plant species and must be considered under California Environmental Quality Act (CEQA). California Department of Fish and Wildlife (CDFW) Species of Special Concern, CDFW California Fully Protected species, United States Fish and Wildlife Service (USFWS) Birds of Conservation Concern, and CDFW Special-status Invertebrates are all considered special-status species. Furthermore, CDFG Fish and Game Code prohibits the take of actively nesting birds as well as common bats and their roosts. Lastly, special status species in the 2017 Sol Ecology, Inc. report include all rare or unique species listed in the Mid-Coast LCP.

Twenty-one special status plants and ten special status wildlife species have been documented within five miles of the Project Site (Attachment F2, Figures 3 and 4 of the 2017 Sol Ecology, Inc. report). A discussion of the potential for these species to occur is described below.

Plants

None of the twenty-one special status plants has potential to occur on the project site. These species occur in chaparral, coastal scrub, and open grassland habitats or along streams. As such, no additional measures are prescribed. However, Rose Leptosiphon was identified near but not on the project site.

In an email dated November 29, 2018 (Attachment F3), the Project Biologist addressed the occurrence of Rose Leptosiphon in response to staff's request: The occurrence in question is located on Moss Beach approximately 1000 feet downslope and west of the Project Area and is based on two collections from 1903 and 1950. According to the CNDDDB, this occurrence is considered possibly extirpated (CDFW 2018). Rose leptosiphon is associated with open, grassy slopes on coastal bluff scrub habitats according to the Jepson Herbarium; no open bluff scrub habitat is present on the Project Area. The majority of the site is heavily shaded by Monterey Cypress and does not provide suitable growing conditions. A small opening in the tree canopy is present near the proposed driveway, but shows evidence of past site disturbance likely associated with development of the adjacent residence. Furthermore, of the 40 records of commonly associated species only two species were observed, poison oak (*Toxicodendron diversilobum*) and Douglas iris (*Iris douglasiana*). Based on the lack of suitable habitat and associated species in the Project Area and the assumption that this species is likely extirpated from Moss Beach, it was determined by both the WRA and Sol Ecology botanists that this species is not likely to be present on the Project Area.

Wildlife

Of the ten species with potential to occur within five miles, two species have potential to occur on-site: California red-legged frog and San Francisco garter snake. These two species and their potential to occur on the project site are discussed below. The remaining species are not likely to ever be present due to the absence of suitable habitat (e.g., aquatic habitat, such as ponds or streams, grassland, coastal scrub, coastal bluff, or chaparral habitats).

Numerous migratory birds and raptors, including the two special status species described in the 2015 WRA report also have potential to occur; however, many of the species documented in the area (including special status and common species) are not likely to be present due to the absence of tree cavities and brokentop or platform trees. Lastly, Figure 4 of the 2017 Sol Ecology, Inc. report depicts an occurrence of the obscure bumble bee overlapping with the project site. Information provided in the California Natural Diversity Database (CNDDDB) on this occurrence notes mapping was based on an approximate location near Moss Beach. This species inhabits open grassy coastal prairies and Coast Range meadows, which are not present on the subject property and therefore, this species is likely absent.

California Red-legged Frog (*Rana draytonii*), Federal Threatened Species, CDFW Species of Special Concern

The California red-legged frog (CRLF) is dependent on suitable aquatic, estivation, and upland habitat. During periods of wet weather, starting with the first rainfall in late fall, red-legged frogs disperse away from their estivation sites to seek suitable breeding habitat. Aquatic and breeding habitat is characterized by dense, shrubby, riparian vegetation and deep, still or slow-moving water. Breeding occurs between late November and late April. Following breeding during the wet season, adult frogs may disperse into upland habitats which include areas up to 300 feet from aquatic and riparian habitat and are comprised of grasslands, woodlands, and/or vegetation that provide shelter, forage, and predator avoidance. At the end of the wet season, CRLF may disperse up to one-mile overland from upland or breeding habitats (often via riparian corridors) to aquatic non-breeding habitats.

Since the 2015 report, CRLF has been documented in Montara Creek in a pool located approximately 0.75 mile east (upstream) of the project site; both adults and juveniles were observed indicating Montara Creek provides suitable breeding habitat for CRLF. Given the project site is within the known dispersal distance from this occurrence and Montara Creek, there is potential for CRLF to disperse on to the site. However, no suitable aquatic or upland habitat (breeding or non-breeding habitat) is present.

San Francisco Garter Snake (*Thamnophis sirtalis tetrataenia*), Federal Endangered, State Endangered. CDFW Fully Protected Species

The preferred habitat of the San Francisco garter snake (SFGS) is a densely vegetated pond near an open hillside where they can sun themselves, feed, and find cover in rodent burrows; however, considerably less ideal habitats can be successfully occupied. According to the 5-year review by USFWS, there are two significant components to SFGS habitat: ponds that support California red-legged frog (*Rana draytonii*, CRLF), American bullfrog (*Lithobates catesbeiana*), or the Sierran treefrog (*Pseudacris sierra*); and surrounding upland that supports Botta's pocket gopher (*Thomomys bottae*) and the California meadow vole (*Microtus californicus*). Recent studies at Año Nuevo State Reserve continue to confirm SFGS are regularly within 300 and 650 feet of foraging (pond) habitats and upland sites. If dispersal occurs in pursuit of prey, and during periods of heavy rain or shortly after, SFGS may make long-distance movements of up to 1.25 miles along drainages within the dense riparian cover; however, SFGS have not been documented to travel over open terrain.

SFGS has a very low potential to occur on the project site. Suitable habitat is present in Montara Creek and its associated riparian habitat located more than 200 feet to the south of the project site; there is no pond habitat however, within 650 feet. SFGS may disperse in pursuit of prey or during or after periods of heavy rain up the unnamed tributary, but is not likely to remain in this area due to deeply incised banks and lack of riparian cover. As such, it is highly unlikely this species would occur on-site.

CRLF may be impacted by construction activities associated with site development, if present. The development of the site would not result in any permanent barriers however. To avoid any impacts to CRLF, the recommended measures have been incorporated as Mitigation Measures 2 through 7, below. Avoidance measures designed to protect CRLF from being impacted will also protect SFGS from potential impacts associated with the proposed project.

There are no additional special status species or habitats subject to potential impacts from the proposed project. In response to a comment from consulting biologist Daniel Edelstein, it was noted that the 2015 WRA report failed to address potential impacts to migratory birds and raptors that may nest outside the proposed development area. As such, we recommend that avoidance measures include pre-construction migratory bird nesting surveys performed both in and within 250 feet of the proposed development area prior to any proposed construction-related activities during the nesting bird season (February 1 to August 31).

Mitigation Measure 2: An environmental training shall be provided to all workers prior to the start of any activities regarding any sensitive biological resources (including CRLF, SFGS, or migratory bird nesting birds). The training shall include steps to identify and respond to a sighting, the laws and regulations protecting those resources, and consequences of non-compliance. Date and time of each training shall be reported to the County within one week of completion.

Mitigation Measure 3: At least 14 days prior to the onset of any construction-related activity, exclusion fencing (designed for CRLF and SFGS) with exit funnels shall be installed between the project site and both Montara Creek and the unnamed tributary. Exit funnels shall be installed approximately every 100 meters to allow trapped individuals to leave the area on their own. Following installation, the fence shall be inspected by a qualified biologist periodically throughout

the duration of any ground-disturbing activities. Should a durable exclusion fence material such as Ertec be used, fence inspections after initial inspection are only necessary following high wind or heavy rain events.

Mitigation Measure 4: A pre-construction survey for CRLF and SFGS shall be conducted prior to initiation of project activities within 48 hours of the start of ground disturbance activities. Surveys are to be conducted by approved qualified biologist with experience surveying for each species. If CRLF or SFGS is found on the project site it shall be allowed to leave the area on its own. If the animal does not leave the area on its own, work shall remain halted and USFWS and CDFW shall be contacted.

Mitigation Measure 5: No work shall be performed within 30 minutes of sunrise or sunset or during or within 24 hours of any rain event (greater than 0.5 inches) between February 1 and April 31 when frogs are most likely to utilize upland habitats.

Mitigation Measure 6: Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting), rolled erosion control products, or similar material shall not be used.

Mitigation Measure 7: A pre-construction, migratory bird nesting survey shall be conducted prior to any proposed construction-related activities during the nesting bird season (February 1 to August 31). The survey shall be performed both in and within 250 feet of the proposed development area and the results reported to the County. If for any reason construction activities do not commence within 10 days of completion of the survey, the survey shall be repeated and results reported to the County. If active nests are discovered, no construction-related activities are allowed until birds have fledged from nests, as confirmed by a biologist.

Source: Biological Resources Addendum Letter for APN 037-015-090, Montara, California – Current Conditions as of May 14, 2020, dated June 23, 2020; Updated Biological Resources Addendum Letter, dated December 13, 2017, prepared by Dana Riggs of Sol Ecology, Inc.; Riparian Habitat Areas Assessment, dated April 17, 2015, prepared by WRA, Inc.; Letter from Consulting biologist Daniel Edelstein, dated March 17, 2015

4.b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
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Discussion: Please see the discussion in Section 4.a, above.

Sources: Biological Resources Addendum Letter for APN 037-015-090, Montara, California – Current Conditions as of May 14, 2020, dated June 23, 2020; Updated Biological Resources Addendum Letter, dated December 13, 2017, prepared by Dana Riggs of Sol Ecology, Inc.; Riparian Habitat Areas Assessment, dated April 17, 2015, prepared by WRA, Inc.; Letter from Consulting biologist Daniel Edelstein, dated March 17, 2015

4.c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
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Discussion: The Project Site was evaluated to determine if any coastal wetland (one-parameter rule) is present. Coastal wetlands are defined in the LCP as an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground (also known as hydrophytic); in either case, hydrology must be present also. Hydrophytic plants commonly found in wetlands in San Mateo County include: cordgrass, pickleweed, jaumea, frankenia, marsh mint, tule, bullrush, narrow-leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and bog rush. To qualify, a wetland must contain at least a 50% cover of some combination of these plants, unless it is a mudflat.

A Sol Ecology biologist trained in wetland delineation evaluated coastal wetland criteria including presence of hydrology in combination with the presence of either hydric soils or hydrophytic vegetation as described in the 2017 Sol Ecology, Inc. report, dated December 13, 2017. No evidence of hydric soils was observed. Areas on or within 100 feet of the project site did not contain both hydrology and 50 percent or more dominant hydrophytes indicating coastal wetland habitat.

The site was re-examined on May 14, 2020 (letter included as Attachment F5) to determine whether any new indicators of wetland habitat are present at the site comprising 50 percent or more cover in any location per LCP criteria for wetlands. No new wetland plants (per the new 2018 list) or increase in density of hydrophytic plants previously found was observed, despite a very wet rainfall year in 2019, and recent rainfall the week prior. Two facultative wetland plant species were also observed on the property; however, both species comprised less than 50 percent cover.

In a letter dated June 28, 2016, California Coastal Commission staff inquired as to whether the topography of the site excludes the possibility of a wetland (Attachment J). In an email dated November 29, 2018 (Attachment F3), Sol Ecology, Inc., staff states that the Project Area is located on a hillslope and is more than 40 feet above (or upslope) of the floodplain of Montara Creek and its tributaries. The 2008 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0) contains 16 primary hydrology indicators and 10 secondary hydrology indicators. Only one primary indicator is required to meet the wetland hydrology criterion; however, if secondary indicators are used, at least two secondary indicators must be present to conclude that an area has wetland hydrology. These indicators include observation of surface water or saturated soils, evidence of recent inundation (e.g. soil cracks, salt crust, water marks), evidence of current or recent soil saturation, and evidence from other site conditions or data (such as presence of a shallow aquitard). A mild convergence of topographical contours was observed during the 2017 site assessment by Sol Ecology. Such convergences are typical of topography on hillslopes, but are not considered a primary or secondary indicator of hydrology alone without the presence of other hydrological indicators such as wrack lines or sediment deposits. None of the 16 primary or 10 secondary hydrology indicators were observed during the 2017 assessment. There is also no evidence that any sheet flow drains directly or by way of any channel into Montara Creek or its tributaries. Given the proximity of the site to the nearby floodplain habitat and absence of any hydrological indicators - combined with the absence of hydrophytic vegetation, indicates there is no evidence to suggest wetlands are present on the

site. Topography of the site (a hillslope without any terraces where water may pool) further excludes the possibility of wetland habitats.

In a letter dated October 25, 2018, Ms. Riggs describes that the site was examined on October 16, 2018 and conditions remain unchanged since the previous biological assessment on December 13, 2017.

Recently, in a letter dated June 23, 2020 (Attachment F5), Ms. Riggs describes that the site was examined on May 14, 2020 and conditions remain unchanged since the previous biological assessment on October 16, 2018. The 2020 letter states that there is still no evidence of 1-parameter coastal wetlands or waters on the site.

Sources: Biological Resources Addendum Letter for APN 037-015-090, Montara, California – Current Conditions as of May 14, 2020, dated June 23, 2020; Updated Biological Resources Addendum Letter, dated December 13, 2017, prepared by Dana Riggs of Sol Ecology, Inc.; Riparian Habitat Areas Assessment, dated April 17, 2015, prepared by WRA, Inc.; Letter from Consulting biologist Daniel Edelstein, dated March 17, 2015

4.d. Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

X

Discussion: Please see the discussion in Section 4.a, above.

Sources: Biological Resources Addendum Letter for APN 037-015-090, Montara, California – Current Conditions as of May 14, 2020, dated June 23, 2020; Updated Biological Resources Addendum Letter, dated December 13, 2017, prepared by Dana Riggs of Sol Ecology, Inc.; Riparian Habitat Areas Assessment, dated April 17, 2015, prepared by WRA, Inc.; Letter from Consulting biologist Daniel Edelstein, dated March 17, 2015

4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?

X

Discussion: The applicant has submitted a report titled “Arborist Report and Tree Protection Plan for 1900 East Avenue, Montara, Ca.” (Arborist Report and Tree Protection Plan), prepared by Roy C. Leggit, III, dated January 11, 2019 (Attachment I1). The project would involve the removal of 18 significant trees as shown on the Tree Data Sheet of the Arborist Report and Tree Protection Plan, including 1 Monterey Pine tree and 17 Monterey Cypress Trees.

The trees proposed removal include three dead trees and six trees in poor health, per the Arborist Report and Tree Protection Plan. Per the arborist report, seven trees of the 18 trees to be removed are located in the footprint of the proposed building or driveway. The applicant proposes to retain 10 significant trees, including a large 40.9” diameter at breast height (dbh) Monterey Cypress (Tree #5) in good condition located adjacent to the proposed driveway at the corner of 14th Street and East Avenue. The report contains a Tree Protection Plan, including tree protection measures with Tree Protection Zones (TPZ) and warning signs, to be installed during various stages of construction. The County Arborist, Dan Krug, has reviewed the Arborist Report

and Tree Protection Plan and found it to be adequate in protecting the trees to remain. Regarding the proposed tree protection measures for the 40.9" Cypress tree, he has added the measure contained in Mitigation Measure 8 to further protect tree roots during grading activities for the new driveway. Mitigation Measure 9 has been added to require the trimming of low branches by a certified arborist to minimize damage to the 40" Cypress Tree during grading and construction. Mitigation Measure 10 has been added to require implementation of the tree protection measures of the Arborist Report and Tree Protection Plan.

Section 6565.21 of the Design Review (DR) Zoning District regulations requires replacement of a significant indigenous tree with three (3) or more trees of the same species using at least five (5) gallon size stock. For each loss of a significant exotic tree, there shall be a replacement with three (3) or more trees from a list maintained by the Planning Director. Section 6565.20(f) encourages planting of native and drought-tolerant plant tree species.

As shown in the Landscape Plan, the applicant proposes to plant five (5), 15-gallon Monterey Cypress trees. Due to the removal of 17 Monterey Cypress trees and the retention of 10 significant trees, the applicant's proposal to replace the removed trees with 5 Monterey Cypress trees is appropriate to the surrounding environment. Planting of additional trees may result in tree overcrowding and reduction of daylight to the proposed residence, which would impede the effectiveness of required solar panels without further tree removal.

Mitigation Measure 8: In order to minimize tree root impacts during grading for the new driveway, a pneumatic air-tool shall be used to excavate the soil beneath the 40.9" dbh Cypress' (Tree #5) dripline. This would minimize unnecessary root cutting and allow the arborist to better qualify which roots could reasonably be cut to truly minimize impact to the tree. Furthermore, installation of geo-grid or other structural geotextile fabrics should be utilized to minimize excavation and preserve the trees roots. Plans submitted for an encroachment permit and a building permit for the new driveway shall be demonstrate compliance with this condition.

Mitigation Measure 9: To provide adequate clearance over the proposed driveway a low large lateral limb of the 40" Cypress (Tree 5) and potentially other low branches will need to be removed. Vertical clearance over the driveway necessary to provide truck access during construction will likely require a minimum vertical clearance of 15 feet. Tree limb removal shall be performed by a certified arborist. Documentation demonstrating compliance with this mitigation measure shall sent to the Project Planner prior to any land disturbance.

Mitigation Measure 10: Prior to any land disturbance and throughout the grading operation, the applicant shall implement the tree protection measures of the Arborist Report and Tree Protection Plan for 1900 East Avenue, Montara, Ca. and said protections shall remain in place undisturbed throughout construction, as described in the Arborist Report and Tree Protection Plan, dated January 11, 2019.

Sources: Project Plans; County Zoning Regulations; Arborist Report and Tree Protection Plan for 1900 East Avenue, Montara, Ca, prepared by Roy C. Leggit, III, dated January 11, 2019

4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?				X
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Discussion: The project site is not protected by an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan.

The proposed area of work is located adjacent to existing residential homes in an area zoned for residential land use. Source: County General Plan; County GIS Maps				
4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
Discussion: The project site is not located inside or within 200 feet of a marine or wildlife reserve. Source: County General Plan; County GIS Maps				
4.h. Result in loss of oak woodlands or other non-timber woodlands?				X
Discussion: The project would not involve the removal of oak woodlands or other non-timber woodlands. Source: Site visit; County GIS Maps				

5. CULTURAL RESOURCES. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
5.a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?		X		
Discussion: The project involves earth-moving and construction impacts that could adversely affect archaeological resources should any exist in areas impacted by this project. The project was referred to the California Historical Resources Information System (CHRIS). In a letter dated June 20, 2016, CHRIS staff stated that the office had no record of any previous cultural resource studies for the project area, the project area has the possibility of containing unrecorded archeological site(s) and recommended the preparation of a study prior to the commencement of project activities. The applicant submitted a report titled "Initial Cultural/Archeological Resources Reconnaissance Report for Parcel at 15 Street and East Avenue, (APN 037-015-090) in Montara, San Mateo County, California", prepared by Matthew R. Clark of Holman & Associates (H&A) Archeological Consultants, dated December 2017 (Cultural/Archeological Resources Reconnaissance Report), included as Attachment H. The Cultural/Archeological Resources Reconnaissance Report states that a historical resources records search and field survey was conducted of the subject parcel. H&A first conducted an archaeological records search for the Project Area at the Northwest Information Center (NWIC) of CHRIS. The records search found two surface reconnaissances within the records search area, one of which was adjacent to the east of this Project Area, which did not record prehistoric archaeological or historical resources. The other surface reconnaissance was of an existing single-family residence on 14th Street northwest of the Project Area, and that structure was recorded as a potential historical resource as it originally dated to circa 1910. No other historical resources are recorded within the search perimeter, though slightly farther to the west the 1874				

Point Montara Light Station is a recorded resource and elsewhere on that lighthouse property a prehistoric archaeological site has been informally reported. There are no recorded archaeological or historical resources within or adjacent to the Project Area, however the parcel is adjacent to Montara Creek (the local appellation; the stream is not named on the topographic maps), as is the aforementioned prehistoric site, so the vicinity has perhaps medium archaeological sensitivity, but is also rather steeply sloped and therefore would have been unsuitable for prehistoric habitation.

A pedestrian general surface reconnaissance of the Project Area was completed by H&A on November 8, 2017, finding no archaeological or historical resources within any impact zones. Surface reconnaissance conditions were poor as the Project Area is covered by trees and duff, with significant understory growth and downed trees and broken branches also present. No evidence of prehistoric or historical archaeological resources was found during the surface survey.

The 15th Street Project Area was surface surveyed; poor field conditions often hampered the survey over most of the property. Conditions were not quite adequate for an initial general surface survey, and intensive survey was not possible. Based on the field survey and results of the nearest previous surveys, wherein no prehistoric cultural materials were found, no additional cultural resources research is recommended for the residential Project, which should be able to proceed without encountering significant historic resources. The following measures have been incorporated below:

Mitigation Measure 11: Although no archaeological resources were found on the Project Area, it is possible that subsurface deposits may yet exist or that evidence of such resources has been obscured by more recent natural or cultural factors such as downslope aggradation and alluviation and the presence of non-native trees and vegetation. Archaeological and historical resources and human remains are protected from unauthorized disturbance by State law, and supervisory and construction personnel therefore must notify the County and proper authorities if any possible archaeological or historic resources or human remains are encountered during construction activities and halt construction to allow qualified Archaeologists to identify, record, and evaluate such resources and recommend an appropriate course of action.

Mitigation Measure 12: In the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archeologist and any recording, protecting, or curating shall be borne solely by the project sponsor. The archeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Sources: Initial Cultural/Archeological Resources Reconnaissance Report for Parcel at 15 Street and East Avenue, (APN 037-015-090) in Montara, San Mateo County, California, prepared by Matthew R. Clark, dated December 2017

5.b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?			X	
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Discussion: Please see Section 5.a for discussion.

Sources: Initial Cultural/Archeological Resources Reconnaissance Report for Parcel at 15th Street and East Avenue, (APN 037-015-090) in Montara, San Mateo County, California, prepared by Matthew R. Clark, dated December 2017

5.c. Disturb any human remains, including those interred outside of formal cemeteries?

X

Discussion: To minimize potential impacts to human remains, the property owner shall implement the following mitigation measure:

Mitigation Measure 13: The applicants and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains, whether historic or prehistoric, during grading and construction. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Sources: Initial Cultural/Archeological Resources Reconnaissance Report for Parcel at 15th Street and East Avenue, (APN 037-015-090) in Montara, San Mateo County, California, prepared by Matthew R. Clark, dated December 2017

6. ENERGY. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
6.a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	

Discussion: Energy conservation standards for new residential and nonresidential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the California Energy Commission) in June 1977 and are updated every 3 years (Title 24, Part 6, of the California Code of Regulations). Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods.

The County has adopted amendments to the 2019 Energy Code which require new buildings to be constructed without natural gas infrastructure and systems and meet solar photovoltaic system requirements, as well as amendments to the Green Building Code that require additional electric vehicle charging infrastructure (EVCI) for the construction of new buildings. The amendments would go into effect if and when the amendments are approved by California Energy Commission, which is pending.

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

Construction

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

Operation

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

Source: California Building Code, California Energy Commission, Project Plans

6.b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X
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Discussion: The project design and operation would comply with State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards. Therefore, the project does not conflict with or obstruct state or local renewable energy plans and would not have a significant impact. Furthermore, the development would not cause inefficient, wasteful and unnecessary energy consumption.

Source: Project Plans

7. GEOLOGY AND SOILS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>		X		
Discussion: The applicant has submitted a Geotechnical Investigation (Geotechnical Investigation), prepared by Buckley Engineering Associates, Inc., dated May 9, 2014 (Attachment G) and a Preliminary Geologic Hazard Evaluation by Sigma Prime Geosciences, Inc., dated May 14, 2019. The Geotechnical Investigation states that the site is located near a contact between unconsolidated sediments of the marine terrace and Montara Mountain granitic rocks (Pampeyan, 1994). The basement rocks are described as consisting of medium- to coarsely crystalline, foliated granitic rock, which is highly fractured and deeply weathered. An unnamed, inactive fault passes close to the building site. The nearest active faults include the San Gregorio/Seal Cove Fault, approximately 0.6 miles southwest of the site and the San Andreas Fault, about 6.4 miles to the northeast and the Hayward Fault, mapped on the western margin of the East Bay Hills. These faults have been sources for several strong earthquakes in the historic past. In addition, the Working Group on California Earthquake Probabilities (2008) predicted that there is a 63 percent chance of a magnitude 6.7 or greater earthquake on one or more of the major Bay Area faults within the next 30 years. Since no mapped active faults pass through the site, it is the opinion of Buckley Engineering Associates, Inc., that the probability of fault rupture affecting the site is low. In the opinion of Buckley Engineering Associates, Inc., the site is suitable for the proposed improvements provided the recommendations contained in the Geotechnical Investigation are followed. The soils encountered in the borings provide good foundation support for the proposed structures. The primary geotechnical considerations are strong seismic shaking during a future earthquake and control of site drainage. Mitigation Measure 14 requires the implementation of the recommendations of the Geotechnical Investigation: Mitigation Measure 14: During the building permit application stage and prior to issuance of a building permit for the project, the applicant shall demonstrate project design compliance with the recommendations of the Geotechnical Investigation prepared by Buckley Engineering Associates, Inc.				

Source: Geotechnical Investigation (Geotechnical Investigation), prepared by Buckley Engineering Associates, Inc., dated May 9, 2014; Preliminary Geologic Hazard Evaluation, dated May 14, 2019				
ii. Strong seismic ground shaking?			X	
Discussion: The Geotechnical Investigation states that, on the basis of the historical seismic record in the Bay Area, it is reasonable to assume that the proposed building will be subject to moderate to severe earthquake shaking during the lifetime of the proposed structure. The earthquake-shaking hazard can be mitigated with implementation of compliant seismic design and construction, as required at the building permit stage by County Building Regulations and adherence to the recommendations in the geotechnical report. Source: Geotechnical Investigation (Geotechnical Investigation), prepared by Buckley Engineering Associates, Inc., dated May 9, 2014; Preliminary Geologic Hazard Evaluation, dated May 14, 2019				
iii. Seismic-related ground failure, including liquefaction and differential settling?			X	
Discussion: The project geotechnical reports state that, since dense terrace deposits and weathered granitic rock underlie the site and due to shallow bedrock and the lack of shallow groundwater, the probability that liquefaction will affect the building during earthquakes is low. Source: Geotechnical Investigation (Geotechnical Investigation), prepared by Buckley Engineering Associates, Inc., dated May 9, 2014; Preliminary Geologic Hazard Evaluation, dated May 14, 2019				
iv. Landslides?			X	
Discussion: The Geotechnical Investigation states that, because of the site's moderate topography and strong soil, the probability of landslides affecting the project is low. Source: Geotechnical Investigation (Geotechnical Investigation), prepared by Buckley Engineering Associates, Inc., dated May 9, 2014; Preliminary Geologic Hazard Evaluation, dated May 14, 2019				
v. Coastal cliff/bluff instability or erosion? <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i>			X	
Discussion: The project site is not located on or adjacent to a coastal cliff or bluff. Source: County GIS Maps				
7.b. Result in substantial soil erosion or the loss of topsoil?		X		
Discussion: The project site is moderately sloped at 19.9% and is bordered by a perennial blue-line stream referred to as Montara Creek located south of the project site, parallel to the southern property line. A second, unvegetated drainage was identified in the project vicinity running parallel				

to the West Avenue street right-of-way boundary and terminating in the riparian habitat along Montara Creek.

While the proposed area of development is separated from Montara Creek and the drainage by approximately 60-feet of intervening vegetation, there is the potential for sedimentation in areas downslope from the project area should there be any precipitation during project grading or construction, including run-off to these water bodies.

The project involves a minor amount of grading, involving 195 cubic yards (c.y.) of excavation and 5 c.y. of fill. The project involves an estimated maximum area of land disturbance of approximately 20,000 sq. ft., including the 6,000 sq. ft. of the subject parcel and 14,000 sq. ft. of the public right-of-way for the construction of the driveway to the proposed house.

The applicant proposes an Erosion Control Plan, included on page L-1 of Attachment D, which includes measures that would contain and slow run-off, while allowing for natural infiltration. Due to the potential for erosion and sedimentation during land disturbing and earth-moving activities, the following mitigation measures have been included. Mitigation Measures 15 and 16 require revision of the Erosion Control and Staging Plan to include additional stormwater pollution prevention measures and to require compliance with the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines." Mitigation Measures 17 and 18 require implementation and monitoring of erosion control measures throughout the term of the grading permit and building permit.

Mitigation Measure 15: Prior to the issuance of the building permit for the residence, the applicant shall revise the Erosion Control Plan to include the driveway area and proposed measures and additional measures as follows, subject to the review and approval of the Community Development Director:

- a. Protect Surface Water Locations: Montara Creek and the drainage are located within close proximity of proposed disturbed areas and access ways on your property. Please provide primary control measures (e.g., 2 rows of staked fiber rolls) along both sides of the driveway in the immediate project area.
- b. Show location of utility trenches, indicate utility types, and identify timing of installation.
- c. Construction Access Routes: Over access points at the end of the paved portion of 14th Street, construct a stabilized designated entrance(s), using 3" - 4" fractured aggregate over geo-textile fabric.

Mitigation Measure 16: The applicant shall adhere to the San Mateo County-wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

- a. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
- b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- c. Performing clearing and earth moving activities only during dry weather.
- d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.

- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
- f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving site shall be clear and running slowly at all times.

Mitigation Measure 17: Once approved, erosion and sediment control measures of the revised Erosion Control Plan shall be installed prior to beginning any site work and maintained throughout the term of grading and construction, until all disturbed areas are stabilized. Failure to install or maintain these measures will result in stoppage of construction until corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Building Inspection Section.

Mitigation Measure 18: It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

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

7.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?		X		
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Discussion: Regarding potential for landslide, erosion, and liquefaction, see discussion in Sections 7.a and 7.b, above. Lateral spreading, subsidence, and collapse were not identified as potential geological concerns by the Geotechnical Investigation.

Source: Geotechnical Investigation (Geotechnical Investigation), prepared by Buckley Engineering Associates, Inc., dated May 9, 2014

7.d. Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?				X
Discussion: The project site is not located in an area with an identified risk for expansive soil. Source: Geotechnical Investigation (Geotechnical Investigation), prepared by Buckley Engineering Associates, Inc., dated May 9, 2014				
7.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
Discussion: The project proposes to connect to the Montara Water and Sanitary District (MWSD). MWSD has reviewed the project plans and the project will be subject to MWSD permitting requirements. Source: Project Plans				
7.f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
Discussion: Mitigation Measure 12 requires that, in the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery, County staff shall be notified, and the applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. As mitigated, the project would result in less than significant impacts related to the direct or indirect destruction of a unique paleontological resource or site or unique geologic feature. Source: Initial Cultural/Archeological Resources Reconnaissance Report for Parcel at 15th Street and East Avenue, (APN 037-015-090) in Montara, San Mateo County, California, prepared by Matthew R. Clark, dated December 2017				

8. CLIMATE CHANGE. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
8.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			X	
Discussion: Greenhouse Gas Emissions (GHG) include hydrocarbon (carbon monoxide; CO2) air emissions from vehicles and machines that are fueled by gasoline. Grading involves GHG				

emissions mainly from exhaust from vehicle trips (e.g., construction vehicles and personal cars of construction workers, and operation of grading equipment). Due to the site's coastal location and assuming construction vehicles and workers are based largely in city or larger urban areas, potential project GHG emission levels from construction would be increased from general levels.

The project involves a minor amount of grading, including 195 cubic yards (c.y.) of excavation and 5 c.y. of fill (involving approximately twenty truckloads). The project would also require importation of drain rock and aggregate rock; however, the volume of imported rock is also anticipated to be small. The project would be required to comply with the California Green Building Standards Code (CALGreen). Therefore, the project's generation of GHG emissions is anticipated to be low.

Source: Project Plans

8.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

X

Discussion: The project involves construction of a single family residence and associated driveway. The Bay Area Air Quality Management District (BAAQMD) exempts construction and operation of residential uses from permit requirements (Regulation 2-1-113).

Source: Bay Area Air Quality Management District

8.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?

X

Discussion: The project would not result in the loss of forestland or conversion of forestland to non-forest use, as the project site does not contain forestland.

Sources: County GIS Maps; Project Plans

8.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?

X

Discussion: The project is not located on or adjacent to a coastal cliff or bluff.

Source: County GIS Maps

8.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?

X

Discussion: The project is not located on or adjacent to the San Francisco Bay or Pacific Ocean.

Source: County GIS Maps

8.f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: The project site is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0117F, effective August 2, 2017. Source: County GIS Maps				
8.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: See discussion in Section 8.f. Source: County GIS Maps				

9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
Discussion: No such use is proposed. The project involves the construction and operation of a single-family residence. Source: Project Plans				
9.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
Discussion: No use involving the storage or release of hazardous materials is proposed. The project involves the construction and operation of a single-family residence. Source: Project Plans				
9.c. Emit hazardous emissions or handle hazardous or acutely hazardous				X

materials, substances, or waste within one-quarter mile of an existing or proposed school?				
Discussion: No use involving the emission or handling of hazardous materials or waste is proposed. The project involves the construction and operation of a single-family residence. Source: Project Plans; County GIS Maps				
9.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
Discussion: The project site is not a listed hazardous materials site. Source: County GIS Maps				
9.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?				X
Discussion: Upon review of the provisions of the Half Moon Bay Airport Land Use Compatibility Plan (HAF ALUCP) for the environs of Half Moon Bay Airport, as adopted by the City/County Association of Governments (C/CAG) on October 9, 2014, staff has determined that the project site is located in Zone 7 – Airport Influence Area (AIA) where the airport accident risk level is considered low. Within the AIA Zone, Airport Land Use Commission review is required for any proposed structure taller than 100 feet AGL. The proposed structure is approximately 32 feet in height. Residential uses are considered conditionally compatible in areas exposed to noise levels between 60-64 dB Community Noise Equivalent Level (CNEL) only if the proposed use is on a lot of record zoned exclusively for residential use as of the effective date of the ALUCP. Residential uses are not considered compatible above 65 CNEL. The project would be exposed to noise levels of less than 60 dB CNEL based on ALUC adopted craft noise exposure contours. Source: Half Moon Bay Airport Land Use Compatibility Plan; County GIS Maps				
9.f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
Discussion: The project site is located within a residential area and, based on a review of aerial satellite imagery, is not within the immediate vicinity of a private airstrip. Source: County GIS Maps				

9.g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The project involves the construction and operation of a single-family residence only and would not permanently or significantly impede access on existing public roads. Sources: Project Plans, County GIS Maps				
9.h. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X
Discussion: The project site is not located within a designated State Responsibility Area (SRA) or Local Responsibility Area (LRA) fire hazard zone or Wildland Urban Interface Zone. Source: County GIS Maps				
9.i. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: The project site is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0117F, effective August 2, 2017. Source: County GIS Maps				
9.j. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: See discussion in Section 9.i. Source: County GIS Maps				
9.k. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: See discussion in Section 9.i. Source: County GIS Maps				

10. HYDROLOGY AND WATER QUALITY. Would the project:					
		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
10.a.	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?		X		
Discussion: Regarding the potential impact of construction-related erosion and sedimentation to water quality, please see discussion in Section 7.b, above. Regarding post-construction, the project involves the construction and operation of a new single-family residence and would not result in the violation of any water quality standards or waste discharge requirements. Source: Project Plans					
10.b.	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
Discussion: The project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge, as the applicant proposes to connect to the Montara Water and Sanitary District (MWSD) for domestic water service. Source: Project Plans					
10.c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:		X		
i.	Result in substantial erosion or siltation on- or off-site;				
Discussion: The project would result in 4,648 sq. ft. of new impervious surface and proposes energy dissipaters at the end of the new driveway in the public right-of-way, as well as a swale and a rock retention pit to handle drainage from house construction. The project could potentially					

alter the existing drainage pattern of the site or area. Mitigation Measure 19, below, requires that post-construction project run-off comply with standard requirements of the Municipal Regional Permit Provision C.3.i and the County's Drainage Policy. Project compliance with these regulations would prevent the substantial alteration of existing drainage patterns of the site and area. The project does not involve alteration of the course of a stream or river.

Mitigation Measure 19: At the time of application for a building permit, the applicant shall submit a permanent stormwater management plan to the Building Inspection Section for review for compliance with Municipal Stormwater Regional Permit Provision C.3.i and the County's Drainage Policy.

Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 sq. ft. or more of impervious surface, and other projects that create and/or replace at least 2,500 sq. ft. of impervious surface but are not C.3 Regulated Projects) shall implement at least one (1) of the three (3) site design measures listed below:

- a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
- b. Direct roof runoff onto vegetated areas.
- c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.

A site drainage plan is required that demonstrates how roof drainage and site runoff will be directed to an approved location. In compliance with the County's Drainage Policy, this plan must demonstrate that post-development flows and velocities to adjoining private property and the public right-of-way shall not exceed those that existed in the pre-developed state.

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

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;		X		
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Discussion: Please see Section 10.c for discussion. The project would not result in the alteration of the course of a stream or river.

Source: Project Plans

iii. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
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Discussion: Please see Section 10.c, above, for discussion.

Source: Project Plans

10.d. Significantly degrade surface or ground water water quality?		X		
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Discussion: With the implementation of mitigation measures as discussed in Section 7.b, potential project impacts to surface water quality related to sedimentation would be reduced to a less than significant level. Source: Project Plans				
10.e.	Result in increased impervious surfaces and associated increased runoff?		X	
Discussion: Please see Section 10.c for discussion. Source: Project Plans				
	iv. Impede or redirect flood flows?			X
Discussion: The project would not impede or redirect flood flows There is no work proposed within an existing drainage channel or creek. Source: Project Plans				
10.f.	In flood hazard, tsunami, or seiche zones, create or contribute runoff water which would risk release of pollutants due to project inundation?			X
Discussion: The site is located approximately 1,200 feet from the boundary of the tsunami inundation zone. Inundation by seiche, tsunami, or mudflow is not identified as potential concerns by the Geotechnical Investigation. Source: Project Plans				
10.g.	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?		X	
Discussion: The project includes proposes to connect to the Montara Water and Sanitary District (MWSD) for domestic water services. Also, please see Section 10.c for discussion regarding potential impact to stormwater quality. Source: Project Plans				

11. LAND USE AND PLANNING. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
11.a.	Physically divide an established community?			X

Discussion: The project proposes a new residential to be located within an existing residential neighborhood. Development of the property with a residential use would not result in the physical division of an established community.

Source: County GIS Maps

11.b. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

X

Discussion: The project complies with the R-1/S-17 Zoning District, the County's Local Coastal Program, and the County's General Plan.

Source: County GIS Maps

11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?

X

Discussion: The site is a vacant parcel located that the intersection of 2 paper streets, East Avenue and 15th Street. The project site involves the extension of a 20-foot wide driveway from the end of the paved portion of 14th Street in Montara, along a paper/undeveloped portion of East Avenue, to a parcel on 15th Street. 15th Street is a paper/undeveloped street located north of and parallel to Montara Creek. The subject parcel, along with 3 other undeveloped parcels, are located along 15th Street and are not currently accessible via 15th Street. While the proposed driveway from 14th Street provides vehicle access to the subject parcel, it does not provide access to other undeveloped parcels along 15th Street. Also, as the proposed driveway only allows for private access to the subject parcel, it is not a formal road extension of 14th Avenue or East Avenue and would not directly encourage development of East Avenue or 15th Street or undeveloped parcels located along those paper streets. The project would connect to the Montara Water and Sanitary District for domestic water services, which provides service to this area.

Source: Project Plans; County GIS Maps

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

13. NOISE. Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
Discussion: The project will generate additional non-substantial, temporary noise associated with grading and construction. However, such noises will be temporary, where volume and hours are regulated by Section 4.88.360 (<i>Exemptions</i>) of the County Ordinance Code. Source: Project Plans				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?			X	
Discussion: Please see discussion in Section 13.a. Source: Project Plans				

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

14. POPULATION AND HOUSING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
Discussion: Please see discussion in Section 11.c, above. Source: Project Plans				
14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
Discussion: The project site is an undeveloped, residential parcel and proposed improvements support this use. The project would provide one additional single-family residential unit of housing and would not displace any existing housing. Source: Project Plans				

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

16. RECREATION. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
Discussion: The project involves the construction of one single-family residence on a legal parcel and would not significantly increase the use of existing neighborhood or regional parks or other recreational facilities. The parcel is legal, with a Certificate of Compliance Type A recorded on December 12, 2017. Source: Project Plans				
16.b. Include recreational facilities or require the construction or expansion of				X

recreational facilities which might have an adverse physical effect on the environment?				
Discussion: The project does not involve the construction of any recreational facilities. The project involves the construction of one single-family residence on a residential parcel and would not require the construction or expansion of existing recreational facilities. Source: Project Plans				

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

after construction. Therefore, the project does not conflict with CEQA Guidelines Section 15064.3.

Source: Project Plans

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

X

Discussion: The project site involves the extension of a 20-foot wide driveway from the end of the paved portion of 14th Street in Montara, along a paper/undeveloped portion of East Avenue, to a parcel on 15th Street. The proposed driveway from 14th Street provides vehicle access to only the subject parcel and would not significantly increase hazards to the public through a design feature. The driveway design has been preliminarily approved by the County Department of Public Works.

Source: Project Plans

17.d. Result in inadequate emergency access?

X

Discussion: The project has been reviewed and preliminarily approved by Cal-Fire and would not result in inadequate emergency access.

Source: Project Plans

18. TRIBAL CULTURAL RESOURCES. Would the project:

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

Discussion: There are no structures on the property. The project site is not listed or eligible for listing in the California Register of Historical Resources. Furthermore, the project is not listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k).

Source: Letter from California Historical Resources Information System (CHRIS), dated June 20, 2016; Initial Cultural/Archeological Resources Reconnaissance Report for Parcel at 15 Street and East Avenue, (APN 037-015-090) in Montara, San Mateo County, California”, prepared by Matthew R. Clark of Holman & Associates (H&A) Archeological Consultants, dated December 2017

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

Discussion: The applicant submitted a report titled “Initial Cultural/Archeological Resources Reconnaissance Report for Parcel at 15 Street and East Avenue, (APN 037-015-090) in Montara, San Mateo County, California”, prepared by Matthew R. Clark of Holman & Associates (H&A) Archeological Consultants, dated December 2017 (Cultural/Archeological Resources Reconnaissance Report), included as Attachment H. The Cultural/Archeological Resources Reconnaissance Report found no evidence of prehistoric archaeological resources on the 15th Street Project Area by archival search or field survey. It states that though most portions of the Project Area were obscured by surface conditions, significant resources on this sloped property are relatively unlikely. A larger but similar area adjacent to the Project Area had been surveyed previously with no resources found, and other nearby surveys have found or recorded no resources either historic or prehistoric, except on the west side of SR 1. The report determined this area would have been somewhat suitable for prehistoric cultural use but probably limited primarily to perhaps a trail along the creek bank, so the likelihood of encountering prehistoric sites is low.

The Cultural/Archeological Resources Reconnaissance Report concluded that the proposed residential development in the 15th Street Project Area can proceed without affecting known prehistoric or historic archaeological resources as defined under CEQA. However, due to the inability to adequately inspect much of the property, the normal conditions requiring appropriate investigations if potential archaeological resources are encountered should be in place for this development. The recommendation of the Cultural/Archeological Resources Reconnaissance Report has been included as Mitigation Measure 10 in Section 5.a.

Staff requested a Sacred Lands file search of the project vicinity, which was conducted by the Native American Heritage Council (NAHC), and resulted in no found records (Attachment H3). Planning staff has consulted with the following tribes, as identified by the NAHC:

- Amah Mutsun Tribal Band
- Amah Mutsun Tribal Band of Mission San Juan Bautista
- Costanoan Rumsen Carmel Tribe
- Indian Canyon Mutsun Band of Costanoan

- Muwekma Ohlone Indian Tribe of the SF Bay Area
- The Ohlone Indian Tribe

On December 6, 2018, a letter was sent to each of the contact persons provided by the NAHC regarding the subject project requesting comment by January 6, 2019. No comments were received to date.

The project is not subject to Assembly Bill 52 for California Native American tribal consultation requirements, as no traditionally or culturally affiliated tribe has requested, in writing to the County to be informed of proposed projects in the geographic project area. However, based on the NAHC's recommended best practices, the following mitigation measures are recommended to minimize any potential significant impacts to unknown tribal cultural resources.

Mitigation Measure 20: Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

Mitigation Measure 21: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Source: Letter from Native American Heritage Council, dated November 30, 2018; California Assembly Bill 52; Initial Cultural/Archeological Resources Reconnaissance Report for Parcel at 15 Street and East Avenue, (APN 037-015-090) in Montara, San Mateo County, California", prepared by Matthew R. Clark of Holman & Associates (H&A) Archeological Consultants, dated December 2017

19. UTILITIES AND SERVICE SYSTEMS. Would the project:

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

Discussion: The project is required to demonstrate compliance with the County's Drainage Policy and Provision C.3.i of the San Francisco Bay Region Municipal Regional Permit, which require the construction of new site design measures to reduce stormwater runoff and associated negative environmental impacts. The project proposes to connect to the Montara Water and Sanitary District (MWSD) for sewer services. MWSD has reviewed the project plans and the project will be subject to MWSD permitting requirements. Therefore, the project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or

stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.				
Source: Project Plans				
19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
Discussion: The project includes proposes to connect to the Montara Water and Sanitary District (MWSD) for domestic water services. MWSD has reviewed the project plans and the project will be subject to permitting requirements. Source: Project Plans				
19.c. Result in a determination by the waste-water treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
Discussion: Please see discussion in Section 19.a, above. Source: Project Plans				
19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
Discussion: The project involves the construction of one single-family residence and would result in a negligible increase in solid waste disposal needs. Source: Project Plans				
19.e. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
Discussion: The project involves the construction of one single-family residence and would result in a negligible increase in solid waste disposal needs. Source: Project Plans				

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The project site is not located within a designated State Responsibility Area (SRA) or Local Responsibility Area (LRA) fire hazard zone or Wildland Urban Interface Zone. Source: County GIS Map				
20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
Discussion: The site is moderately sloped at 19.9%. Montara Creek is located south of the property and an unvegetated drainage is located to the east of the property, providing natural fuel breaks should a fire occur. Please see discussion in Section 20.a. Source: County GIS Map				
20.c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
Discussion: Please see discussion in Sections 20.a and 20.b. Source: County GIS Map				
20.d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X
Discussion: The site is relatively moderately sloped at 19.9%. Please see discussion in Sections 20.a and 20.b. Source: County GIS Map.				

21. MANDATORY FINDINGS OF SIGNIFICANCE.				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
21.a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
Discussion: Yes, as discussed in this document, the project has the potential to result in environmental impacts. Implementation of mitigation measures included in this document would adequately reduce project impacts to a less than significant level. Source: Subject Document				
21.b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
Discussion: The project involves the construction and operation of a single-family residence within an existing residential neighborhood on a previously undeveloped property, located at the intersection of two paper streets, as discussed in Section 11.c above. Due to the limited vehicle access provided by the project, the infill nature of the proposed residential construction, and existing water and sewer services in the area, the project is not likely to result in a cumulatively considerable impact when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. Source: Subject Document				
21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
Discussion: As discussed in this document, the project could result in environmental impacts that could both directly and indirectly cause impacts on human beings. However, implementation of				

mitigation measures included in this document would adequately reduce project impacts to less than significant levels.

Source: Subject Document.

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

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

MITIGATION MEASURES

	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.		X
The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines: Mitigation Measure 1: Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented: a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.		

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

Mitigation Measure 2: An environmental training shall be provided to all workers prior to the start of any activities regarding any sensitive biological resources (including CRLF, SFGS, or migratory bird nesting birds). The training shall include steps to identify and respond to a sighting, the laws and regulations protecting those resources, and consequences of non-compliance. Date and time of each training shall be reported to the County within one week of completion.

Mitigation Measure 3: At least 14 days prior to the onset of any construction-related activity, exclusion fencing (designed for CRLF and SFGS) with exit funnels shall be installed between the project site and both Montara Creek and the unnamed tributary. Exit funnels shall be installed approximately every 100 meters to allow trapped individuals to leave the area on their own. Following installation, the fence shall be inspected by a qualified biologist periodically throughout the duration of any ground-disturbing activities. Should a durable exclusion fence material such as Ertec be used, fence inspections after initial inspection are only necessary following high wind or heavy rain events.

Mitigation Measure 4: A pre-construction survey for CRLF and SFGS shall be conducted prior to initiation of project activities within 48 hours of the start of ground disturbance activities. Surveys are to be conducted by approved qualified biologist with experience surveying for each species. If CRLF or SFGS is found on the project site it shall be allowed to leave the area on its own. If the animal does not leave the area on its own, work shall remain halted and USFWS and CDFW shall be contacted.

Mitigation Measure 5: No work shall be performed within 30 minutes of sunrise or sunset or during or within 24 hours of any rain event (greater than 0.5 inches) between February 1 and April 31 when frogs are most likely to utilize upland habitats.

Mitigation Measure 6: Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting), rolled erosion control products, or similar material shall not be used.

Mitigation Measure 7: A pre-construction, migratory bird nesting survey shall be conducted prior to any proposed construction-related activities during the nesting bird season (February 1 to August 31). The survey shall be performed both in and within 250 feet of the proposed development area and the results reported to the County. If for any reason construction activities do not commence within 10 days of completion of the survey, the survey shall be repeated and results reported to the County. If active nests are discovered, no construction-related activities are allowed until birds have fledged from nests, as confirmed by a biologist.

Mitigation Measure 8: In order to minimize tree root impacts during grading for the new driveway, a pneumatic air-tool shall be used to excavate the soil beneath the 40.9" dbh Cypress' (Tree #5) dripline. This would minimize unnecessary root cutting and allow the arborist to better qualify which roots could reasonably be cut to truly minimize impact to the tree. Furthermore, installation of geo-grid or other structural geotextile fabrics should be utilized to minimize excavation and preserve the trees roots. Plans submitted for an encroachment permit and a building permit for the new driveway shall demonstrate compliance with this condition.

Mitigation Measure 9: To provide adequate clearance over the proposed driveway a low large lateral limb of the 40" Cypress (Tree 5) and potentially other low branches will need to be removed. Vertical clearance over the driveway necessary to provide truck access during construction will likely require a minimum vertical clearance of 15 feet. Tree limb removal shall be performed by a certified arborist. Documentation demonstrating compliance with this mitigation measure shall be sent to the Project Planner prior to any land disturbance.

Mitigation Measure 10: Prior to any land disturbance and throughout the grading operation, the applicant shall implement the tree protection measures of the Arborist Report and Tree Protection Plan for 1900 East Avenue, Montara, Ca. and said protections shall remain in place undisturbed throughout construction, as described in the Arborist Report and Tree Protection Plan, dated January 11, 2019.

Mitigation Measure 11: Although no archaeological resources were found on the Project Area, it is possible that subsurface deposits may yet exist or that evidence of such resources has been obscured by more recent natural or cultural factors such as downslope aggradation and alluviation and the presence of non-native trees and vegetation. Archaeological and historical resources and human remains are protected from unauthorized disturbance by State law, and supervisory and construction personnel therefore must notify the County and proper authorities if any possible archaeological or historic resources or human remains are encountered during construction activities and halt construction to allow qualified Archaeologists to identify, record, and evaluate such resources and recommend an appropriate course of action.

Mitigation Measure 12: In the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archeologist and any recording, protecting, or curating shall be borne solely by the project sponsor. The archeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 13: The applicants and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains, whether historic or prehistoric, during grading and construction. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the

County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Mitigation Measure 14: During the building permit application stage and prior to issuance of a building permit for the project, the applicant shall demonstrate project design compliance with the recommendations of the Geotechnical Investigation prepared by Buckley Engineering Associates, Inc.

Mitigation Measure 15: Prior to the issuance of the building permit for the residence, the applicant shall revise the Erosion Control Plan to include the driveway area and proposed measures and additional measures as follows, subject to the review and approval of the Community Development Director:

- a. Protect Surface Water Locations: Montara Creek and the drainage are located within close proximity of proposed disturbed areas and access ways on your property. Please provide primary control measures (e.g., 2 rows of staked fiber rolls) along both sides of the driveway in the immediate project area.
- b. Show location of utility trenches, indicate utility types, and identify timing of installation.
- c. Construction Access Routes: Over access points at the end of the paved portion of 14th Street, construct a stabilized designated entrance(s), using 3" - 4" fractured aggregate over geo-textile fabric.

Mitigation Measure 16: The applicant shall adhere to the San Mateo County-wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

- a. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
- b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- c. Performing clearing and earth moving activities only during dry weather.
- d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.
- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
- f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving site shall be clear and running slowly at all times.

Mitigation Measure 17: Once approved, erosion and sediment control measures of the revised Erosion Control Plan shall be installed prior to beginning any site work and maintained throughout the term of grading and construction, until all disturbed areas are stabilized. Failure to install or maintain these measures will result in stoppage of construction until corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Building Inspection Section.

Mitigation Measure 18: It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

Mitigation Measure 19: At the time of application for a building permit, the applicant shall submit a permanent stormwater management plan to the Building Inspection Section for review for compliance with Municipal Stormwater Regional Permit Provision C.3.i and the County's Drainage Policy.

Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 sq. ft. or more of impervious surface, and other projects that create and/or replace at least 2,500 sq. ft. of impervious surface but are not C.3 Regulated Projects) shall implement at least one (1) of the three (3) site design measures listed below:

- a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
- b. Direct roof runoff onto vegetated areas.
- c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.

Mitigation Measure 20: Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

Mitigation Measure 21: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

X

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

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



(Signature)

Camille Leung, Project Planner

August 17, 2020

Date

(Title)

ATTACHMENTS:

- A. Vicinity Map
- B. Project Plans
- C. Driveway and Utility Plans
- D. Erosion and Sediment Control Plan
- E. Previous Biological Reports:
 - 1. A Riparian Habitat Areas Assessment by WRA, Inc., dated April 17, 2015.
 - 2. A Biological Resources Assessment Report by WRA, Inc., dated August 7, 2015.
- F. Current Biological Reports:
 - 1. Letter from Consulting Biologist Daniel Edelstein, dated March 17, 2015
 - 2. Updated Biological Resources Addendum Letter by Sol Ecology, Inc., dated December 13, 2017.

3. Email from Sol Ecology, Inc. staff to Project Planner, dated November 29, 2018
 4. Biological Resources Addendum Letter by Sol Ecology, Inc., dated October 25, 2018.
 5. Biological Resources Addendum Letter by Sol Ecology, Inc., dated June 23, 2020.
- G. Geotechnical Investigation, prepared by Buckley Engineering Associates, Inc., dated May 9, 2014
- H. Initial Cultural/Archeological Resources Reconnaissance Report for Parcel at 15 Street and East Avenue, (APN 037-015-090) in Montara, San Mateo County, California, prepared by Matthew R. Clark of Holman & Associates Archeological Consultants, dated December 2017.
- I. Arborist Reports and Correspondence with County Arborist:
1. Arborist Report and Tree Protection Plan for 1900 East Avenue, Montara, Ca, prepared by Roy C. Leggit, III, dated January 11, 2019.
 2. Correspondence with County Arborist, emails dated December 3, 2018 and January 3, 2019.
- J. Letter from California Coastal Commission, dated June 28, 2016

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT I



COUNTY OF SAN MATEO
PLANNING AND BUILDING

455 County Center, 2nd Floor | Mail Drop PLN 122
Redwood City, CA 94063
(650) 363-4161
planning.smcgov.org

May 5, 2025

AARPAUL, LLC
171 Coronado Avenue
Half Moon Bay, CA 94019

Dear Paul McGregor:

SUBJECT: Staff-level Coastsides Design Review Permit, Coastal Development Permit and Grading Permit
15th Street and East Avenue, Montara
APN: 037-015-090, County File Number: PLN2014-00490

Staff has reviewed your application for a Coastsides Design Review Permit, Coastal Development Permit (CDP), and a Grading Permit to allow the construction of a new three-story 2,653 sq. ft. single-family residence with an attached 625 sq. ft. two-car garage and a 772 sq. ft. detached Accessory Dwelling Unit (ADU), on an existing legal 6,000 sq. ft. parcel (Certificate of Compliance recorded December 12, 2017). The project proposes to remove 19 significant trees consisting of Monterey pine and Monterey cypress species. Grading involves 300 cubic yards of cut and 135 cubic yards of fill. The project is outside of the California Coastal Commission appeals jurisdiction; therefore, the project is not appealable to the California Coastal Commission.

The project is located within the R-1/S-17/DR/CD (One-family Residential/5,000 sq. ft. minimum parcel size/Design Review/Coastal Development) Zoning District. Staff has reviewed the project for compliance with the development standards of the S-17 regulations and found that the project complies.

At its meeting of October 10, 2024, the San Mateo County Coastsides Design Review Committee (CDRC) reviewed the project and recommended the project for approval based on and subject to the design review standards (see discussion in the "Findings" Section below) in this letter. Public notification to property owners within 300 feet of the subject property was sent out 10 days prior to the CDRC meeting date.

A staff-level Coastal Development Permit is required per Section 6328.4 of the Coastal Development Regulations for projects in the "CD" District. The project involves extension of an existing improved road and does not qualify for a Coastal Development Exemption.

The project has been reviewed and recommended for conditional approval by the San Mateo County Department of Public Works, Drainage Section, and the Building Inspection Section. The Coastside Fire Protection District and Montara Water and Sanitary District have also issued preliminary conditional approval of the project.

Staff sent a project referral to the California Coastal Commission and the Midcoast Community Council, and their comments and staff's responses are discussed below:

Midcoast Community Council Comments (MCC)

1. It appears that Montara Creek, a perennial stream, may have changed course over the 100+ years since the subdivision survey. The biological report should identify the outward extent of riparian and/or wetland habitat and required buffer zones.

Staff's Response: The December 13, 2017, and June 2024 Sol Ecology, Inc. biologist report and addendum, and subsequent biologist correspondence, confirmed that the subject parcel is located entirely outside of any stream or riparian corridors and their respective associated prescribed buffer setbacks. No sensitive species were observed by the biologist, however there is a 40-inch DBH Monterey cypress tree (Tree No. 5) which is located approximately 100 ft. from the proposed ADU; the road extension will be within 10 feet of this Monterey cypress tree trunk and within the tree's canopy. No special-status species were determined to have the potential to occur in the project area.

2. Given the project site's proximity to perennial and intermittent streams, buffers, and associated sensitive habitats, the MCC questions whether this project is eligible for an exemption from a CDP, as it may be within the California Coastal Commission's appeals jurisdiction. The proposed project's requirement of cut-fill grading on steep slopes and removal of many significant Monterey cypress trees are of concern as well. The staff checklist is not filled out on the Certificate of Exemption or Exclusion from a Coastal Development Permit. May we have a copy of the completed form?

Staff's Response: The extension of the roadway disqualifies the project from a Coastal Development Permit (CDP) Exemption. However, based on staff's review of the County's Geographic Information System, the project site is not within the California Coastal Commission's appeals jurisdiction and therefore, a staff-level CDP may be processed.

The Initial Study/Mitigated Negative Declaration (IS/MND) circulated on August 17, 2020 to September 7, 2020, confirmed per the Sol Ecology, Inc. Biological Reports (dated 2017, 2018 and June 2024) that no riparian habitat is located within the project's study area. Of the 21 special-status plant species and ten special-status wildlife species documented within five miles of the project site, none of the special-status plants have the potential to occur on the project site and only two special-status wildlife species have the potential to occur on-site: the California red-legged frog (CRLF) and the San Francisco garter snake (SFGS). There is potential for the CRLF to disperse on the site, however no suitable aquatic or upland habitat is present. The California red-legged frog may be impacted during construction however development of the site would not result in permanent barriers. To avoid impacts to the CRLF, Mitigation Measures 2 through 6 from the IS/MND are incorporated as conditions of approval. The SFGS has a very low potential to occur on the project site. There are no additional special-status species or habitats subject to potential impacts from the project. Sol Ecology also recommended a pre-construction migratory bird nesting survey be performed in and within 250 feet of the proposed development area prior to the start of proposed construction during the nesting bird season (February 1 to August 31). This mitigation measure has also been included in the project conditions of approval.

Fifteen (15) significant Monterey cypress trees and four (4) Monterey pine trees are proposed for removal to accommodate the main house, the access road and the detached Accessory Dwelling Unit. The final number of trees replanted shall be per the direction of the project landscaper, in order to provide proper spacing between the trees while still achieving the goal of establishing privacy screening to the adjacent neighbors. The Monterey pine trees are regulated by the Hazardous Tree Exemption policy, do not require a permit to remove, and do not require replacements. The replanting requirement will help replenish the trees removed and restore the canopies over time.

3. Avoid impacting the magnificent Monterey cypress tree at the SW corner of East Avenue and 14th Street by routing the road extension and underground utilities to avoid the tree canopy area. The proposed road alignment curves too close and will cause significant damage and disfigurement, large branch removal as well as root damage.

Staff's Response: The Design Review overlay zoning district requires utilities to be underground and the project is being conditioned to this affect. The project arborist report, prepared by Tree Management Experts, conditions six trees to be protected, including Tree No. 5, the Monterey cypress tree of concern. The arborist report recommends Tree No. 5 be wrapped with coils of straw wattles and orange plastic fencing. A 4-to-6-inch depth of mulch is also required around each tree trunk. A temporary protective root buffer is required to be installed should any driving, storing or staging take place within a Tree Protection Zone (TPZ) area that is not paved. The root buffer is required to consist of tree chips, with a minimum depth of 6 inches, and shall include course 3/4-inch quarry gravel topped with plywood. Any utility trenching within the TPZ area requires directional boring or air spade excavation. For the root loss of the Cypress tree, the cuts shall be clean cut with a sharp tool at the excavation perimeter. When the soil is wet, equipment cannot be operated within any TPZ area.

The project arborist shall be on-site during the road extension and driveway construction and shall document all root cutting. Staff has included this requirement as a condition of approval.

4. Landscape plans should include only native non-invasive species in this sensitive location. Delete the Pride of Madeira, which is known to invade our coastal wildlands.

Staff's Response: The project is conditioned to consist of native non-invasive species. See conditions of approval regarding replanting.

5. Consider applying an East Avenue address to this house as it will be accessed from East Avenue and the entire length of 15th Street which is a paper street that may never be developed.

Staff's Response: Property addressing is under the purview of Coastside Fire Protection District and the San Mateo County Building Division.

6. Regarding development potential for the many subdivided undeveloped lots in the Montara Creek ravine riparian area, we urge the County to explore alternatives other than allowing development within this watershed of steep terrain that flows directly into the Fitzgerald Marine Reserve (FMR) Area of Special Biological Significance. Faced with inadequate water and transportation infrastructure for potential Midcoast buildout, it is unwise to compound the problem now by extending road/water/sewer infrastructure into open space sensitive habitat areas for new development. The MCC recommends that the County prioritize the undeveloped antiquated subdivision lots on 15th Street for retirement.

Staff's Response: The subject parcel is a legal lot pursuant to a Certificate of Compliance (Type A) recorded in December 2017, and is zoned for single-family residential development. Staff has analyzed the project for conformance with applicable development standards and policies, and relative to environmental impacts through the preparation of an Initial Study and Mitigated Negative Declaration (IS/MND). Any potential project impacts, including biological impacts, have been evaluated and will be reduced to less than significant impacts with the implementation of the IS/MND mitigation measures that have been incorporated into conditions of approval. Additionally, the project has received conditional approval from Montara Water and Sanitary District.

California Coastal Commission Review

1. California Coastal Commission staff confirmed that there is no evidence that riparian habitat is present on the subject property; that the property is several hundred feet away from the riparian corridor associated with Montara Creek; and that the property is approximately 120 feet from the mapped extent of the 100-foot stream coastal commission appeals corridor. Coastal Commission staff noted that if wetlands are present on the site or located within 100-feet of development, grounds for geographic appeal would exist.

Staff's Response: A wetland assessment was conducted on October 10, 2017, by Sol Ecology. No evidence of coastal wetlands as defined in the LCP was found on or within 100 feet of the project site.

Public Comment

Staff received an independent arborist report from a member of the public after the October 10, 2024, CDRC meeting. The arborist report was prepared by Ned Patchett Consulting, certified arborist, dated November 21, 2024. The report examines the Monterey cypress tree located at 390 14th Street, Montara, to evaluate the tree's health, condition, and proper tree protection. This arborist report comments that work within the Tree Protection Zone (TPZ) has the potential to impact the tree and cause decline and recommends that a fence enclosure be installed to protect the tree, with no soil disturbance permitted within the TPZ zone. The TPZ area shall prohibit: a) storing of vehicles or any materials or dumping, b) use of the tree trunk for anchorage, temporary power pole, signposts or similar functions, c) root cutting associated with utility trenching, foundation digging, placement of curbs and other excavation, d) soil disturbance, soil compaction or grade change, and e) drainage changes.

Staff recognizes the project applicant's arborist report, prepared by Tree Management Experts Consulting Arborist, does allow for some activity and disturbance within the TPZ area, and staff has determined that with proper protection measures and under arborist supervision, the project will comply with the County's regulations for adequate tree protection requirements.

Staff received additional comment from members of the public requesting a site inspection to observe the Cypress tree (Tree No. 5) and walk the project site, and further expressing concerns for construction around the Cypress tree. Staff confirms the project review is complete, and no additional site inspections are necessary for staff.

Based on the plans, application forms, accompanying materials submitted, and recommendation from the CDRC, staff approves the Design Review Permit, staff-level CDP, and Grading Permit based on the findings and subject to the conditions of approval below:

FINDINGS**For the Environmental Review:**

1. That the Initial Study and Mitigated Negative Declaration (IS/MND) are complete, correct, and adequate, and prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines and applicable State and County Guidelines. An IS/MND were prepared and circulated for the project, with a review and comment period from August 17, 2020 through September 7, 2020.
2. That, on the basis of the Initial Study, there is no substantial evidence that the project will have a significant effect on the environment. The IS/MND identify potentially significant impacts to air quality, biological resources, cultural resources, land use/planning and tribal cultural resources. The mitigation measures contained in the MND have been imposed as conditions of approval below. As proposed and mitigated, the project will not result in any significant environmental impacts.
3. That the mitigation measures identified in the MND have been agreed to by the applicant and imposed as conditions of project approval.
4. That the IS/MND reflect the independent judgement of the County.

For the Coastal Development Permit:

5. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7 (Application Requirements) and as conditioned in accordance with Section 6328.14 (Conditions), conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP).
6. That the project is not located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, and therefore is not subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code).
7. That the project conforms to the specific finding required by policies of the San Mateo County LCP with regards to Visual Resources and Housing (as cited below and in Finding No.4).

Policy 8.12 (*General Regulations*) and Policy 8.13(a) (*Special Design Guidelines for Coastal Communities: Montara-Moss Beach-El Granada-Miramar*) apply the Design Review Zoning District standards to residential development; prohibit development from blocking public ocean views; and rely on special design guidelines for the Montara area to ensure development blends into the character of the area, including through appropriate scale, use of colors and materials, and architectural style. The project parcel is located at the end of East Avenue which is currently a paper street. The parcel is situated downslope from the adjacent undeveloped land to the east, thus the proposed three-story single-family residence will minimize public view impacts to the

ocean. The proposed exterior materials and colors and design elements of the single-family residence were considered and determined to be in compliance with the applicable Design Review Standards per the Coastside Design Review Committee.

8. That, with the approval of this project, the number of building permits for the construction of single-family residences issued in the calendar year would not exceed the limit established by LCP Policy 1.23. Although very few building permits for new units have been issued in 2025 as of the print date of this letter, the department has received building permit applications to construct the 71-unit Cypress Point affordable housing project in Moss Beach. However, the issuance of building permits for the Cypress Point project and the subject project will be timed to comply with Policy 1.23.

For the Grading Permit:

9. **That the granting of the permit will not have a significant adverse effect on the environment.**

Implementation of the proposed grading plans prepared by a licensed civil engineer, including the erosion and sediment control plan, and associated conditions of approval will ensure the project will not have a significant adverse effect on the environment.

10. **That the project conforms to the criteria of Chapter 5, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 9296.**

All applicable reviews have been completed, including by Planning staff, the Geotechnical Section, the Drainage Section, the Building Inspection Section, and the Department of Public Works who have determined the project conforms to the criteria of Chapter 5, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 9296 and the San Mateo County General Plan, for timing of grading activity, implementation of erosion and sediment control measures, and dust control measures.

11. **That the project is consistent with the General Plan.**

The subject site has an LCP land use designation of Medium Density Residential. The proposed single-family residence is consistent with the allowed density and use for the designation. The project also conforms with the zoning standards for the S-17 Zoning District which aids in the orderly and harmonious development of the parcel as it relates to the surrounding neighborhood. Therefore, the project as proposed and conditioned is consistent with the San Mateo County General Plan.

The Coastsides Design Review Committee found that:

For the Design Review:

12. That this project, as proposed and conditioned, has been reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:
 - a. Section 6565.20(D)1.c., ELEMENTS OF DESIGN. Second Stories, Facade Articulation: Facade articulation shall be provided on all building sides and is subject to approval by the Design Review Committee. The proposed building facades are well articulated and proportioned, convey architectural interest, and break up walls to avoid appearing looming or massive.
 - b. Section 6565.20(D)3.a., ELEMENTS OF DESIGN. Roof Design, Massing and Design of Roof Forms: The mass of a roof and how it is articulated into different shapes contributes to the character of a house. The different roof lines provide an interest to the building form.
 - c. Section 6565.20(D)2.c., ELEMENTS OF DESIGN. Architectural Styles and Features, Entries: Front walkways, front doors and windows, and front porches that face the street make for safer neighborhoods by keeping “eyes on the street” and create a human-scaled appearance to a building. Design front entries on a scale compatible with the other features of the house to maintain a residential rather than institutional or commercial appearance. The house has a good display of entry and front door.
 - d. Section 6565.20(C)2.a. PRIVACY: Use appropriate landscaping and other architectural solutions such as clerestory windows or obscure glass. The applicant’s design team shall coordinate with the neighbor and provide a letter from the neighbor stating satisfactory effort was made to implement privacy between the project site and the property to the north. The applicant shall submit the letter prior to building permit issuance.

CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans reviewed by the CDRC on October 10, 2024, and approved by the Director of Planning and Building on May 5, 2025. Any changes or revisions to the approved plans are subject to review and approval by the Director of Planning and Building prior to implementation. Minor adjustments to the project design may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the CDRC, with applicable fees to be paid.

2. The Design Review Permit and Grading Permit shall be valid for five (5) years from the date of final approval, in which time a building permit shall be issued, and a completed inspection (to the satisfaction of the building inspector) shall have occurred within one (1) year of its issuance. The approval may be extended by one time for a one (1) year increment with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.
3. The applicant shall include a copy of this final approval letter on the top pages of the building plans.
4. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site:
 - a. The applicant shall maintain the datum point so that it would not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural grade or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation shall be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Director of Planning and Building.

5. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structures on the property shall be placed underground.
6. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Drainage Section, the Coastside Fire Protection District, and Montara Water and Sanitary District.
7. No site disturbance shall occur, including any grading or tree/vegetation removal, until a building permit has been issued.
8. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
9. A tree protection plan per the Tree Management Experts report that shows all existing trees, including size, species and accurate canopy, shall be submitted with the building permit plans for review and approval. (Also see Mitigation Measures 8-10).
10. A total of 15 trees that require a tree removal permit are approved for removal, as shown on the project plans. Removal of any additional trees with a diameter equal to, or greater than, 12 inches as measured 4.5 feet above the ground shall require a separate tree removal permit.
11. The landscape plan shall consist of native non-invasive species as approved by the CDRC and shall include Monterey cypress to be planted along the north (rear) and west (left side) property lines to establish privacy screening to the adjacent neighbors. The plan shall be submitted for review and approval prior to building permit issuance. The final number of trees replanted shall be per the direction of the project landscaper, in order to provide proper spacing between the trees while still achieving the goal of establishing privacy screening to the adjacent neighbors.
12. The project arborist shall be on-site during the road extension and driveway construction and shall document all root cutting. The applicant's design team shall coordinate with the neighbor to implement privacy between the project site and the property to the north. This condition shall be satisfied prior to issuance of a building permit. If the applicant is unable to reach an agreement with the neighbor to the north regarding the quantity of trees to be planted, the applicant can demonstrate to the satisfaction of the Director of Planning and Building that the applicant made diligent and good faith efforts of working with the neighbor for the County to consider this condition of approval to be satisfied. The applicant shall provide such documentation as reasonably requested by the Director of Planning and Building to demonstrate the applicant made diligent and good faith efforts to work with the neighbor, including but not limited to written-correspondence to the neighbor.

13. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on 14th Street and East Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on 14th Street and East Avenue. There shall be no storage of construction vehicles in the public right-of-way.
14. The exterior colors and materials approved by the CDRC shall be implemented. The applicant shall submit photos of the finished colors and materials applied to the residence to the Planning Division before a final inspection has been scheduled.
15. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo County Ordinance Code Section 4.88.360).
16. An Erosion Control and Tree Protection Pre-Site inspection shall be conducted prior to the issuance of a building permit to ensure that the approved tree protection measures are installed adequately prior to the start of vegetation removal, grading or construction activities.
17. Prior to the issuance of a building permit, the applicant shall pay the applicable Midcoast Park and Recreation Development fees, pursuant to County Ordinance No. 4155. These fees apply to new residential development in the Midcoast area of the County, including but not limited to Montara. The impact fees shall be assessed at \$2.05 per sq. ft. of assessable space, as of January 1, 2025. This fee rate increases annually, and the applicable fee amount due is based on the rate at the time of assessment to the building permit (prior to issuance).
18. All exterior lighting shall be downward directed, shielded, and be maintained to prevent glare in the surrounding area. All proposed exterior lighting (design manufacturer's "cut

sheets”) shall be reviewed and approved by the Planning Division prior to the issuance of a building permit.

19. Prior to the issuance of a building permit, the applicant shall pay all applicable Affordable Housing Impact Fees, pursuant to San Mateo County Ordinance No. 4758. The impact fees shall be assessed at \$5.00 per sq. ft. over 2,500 sq. ft. of net new single-family residential floor area.
20. Within four (4) business days of the final approval date for this project, the applicant shall submit an environmental filing fee totaling \$3,018.75, as required under Fish and Game Code Section 711.4; this includes a \$50.00 recording fee. Payment shall be by a check payable to “San Mateo County Clerk” submitted to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee increases starting the 1st day of each new calendar year (i.e., January 1, 2025). The fee amount due is based on the date of payment of the fees.

Water Efficient Landscape Ordinance (WELO)

21. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide the required forms as applicable. The Water Efficient Landscape Ordinance applies to new landscape projects equal to or greater than 500 sq. ft. and rehabilitated landscape projects equal to or greater than 2,500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 square feet. The Performance approach is applicable to new and/or rehabilitated landscape projects over 2,500 square feet. The approved landscaping shall be installed and verified by Planning staff prior to building permit final.

Grading

22. No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Director of Planning and Building grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).
23. No grading activities shall commence until the property owner has been issued a grading permit (issued as the “hard card” with all necessary information filled out and signatures obtained) by the Current Planning Section. The grading permit “hard card” shall only be issued concurrently with the associated building permit.
24. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site: (a) the engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Drainage Review Section and the Planning and Building Department’s Geotechnical Engineer, and (b) the

geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and the Current Planning Section.

25. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) Watershed and is considered a Construction Stormwater Regulated Site. Weekly construction inspections are required throughout the duration of land disturbance during the rainy season (Oct. 1 to through April 30) for sites within the ASBS Watershed, as required by the State Water Resources Control Board General Exceptions to the California Ocean Plan with Special Protections adopted on March 20, 2012.
26. Runoff and other polluted discharges from the site are prohibited. Development shall minimize erosion, treat stormwater from new/replaced impervious surfaces, and prevent polluted discharges into the ASBS or a County storm drain (e.g., car washing in a driveway or street, pesticide application on lawn).
27. The provision of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Per San Mateo County Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
28. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance.

Mitigation Measures

- 29 **Mitigation Measure 1:** Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented:
 - a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b. The applicant shall cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard for dust control during grading and construction activities.
 - c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - d. All vehicles speeds on unpaved roads shall be limited to 15 mph.

- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
 - i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously).
30. **Mitigation Measure 2:** An environmental training shall be provided to all workers prior to the start of any activities regarding any sensitive biological resources (including CRLF, SFGS, or migratory nesting birds). The training shall include steps to identify and respond to a sighting, the laws and regulations protecting those resources, and consequences of non-compliance. The date and time of each training shall be reported to the County within one week of completion.
31. **Mitigation Measure 3:** At least 14 days prior to the onset of any construction-related activity, exclusion fencing (designed for CRLF and SFGS) with exit funnels shall be installed between the project site and both Montara Creek and the unnamed tributary. Exit funnels shall be installed approximately every 100 meters to allow trapped individuals to leave the area on their own. Following installation, the fence shall be inspected by a qualified biologist periodically throughout the duration of any ground-disturbing activities. Should a durable exclusion fence material such as Ertec be used, fence inspections after initial inspection are only necessary following high wind or heavy rain events.
32. **Mitigation Measure 4:** A pre-construction survey for CRLF and SFGS shall be conducted prior to initiation of project activities within 48 hours of the start of ground disturbance activities. Surveys are to be conducted by approved qualified biologist with experience surveying for each species. If CRLF or SFGS is found on the project site it shall be allowed to leave the area on its own. If the animal does not leave the area on its own, work shall remain halted and USFWS and CDFW shall be contacted.

33. **Mitigation Measure 5:** No work shall be performed within 30 minutes of sunrise or sunset or during or within 24 hours of any rain event (greater than 0.5 inches) between February 1 and April 31 when frogs are most likely to utilize upland habitats.
34. **Mitigation Measure 6:** Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting), rolled erosion control products, or similar material shall not be used.
35. **Mitigation Measure 7:** A pre-construction migratory bird nesting survey shall be conducted prior to any proposed construction-related activities during the nesting bird season (February 1 to August 31). The survey shall be performed both in and within 250 feet of the proposed development area and the results reported to the County. If for any reason construction activities do not commence within 10 days of completion of the survey, the survey shall be repeated, and results reported to the County. If active nests are discovered, no construction-related activities are allowed until birds have fledged from nests, as confirmed by a biologist.
36. **Mitigation Measure 8:** In order to minimize tree root impacts during grading for the new driveway, a pneumatic air-tool shall be used to excavate the soil beneath the 40-inch dbh Monterey cypress' (Tree No. 5) dripline. This would minimize unnecessary root cutting and allow the arborist to better qualify which roots could reasonably be cut to truly minimize impact to the tree. Furthermore, installation of geo-grid or other structural geotextile fabrics should be utilized to minimize excavation and preserve the tree's roots. Plans submitted for an encroachment permit and a building permit for the new driveway shall demonstrate compliance with this condition.
37. **Mitigation Measure 9:** To provide adequate clearance over the proposed driveway a low large lateral limb of the 40-inch Monterey cypress (Tree No. 5) and potentially other low branches will need to be removed. Vertical clearance over the driveway necessary to provide truck access during construction will likely require a minimum vertical clearance of 15 feet. Tree limb removal shall be performed by a certified arborist. Documentation demonstrating compliance with this mitigation measure in the form of a verification letter and photos from the project arborist shall be sent to the Project Planner prior to any land disturbance. The applicant shall submit a letter of confirmation from the project arborist and photos, to confirm this mitigation measure is met.
38. **Mitigation Measure 10:** Prior to any land disturbance and throughout the grading operation, the applicant shall implement the tree protection measures of the Arborist Report and Tree Protection Plan for "0 East Avenue, Montara," and said protections shall remain in place and undisturbed throughout construction, as described in the Arborist Report and Tree Protection Plan, dated January 11, 2019.
39. **Mitigation Measure 11:** Although no archaeological resources were found on the Project Area, it is possible that subsurface deposits may yet exist or that evidence of such resources has been obscured by more recent natural or cultural factors such as downslope aggradation and alluviation and the presence of non-native trees and

vegetation. Archaeological and historical resources and human remains are protected from unauthorized disturbance by State law, and supervisory and construction personnel therefore must notify the County and proper authorities if any possible archaeological or historic resources or human remains are encountered during construction activities and halt construction to allow qualified Archaeologists to identify, record, and evaluate such resources and recommend an appropriate course of action.

40. **Mitigation Measure 12:** In the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Director of Planning and Building of the discovery. The applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archeologist and any recording, protecting, or curating shall be borne solely by the project sponsor. The archeologist shall be required to submit to the Director of Planning and Building for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).
41. **Mitigation Measure 13:** The applicants and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains, whether historic or prehistoric, during grading and construction. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately, and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.
42. **Mitigation Measure 14:** During the building permit application stage and prior to issuance of a building permit for the project, the applicant shall demonstrate project design compliance with the recommendations of the Geotechnical Investigation prepared by Sigma Prime Geosciences, Inc.
43. **Mitigation Measure 15:** Prior to the issuance of the building permit for the residence, the applicant shall revise the Erosion Control Plan to include the driveway area and proposed measures and additional measures as follows, subject to review and approval of by the Director of Planning and Building:
 - a. **Protect Surface Water Locations:** Montara Creek and the drainage are located within close proximity of proposed disturbed areas and access ways on the property. Please provide primary control measures (e.g., two rows of staked fiber rolls) along both sides of the driveway in the immediate project area.
 - b. Show location of utility trenches, indicate utility types, and identify timing of installation.

- c. Construction Access Routes: Over access points at the end of the paved portion of 14th Street, construct a stabilized designated entrance(s), using 3-inch to 4-inch fractured aggregate over geo-textile fabric.
44. **Mitigation Measure 16:** The applicant shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:
- a. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving site shall be clear and running slowly at all times.
- 45. **Mitigation Measure 17:** Once approved, erosion and sediment control measures from the revised Erosion Control Plan shall be installed prior to beginning any site work and these measures shall be maintained throughout the term of grading and construction, until all disturbed areas are stabilized. Failure to install or maintain these measures will result in stoppage of construction until corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Building Inspection Section.
- 46. **Mitigation Measure 18:** It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
- 47. **Mitigation Measure 19:** At the time of application for a building permit, the applicant shall submit a permanent stormwater management plan to the Building Inspection Section for review for compliance with Municipal Stormwater Regional Permit Provision C.3.i and the County's Drainage Policy.

Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 sq. ft. or more of impervious surface, and other projects that create and/or replace at least 2,500 sq. ft. of impervious surface but are not C.3 Regulated Projects) shall implement at least one (1) of the three (3) site design measures listed below:

- a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
 - b. Direct roof runoff onto vegetated areas.
 - c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
- 48. **Mitigation Measure 20:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those

measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

49. **Mitigation Measure 21:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Drainage

50. The project is classified as a "Small Project C.3.i" drainage project. However, it is possible that new or additional information provided upon the formal building application submittal could advance the project classification. To avoid delays or additional plan review cycles please reference the San Mateo County Drainage Manual (SMCDM) online at: <https://planning.smcgov.org/drainage-manual>

Geotechnical Section

51. An updated Geotechnical Report shall be submitted at the building permit stage.

Department of Public Works

52. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No.3277.
53. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
54. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

Coastside Fire Protection District

55. Smoke Alarm which are hard-wired: As per the California Building Code, and State Fire Marshal regulations, the applicant is required to install State Fire Marshal approved and

listed smoke detectors which are hard-wired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final. The date of installation must be added to the exterior of the smoke alarm and will be checked at final.

56. Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet, 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor. (CFC 2019 section 1030.2).
57. As per Coastside Fire District Standard CI-013, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway.
58. As per Coastside Fire District Ordinance 2019-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
59. As applicable, the installation of an approved spark arrester is required on all (wood burning) chimneys. Spark arresters shall be made of 12-gage woven or welded wire screening having openings not exceeding 1/2-inch.
60. Vegetation Management (LRA) – The Coastside Fire District Ordinance 2019-03, the 2019 California Fire Code 304.1.2

A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.

Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at

maturity. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

61. Fire Access Roads – The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire District Ordinance 2019-03, and the California Fire Code shall set road standards. As per the 2019 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire District specifications. As per the 2019 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.
62. Fire apparatus roads to be a minimum of 20 feet wide with minimum of 35 feet centerline radius and a vertical clearance of 15 feet CFC 503, D103, T-14 1273.
63. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45,720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
64. Dead-end emergency access exceeding 150 feet shall be provided with width and turnaround provisions meeting California Fire Code Appendix D.
65. Fire apparatus access roads shall be an approved all-weather surface. Grades 15% or greater shall be surfaced with asphalt, or brushed concrete. Grades 15 % or greater shall be limited to 150 feet in length with a minimum of 500 feet between the next section. For roads approved less than 20 feet, 20-foot-wide turnouts shall be on each side of 15% or greater sections. No grades shall be over 20%. (Plan and profile required) CFC 503.
66. “No Parking - Fire Lane” signs shall be provided on both sides of roads 20 to 26 feet wide and on one side of roads 26 to 32 feet wide. CFC D103.6
67. A Knox padlock or key switch will be required if there is limited access to the property. CFC 506.1. For application and instructions please contact cfpdfiremarshal@fire.ca.gov. If you need further assistance, please contact Coastside Fire Protection District at 650/726-5213.
68. Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet of vertical clearance. Locked

gates shall be provided with a Knox Box or Knox Padlock. Electric gates shall have a Knox Key Switch. Electric gates shall automatically open during power failures. CFC 503.6, 506. For application and instructions please email cfpdfiremarshal@fire.ca.gov. If you need further assistance, please contact Coastside Fire Protection District 650/726-5213.

69. As per 2019 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2019 CFC, Appendix B, the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds-per-square-inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.
70. Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards and Coastside Fire District Ordinance Number 2019-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set to the Coastside Fire District for review.
71. Installation of underground sprinkler pipe shall be flushed and visually inspected by the Fire District prior to hook-up to a riser. Any soldered fittings must be pressure tested with the trench open. Please call Coastside Fire District to schedule an inspection. Fees shall be paid prior to plan review.
72. Exterior bell and interior horn/strobe are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.
73. Solar Photovoltaic Systems: These systems shall meet the requirements of the 2019 CFC Section 1204.2.1.
74. Traffic calming devices shall be prohibited unless approved by the fire official. CFC 2019 Section 503.4.1.
75. All fire conditions and requirements must be incorporated into the building plans prior to building permit issuance. It is the applicant's responsibility to notify the contractor, architect and engineer of these requirements.
76. Coastside Fire's review is not construed as encompassing the structural integrity of the facility nor abrogating more restrictive requirements by other agencies having responsibility. Final acceptance is subject to field inspection and necessary tests.

77. An additional re-inspection fee may be charged for missed appointments, failure to comply or not being ready.

Montara Water and Sanitary District (MWSD)

78. The applicant shall obtain a Sewer Permit prior to issuance of a building permit. A sewer mainline extension will be required. Installation of a grinder pump may be required. The sewer connection fees must be paid prior to issuance of a connection permit.
79. The applicant is required to obtain a Domestic Water Connection Permit prior to issuance of a building permit. The connection fee for domestic water must be paid prior to issuance of a connection permit. A mainline extension will be required.
80. Connection to the MWSD's fire protection system is required. A Certified Fire Protection Contractor must certify adequate fire flow calculations. A connection fee for the fire protection system is required. The connection charge must be paid prior to issuance of a Private Fire Protection Permit.
81. The applicant must first apply directly to MWSD for permits and not their contractor.
82. Unless 15th Street will be developed, the project may be served by extending existing water and sewer mainlines in 14th street along East Street. Water and sewer mainline frontage is required. Water and sewer mainline extensions and/or pressurized laterals and grinder pump will be required.
83. The new single-family home and detached ADU will need new, separate water meters. A mainline upgrade may be required.

This decision may be appealed by the applicant or any aggrieved parties on or before **5:00 p.m. on May 19, 2025**, the tenth working day following this action by the Director of Planning and Building. An appeal is made by completing and filing a Notice of Appeal, including a statement of the grounds for the appeal, with the Planning Division and paying the appeal fee in the amount of \$1,962 prior to the end of the appeal period. This project is not appealable to the California Coastal Commission.

For more information, please contact the project planner, Olivia Boo, by email at oboo@smcgov.org.

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

Sincerely,



Summer Burlison, Senior Planner

cc: Karen Wilkins, Applicant
San Mateo County Department of Public Works
San Mateo County Building Division
Coastside Fire Protection District
Coastside Design Review Committee
Montara Water and Sanitary District
Midcoast Community Council
California Coastal Commission
Caytie Bagatelos, Interested Member of the Public
Jelena Barbarotto, Interested Member of the Public
Regan Daniels, Interested Member of the Public
Vernon C. Goins, Interested Member of the Public
Jessica Guerrero, Interested Member of the Public
Alan Haffner, Interested Member of the Public
Bryan Jessop, Interested Member of the Public
Mr. and Mrs. Jimenez, Interested Member of the Public
Katia Kostiukova, Interested Member of the Public
Giovanni Laccarino, Interested Member of the Public
David Lynn, Interested Member of the Public
Patricia Lynn, Interested Member of the Public
James Maher, Interested Member of the Public
Silvia Maher, Interested Member of the Public
Adrian Mallinger, Interested Member of the Public
John Qaundah, Interested Member of the Public
Roberto Sanchez, Interested Member of the Public
Matt Stewart, Interested Member of the Public
Bryan Wynwood, Interested Member of the Public



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT J



COUNTY OF SAN MATEO PLANNING AND BUILDING

Application for Appeal

455 County Center, 2nd Floor | Mail Drop PLN 122
Redwood City, CA 94063
(650) 363-4161
planning.smcgov.org

☒ To the Planning Commission

☐ To the Board of Supervisors

This form must be completed and submitted to the Planning and Building Department, along with the appeal fee, no later than 10 working days after the Letter of Decision on the application has been issued. Please contact planning_commission@smcgov.org if you have questions regarding the deadline to file an appeal or the materials that must be submitted.

Name: Rusi Yan

Address: 387 14th St

Montara, CA

Phone, W: H: 508-287-5304

Zip: 94037

Permit Numbers involved:

APN 037-015-090

PLN 2014-00490

I have read and understood the attached information regarding appeal process and alternatives.

☒ yes

☐ no

I hereby appeal the decision of the:

- ☒ Staff or Planning Director
- ☐ Zoning Hearing Officer
- ☐ Design Review Committee
- ☐ Planning Commission

Appellant's Signature:

Rusi Yan

Date: 5/19/2025

made on May 5 2025, to approve/deny the above-listed permit applications.

Planning staff will prepare a report based on your appeal. In order to facilitate this, your precise objections are needed. To this end, please identify the County policies and/or regulations that you believe have not been adequately addressed and explain why.

Please see appeal letter (3 pages) and four attachments

Appellant emails: rusiyan@gmail.com

larry.jimenez@gmail.com

jagundah@gmail.com

davidjlynn@gmail.com

patriciaaylynn@yahoo.com

bryan@morchellawildfoods.com

davidjlynn04@gmail.com

**FORMAL APPEAL FOR: Staff-level Coastside Design Review Permit, Coastal
Development Permit and Grading Permit
15th Street and East Avenue, Montara
APN: 037-015-090, County File Number: PLN2014-00490**

SUBMITTED BY AGGRIEVED PARTIES:

Residents of 14th Street, Montara

Larry Jimenez, VP

Bryan Jessop

Dr. David Lynn

Patricia Lynn, AIA

Dr. John Qaquandah

Rusi Yan, MBA

We are hereby appealing the approval of APN: 037-015-090, County File Number: PLN2014-00490 on the following grounds:

1. Inadequate Environmental Protections for Heritage Tree No. 5 (see drawing on Attachment 1):

This tree is legally classified as a Significant Heritage Tree under the San Mateo County Tree Ordinance, with a 47.5-inch trunk diameter, placing it far beyond the threshold for protected status. Its Tree Protection Zone (TPZ) — calculated by certified arborist Ned Patchett at 39.5 feet in radius — would be violated by the current road alignment, which encroaches within the drip line and root zone of the tree. Any damage or removal of this tree constitutes a violation of the County's tree ordinance and CEQA, and, since it is on private property, will violate the rights and put at risk the life and safety of the tree owner.

Supporting Documentation:

We have submitted the following to the County:

- A formal environmental review request dated October 18, 2024, outlining the project's violations of CEQA and detailing how the proposed route would grade and excavate directly under the tree's root system and 270° around its trunk. (Attachment 1)
- An independent Tree Assessment Report, prepared by Certified Arborists Ned and Colin Patchett (ISA Certification WE-4597A and WE-13799A), submitted on November 21, 2024, (Attachment 2) concluding:

- The tree is in fair to good health, with dense canopy, strong vitality, and signs of healthy recovery from past pruning.
- The Monterey Cypress has low tolerance to construction disturbance, especially within its root zone.
- Any work inside the TPZ is likely to result in significant stress or failure of the tree.
- Prohibited activities within the TPZ include trenching, soil disturbance, drainage changes, and vehicle access — all of which are part of the developer's proposed plans.

Moreover, the developer's own tree protection plan conflicts with its construction drawings, making the road installation physically impossible without violating the TPZ guidelines. In the drawing, the cross section of the utilities, including pumped waste, electrical and domestic water that will need to be routed under the driveway right next to the root system of the tree has not been shown or addressed. According to the developer's drawing, there is no passage for these utilities without cutting out significant portions of the root system, which the arborists have concluded will damage the tree. This would pose an immediate life and safety concern, as any compromise of the root system could cause the tree to fall on the adjacent home, risking catastrophic harm.

2. Fire code violation and public safety concerns

The proposed development fails to comply with established fire code regulations, specifically concerning the creation of a dead-end road exceeding 150 feet in length. According to the California Code of Regulations (CCR) Title 14, Section 1273.08, dead end roads must have turnarounds constructed at their terminus, with additional turnarounds required at specified intervals based on parcel sizes. Section 1273.05 further mandates that turnarounds meet specific design criteria, including minimum turning radii. The latest project proposal added a T-intersection, which is situated on a slope that is too steep to meet fire safety standards or be safely navigable by emergency vehicles. There has been no independent assessment to verify whether this design meets safety requirements, nor has there been a proper evaluation of the potential impact that building the intersection would have on adjacent properties - particularly risk of grading damage, erosion, and heritage tree damage. The proposed plan does not adequately address these critical safety standards, creating a significant hazard for both future residents of the proposed development and the existing neighborhood

3. Insufficient Analysis of Sensitive Habitat, Riparian Corridor and Buffer Zone

The applicant's biologist report dated August 7, 2015, analyzed and submitted during dry summer months, directly contradicts a previous report written the same year which clearly illustrates that this riparian corridor is home to protected and endangered species. A separate, independent Environmental Impact Report should be submitted to resolve this disparity and to ensure that the habitat of state and federal-protected species are not disturbed.

Supporting Documentation:

- We have previously submitted a biologist report by Daniel Edelstein to the County on March 17, 2015 stating that "a proposed roadway addition to the project may encroach within 50 feet or closer to the unnamed creek adjacent to the site. This scenario would be a violation of the LCP because it would be in the buffer zone." We hereby resubmitting the March 17, 2015 biologist report for the proposed building site. (Attachment 3)
- The applicant's biologist mentioned the same unnamed creek in his April 17, 2015 report stating that "it is likely this drainage would be considered an intermittent stream under the LCP and would require a 30 foot buffer measured from the drainage midpoint."
- Under the San Mateo County Local Coastal Program (LCP), constructing a road within the buffer zone of an intermittent stream is not permitted. The proposed road violates LCP.
- The California Coastal Commission letter to the SMCO dated June 28, 2016 (Attachment 4) stated Categorical Exclusion does not apply and a CDP is required for the road extension to the project site. While the project site may appear outside the mapped appeals jurisdiction, the roadway extension and its potential impacts on intermittent stream, buffer, and sensitive habitat trigger a need for deeper review. We request that this project be brought to the Planning Commission for a full public hearing and that the Coastal Commission review whether it falls within its appeals jurisdiction under Coastal Act Section 30603." The review needs to ensure full regulatory compliance and the potential negative environmental and ecological impact for this development and the cumulative impact to the entire Montara Creek are appropriately and thoroughly reviewed by all regulatory agencies.
- Midcoast Community Council review findings and statement, "Regarding development potential for the many subdivided undeveloped lots in the Montara Creek ravine riparian area, we urge the County to explore alternatives other than allowing development within this watershed of steep terrain that flows directly into the Fitzgerald Marine Reserve (FMR) Area of Special Biological Significance. Faced with inadequate water and transportation infrastructure for potential Midcoast buildout, it is unwise to compound the problem now by extending road/water/sewer infrastructure

into open space sensitive habitat areas for new development. The MCC recommends that the County prioritize the undeveloped antiquated subdivision lots on 15th Street for retirement”.

Several interested community members, including the California Coastal Commission, Midcoast Community Council, requested additional site inspections and questioned project eligibility under the Coastal Development Permit and Environmental Impact Study processes. Despite these concerns, no further site analysis or public hearings occurred, limiting transparency.

In light of these concerns, we request that the Planning Commission conduct a public hearing and to carry out further due diligence including:

- Re-evaluate tree preservation and mitigation measures.
- Require a third-party biological assessment and Environmental Impact Report with site visits.
- Explore alternative project sites to avoid significant environmental impact.

We are enclosing the required \$1,962 appeal fee and completing the Notice of Appeal form as required.

Thank you for your attention and commitment to sound, sustainable development in our coastal communities.

Sincerely,
Residents of 14th Street, Montara
Larry Jimenez, VP
Bryan Jessop
Dr. David Lynn
Patricia Lynn, AIA
Dr. John Qaqundah
Rusi Yan, MBA

Mr. and Mrs. Larry Jimenez
390 14th Street, Montara, CA
[Email: larry.jimenez@gmail.com](mailto:larry.jimenez@gmail.com)

TO: Ms. Olivia Boo
Planner III, County of San Mateo Planning and Building

RE: **File No.: PLN2014-00490**
[15th Street and East Avenue Project]

**San Mateo Planning and Building Department
Request for Environmental Impact Review, Study and Report**

Dear Ms. Olivia Boo, and all persons concerned.

The following environmental impact review, study, and report request comes pursuant to a referral by the San Mateo County Design Review Board after the recent public meeting held on October 10, 2024, by the San Mateo County Planning and Building Department Coastside Design Review Committee.

During the meeting, substantial issues were raised concerning the above referenced land development project by property and residential homeowners whose property, health, and safety will be affected by the project. This request is therefore now submitted to the County of San Mateo Planning and Building as the government body responsible for ensuring that the proposed development project complies with the high level of quality standards of all applicable federal, state, and local adopted code standard, enclosing environmental, health and safety regulations.

Project Background and Environmental Area

The proposed housing development project has submitted plans to bulldoze and extend 14th Street, Montara, San Mateo County. However, as situated, 14th street and the proposed housing would be too close and immediately impact old growth trees on adjacent properties, including our home's land (390 14th Street, Montara) which we have owned for years. Specifically, for example, the old growth Heritage Cypress Tree on our property, which we love, is adjacent and in the direct path of the prospective grading that developer intends to perform is in the direct situs of the 40" diameter trunk of the tree – and completely under the drip line. The proposed development project is at 15th Street and East Avenue. Please see and reference the schematic drawing and pictures below.

The diagrams and pictures below depict the totality of the drip line over the proposed driveway, and clearly show that the proposed route would effectively circle two hundred and seventy (270) degrees around the base of the Heritage Cypress Tree. The tree is an integral part of our home and neighborhood and its prospective removal or harm, including any removal of the tree roots system, is contested. Indeed, because of the precise location of the tree, its destruction appears to be the most likely result of the project as planned. The developer's planned road and grading construction would ultimately weaken the tree, thus presenting a high probability that the tree might fall and seriously damage our home, neighboring homes, or possibly cause other types of damages, including severe injury or death of persons and impacted wildlife.

Scope of Project and Mitigation

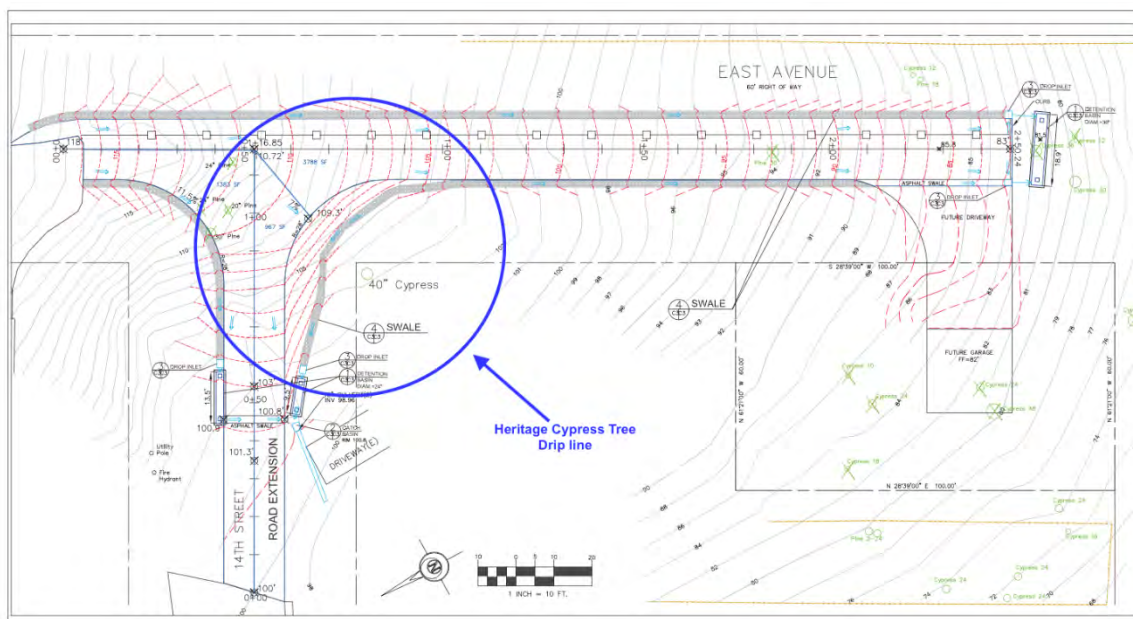
The proposed project (PLN2014-00490) must comply with the requirements of the California Environmental Quality Act (“CEQA”). Moreover, as the responsible agency for the purposes of CEQA, the County of San Mateo Planning and Building must also ensure that the project complies all other applicable federal, state, and local requirements as adopted. owners

The environmental review of the proposed project should include conducting analyses, investigations, surveys, and some technical studies related to the grading and removal of land, trees, natural vegetation, and any extension of 14th Street documentation for the project. The extent of the potentially significant environmental impacts resulting from the project should be determined before the project proceeds.

Accordingly, on behalf of all owners of property adjacent to, and prospectively impacted by the project, we ask that an environmental analysis, review, and reporting concerning the following standard resources rubrics (although the concerns below are by no means exclusive):

- Air Quality
- Geology and Soils
- Hazards and Hazardous Materials in Land
- Land Use and Planning
- Natural Environment
- Noise and Vibration
- Traffic
- Underground Toxic Substances (known or discoverable)
- Utilities (underground and above ground)
- Wildfire Risks

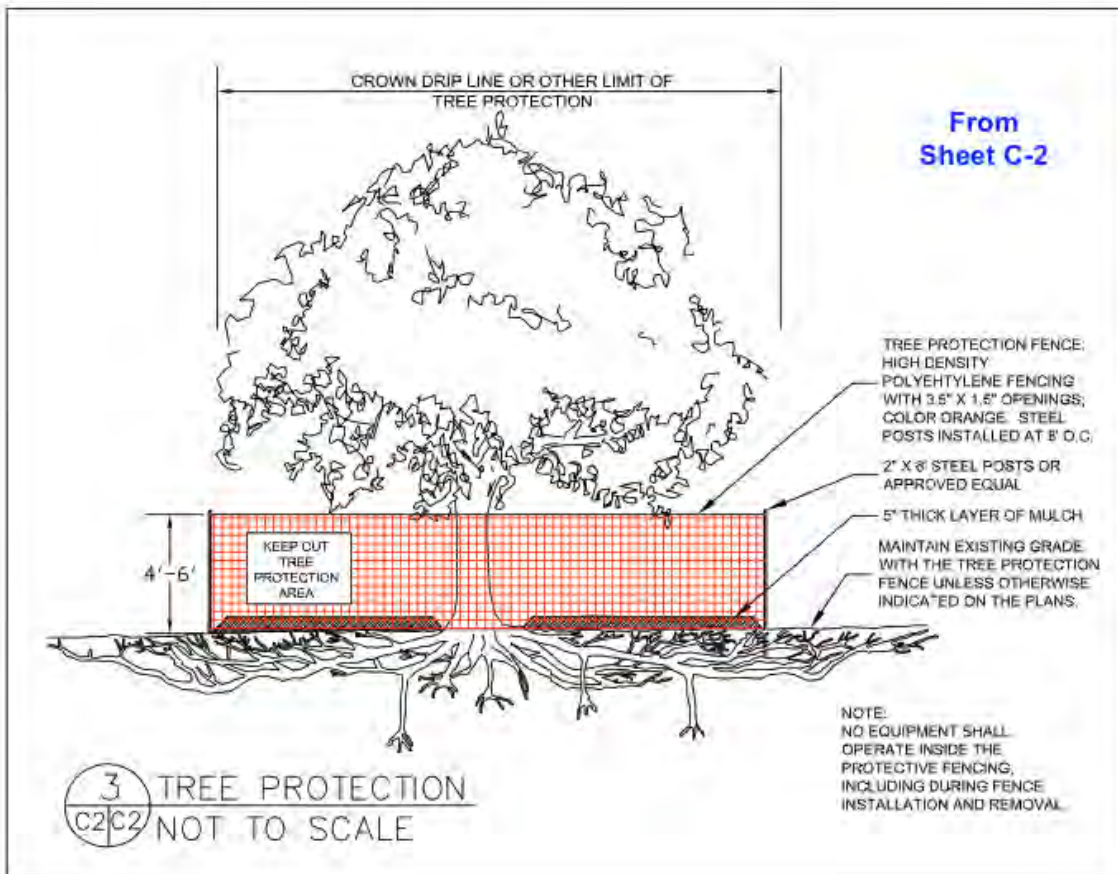
We anticipate a timely acknowledgment and written response to this request. We also will appreciate full transparency concerning the subject project, including expected answers to any questions and disclosure of verified issues, viable alternatives to aspects of the project regarding extension of 14th Street, and before a final report is released.







The developer's tree protection plan (see below) shows installing polyethylene fencing at the tree drip line not allowing any work to happen within that zone. The driveway cannot be installed with this protection plan in place. The developer designed tree protection plan makes this driveway installation non-feasible.



Thank you for your consideration of all the foregoing environmental issues posed by Project No. PLN2014-00490 and the prospective harm the project poses to the natural scenic beauty of adjoining land, including our home and our beloved Cypress tree.

Sincerely,

Mr. & Mrs. Jimenez

cc: Dr. John Qaundah
Patricia Lynn
David Lynn
Bryan Jessop
Vernon C. Goins, Esq.
John D. Nibbelin, County Counsel/County Attorney
Jelena Barbarotto, Legal Executive Assistant
Camille Leung, Senior Planner
Luis Topete, Design Review Officer



Tree Assessment Report
For Larry Jimenez
390 14th Street in Montara, CA

Submitted by
Ned Patchett-Certified Arborist WE-4597A
Colin Patchett-Certified Arborist WE-13799A
Date: November 21, 2024



Ned Patchett Consulting, Inc.
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Summary

Larry Jimenez retained our services to assess (1) Monterey cypress, *Hesperocyparis macrocarpa*, located at 390 14th Street in Montara, CA 94920. The purpose of the examination was to evaluate the health and condition of the subject tree, determine if the subject tree is considered a Significant Tree per the County of San Mateo's Tree Ordinance, and provide tree care and protection recommendations.

The subject tree is a Monterey cypress located on the left side of the driveway and is in **fair to good** health and structural condition. The tree exhibits a dense, well-distributed canopy with good vigor and vitality. The tree had a robust flush of spring growth. Minor dead branches are present in the upper canopy of this tree. The trunk and branches display the typical growth form for this species, characterized by a single, upright trunk with large, extending branches with a concentration of weight near the branch tips. This condition can increase the potential for branch failures. There is evidence of past pruning cuts on the main trunk. These cuts have developed healthy wound wood and callus, showing positive signs of recovery. Additionally, some branches show evidence of past reduction cuts, indicating prior pruning.

A crown cleaning should be performed on the tree with an emphasis on end weight reduction to reduce the potential for branch failures. We have provided additional tree care recommendations within the body of this report.

We have calculated a **Tree Protection Zone (TPZ)** and provided basic tree protection guidelines within this report to help reduce to potential of construction impacts to a less than significant level.

A **Tree Protection Zone (TPZ)** is a designated area sufficiently large enough to protect or minimize damage to a tree and its root system from disturbance or damage that can lead to stress and decline, especially during construction or development.

The TPZ for this tree has been calculated by allocating 10 inches for every inch of the tree trunk diameter at 54 inches above grade (DBH). This tree has a diameter of 47.5 inches. Therefore, the TPZ for this tree is 39.5 feet, extending outward from the trunk in a radial manner. Work within this zone has the potential to impact this tree and cause decline.

Monterey cypress has a low or poor relative tolerance to construction impacts and a low tolerance for site disturbance (Matheny, Smiley, Gilpin and Hauer, Managing Trees During Site Development and Construction Third Edition, 2023, p. 14).

Introduction

Assignment

Larry Jimenez retained our services to perform the following tasks:

1. Assess the health and condition of the subject tree.
2. Determine if the subject tree is considered a Significant Tree in the County of San Mateo.
3. Prepare tree care and protection recommendations.
4. Document this information in a written report.

Limits of Assignment

A **Level 1 Visual Tree Assessment (VTA)** was performed on the subject trees. We did not conduct an **aerial inspection** of the upper canopy or a detailed **root crown inspection** on the subject tree.

Tree Assessment Methods

On November 4, 2024, Colin Patchett, Certified Arborist WE-13799A, visited the site to collect information for this report. A **Level 1 Visual Tree Assessment (VTA)** was performed on the subject tree. The following outlines the procedures for collecting information for this report:

1. Identify tree species
 2. Measure the diameter of the trunk at 54 inches above grade (Diameter at Standard Height)
 3. Assess the health and conditions of the tree
 4. Assess the structural stability of the tree
 5. Determine if the subject tree is considered a Significant Tree in the County of San Mateo.
 6. Inspect for pests or diseases.
-

Health and Structure Rating System

The following table provides an overview of the rating system used when visually assessing the health and structure of the subject trees within this report.

Rating	Health	Structure
1=Poor	Dead, diseased or dying	Hazardous
2=Poor to Fair	Declining with significant signs of dieback	Structural weakness or flaws that could lead to failure
3=Fair	Minor dead branches, early stages of decline	Corrective measures such as pruning or structural support systems may be needed
4=Fair to Good	Tree is in good health	No major structural issues
5=Good	Excellent health	No structural issues

Observations

Subject Tree Location

We have included an approximate location of the subject tree via Google Earth ([see Tree Map in Appendix B](#)).

Subject Tree Observations

Subject Tree 1 is a Monterey cypress, *Hesperocyparis macrocarpa*, tree with a diameter of 47.5 inches at 54 inches above grade. This tree is considered a protected Significant Tree by the County of San Mateo. The following outlines my observations:

1. This tree is in fair to good health with a dense, lush appearance to the foliage throughout the canopy. A healthy spring growth flush indicates solid vigor and vitality ([See Photo 1 in Appendix A](#)).
2. This tree's branching structure is typical for this species, consisting of large, extending branches with the weight concentration at the branch tips ([see Photo 2](#)). This condition can increase the potential for branch failures.
3. There is evidence of past pruning cuts on the trunk of this tree. There is wound wood and callus growth present. This indicates that the tree is actively responsive ([see Photo 3](#)).

Tree Care Recommendations

1. Perform a root crown inspection to determine if any root crown disorders are present.
2. Perform a crown cleaning emphasizing end-weight reduction to reduce potential branch failures. During the crown cleaning procedure an aerial inspection should be performed to determine if any defects or damage is present in the upper canopy and if the use of support cables or other forms of arboricultural support systems would be beneficial for reducing the potential of failures.
3. Deep root fertilizes these trees with NutriRoot 2-2-3 in the fall of 2024 and again in the spring of 2025. NutriRoot is a unique product developed for trees exposed to high summer temperatures and drought stress. The product aims to help sustain new growth through the hottest parts of the growing season.
4. Apply a 3-4-inch layer of wood mulch within the root zone of this tree. No mulch should be within 2-3 feet of the trunk of these trees.
5. The Subject Tree discussed in this report shall be reassessed up to **one year** from the above inspection date.

Tree Protection Recommendations

A **Tree Protection Zone (TPZ)** is a designated protection area sufficiently large enough to protect a Significant tree and its roots from Disturbance or Damage. The following outlines recommendations to reduce the construction impacts on the Significant Tree on the site from any proposed construction to a less-than-significant level.

Tree Protection Zones

Each tree to be protected shall have a designated TPZ identifying the area sufficiently large enough to protect the tree and roots from disturbance. The TPZ for this tree has been calculated by allocating 10 inches for every inch diameter of tree trunk diameter at 54 inches above grade (DBH).

This tree has a diameter of tree with a diameter of 47.5 inches. Therefore, the TPZ for this tree is 39.5 feet, extending outward from the trunk in a radial manner. Work within this zone has the potential to impact this tree and cause decline.

Tree Protection Fencing for Significant Trees

Fenced enclosures shall be erected around trees to be protected to establish the Tree Protection Zone (**TPZ**), in which no soil disturbance is permitted, and activities are restricted prior to the commencement of any construction activities on the site.

Size and type of fence

All trees to be preserved shall be protected with a 6-foot-high, minimum 12-gauge chain link fence. Fences are to be mounted on 2-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2 feet at no more than 10-foot spacing. This detail shall appear in the grading, demolition, and building permit plans.

Warning Signs

Warning signs shall be prominently displayed on each fence side so that they are clearly visible.

Duration

Tree protection fencing shall be erected before any demolition, grading, or construction begins and shall remain in place until the project arborist approves its removal.

Mulch

A 3"-5" layer of coarse mulch or woodchips shall be placed beneath the Dripline of the protected trees. Mulch is to be kept 2-3 feet from the trunk.

Monitoring

A certified arborist shall conduct monthly inspections (or more frequently as needed) of the tree throughout the course of construction and make recommendations as needed to maintain tree protection measures and tree health.

Activities prohibited within the TPZ include

1. Storage or parking vehicles, building materials, refuse, excavated spoils, or dumping of poisonous materials, including but not limited to paint, petroleum products, concrete, stucco mix, or dirty water.
 2. The use of tree trunks as a winch support, anchorage, temporary power pole, signposts, or other similar functions.
 3. Cutting tree roots by utility trenching, foundation digging, placement of curbs and trenches, and other miscellaneous excavation.
 4. Soil Disturbance, Soil Compaction, or grade changes.
 5. Drainage changes.
-

Conclusion

The subject tree is a Monterey cypress located on the left side of the driveway and is in **fair to good** health and structural condition. The tree exhibits a dense, well-distributed canopy with good vigor and vitality. The tree had a robust flush of spring growth. Minor dead branches are present in the upper canopy of this tree. The trunk and branches display the typical growth form for this species, characterized by a single, upright trunk with large, extending branches with a concentration of weight near the branch tips. This condition can increase the potential for branch failures. There is evidence of past pruning cuts on the main trunk. These cuts have developed healthy wound wood and callus, showing positive signs of recovery. Additionally, some branches show evidence of past reduction cuts, indicating prior pruning.

A crown cleaning should be performed on the tree with an emphasis on end weight reduction to reduce the potential for branch failures. We have provided additional tree care recommendations within the body of this report.

We have calculated a **Tree Protection Zone (TPZ)** and provided basic tree protection guidelines within this report to help reduce to potential of construction impacts to a less than significant level.

Glossary Of Terms

Aerial inspection	An inspection of the upper crown of the tree that requires climbing.
Crown	Parts of the tree above the trunk, including leaves, branches and scaffold limbs. (Matheny and Clark, 1994)
Diameter at standard height (DSH)	The diameter of a tree's trunk as measured at 4.5 feet from the ground. (Matheny and Clark, 1994)
Root crown	Area where the main roots join the plant stem, usually at or near ground level. Root Collar. (Glossary of Arboriculture Terms, 2007)
Root crown inspection	Process of removing soil to expose and assess the root crown of a tree. (Glossary of Arboriculture Terms, 2007)
Visual Tree Assessment (VTA)	A method of visual assessing the condition of a tree that does not include a root crown inspection or an aerial inspection.

Bibliography

Matheny, N.P. and J.R. Clark. *A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas* (2nd Edition). Pleasanton, CA. HortScience Inc., 1994.

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Appendix A – Photographs

Photo 1



Photo 1 shows a healthy, dense appearance throughout the canopy of this tree.

Photo 2



Photo 2 shows the branching structure typically seen in a tree of this species.

Photo 3



Photo 3 shows the past pruning cuts on this tree's trunk. Note the healthy callus/wound wood on the edges of the cuts, indicating good vigor.

Appendix B – Subject Tree Location



Appendix C – Arborist Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees. They recommend measures to enhance the beauty and health of trees and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below the ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services, such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risks associated with trees is to eliminate all trees.

Appendix D – Certification of Performance

I, Ned Patchett & Colin Patchett, certify;

- That I have personally inspected the tree and the property referred to in this report. I have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms of Assignment;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with the parties involved;
- That the analysis, opinions, and conclusions within this report are my own;
- That my analysis, opinions, and conclusions were developed, and this report has been prepared accordingly to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am an International Society of Arboriculture Certified Arborist and have been involved in the practice of arboriculture and the study of trees for over 27 years.

Signed: Ned Patchett

Date: 11.21.24

I further certify that I am an International Society of Arboriculture Certified Arborist, and have been involved in the practice of arboriculture and the study of trees for over ten years.

Signed: Colin Patchett

Date: 11.21.24

Appendix E – Term and Conditions

The following terms and conditions apply to all oral and written reports and correspondence pertaining to the consultations, inspections, and activities of Ned Patchett Consulting, Inc., hereinafter referred to as “Consultant”.

1. Any legal description provided to the Consultant is assumed to be correct. No responsibility is assumed for matters legal in character, nor is any opinion rendered as to the quality of any title.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by the Consultant, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
3. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the Consultant and the Client to whom the report was issued. Loss, removal, or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. The Consultant assumes no liability for the failure of trees or parts of trees, either inspected or otherwise. The Consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. No tree described in this report was climbed, unless otherwise stated. The Consultant cannot take responsibility for any defects, which could only have been discovered by climbing. A full root crown examination (RCX), consisting of excavating the soil around the tree to uncover the root crown and major buttress roots, was not performed unless otherwise stated. We cannot take responsibility for any root defects, which could only have been discovered by such an inspection.
6. This report has been prepared using a combination of human expertise and artificial intelligence (AI) tools. The AI technology utilized assists in data analysis, report generation, and providing recommendations. However, all conclusions and recommendations are reviewed and approved by a certified arborist to ensure accuracy and adherence to professional standards. By accepting this report, you acknowledge and agree to the use of AI in its preparation and understand that while AI contributes to the efficiency and comprehensiveness of the report, the final content is verified by a qualified arborist.
7. The Consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
8. The Consultant offers no guarantees or warranties, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
9. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the Consultant, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
10. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by the Consultant as to the sufficiency or accuracy of that information.
11. This report has fifteen (15) pages and shall be considered a whole, no sections are severable, and the report shall be considered incomplete if any pages are missing. The original report has color illustrations. If the reader has a black and white copy, the report shall be considered incomplete, and any interpretation of the report may be incorrect in the absence of a full color copy. Ned Patchett Consulting, Inc. accepts no responsibility for any such misinterpretations.

DANIEL EDELSTEIN, CONSULTING BIOLOGIST

March 17, 2015

Steve Monowitz, Acting Director of Planning and Building
San Mateo County
455 County Center
Redwood City, CA 94063

Subject:
Prospective Development Project Upon Vacant Lot (APN# 037-015-090)
Near Your Residence

Dear Mr. Monowitz:

This letter summarizes my assessment of habitat (site visit conducted on March 13, 2015) adjacent to a vacant lot (Site) — APN# 037-015-090 on 14th Street in Montara, CA. I am pleased to provide the following summary of biological regulatory elements that apply to local, state and federal agencies as they evaluate potential negative biological impacts of the prospective project (Project) upon the Site.

As a Certified Wildlife Biologist Associate, note my comments, below, primarily center on regulatory elements that I believe local, state, and federal agencies should assess to ensure the Project complies with diverse ordinances, codes, regulations, and laws — and that these regulatory elements be subject to due process via initiation of the California Environmental Quality Act (CEQA) in relation to the Site.

Note the scope and intention of this letter is not intended to serve as a Biological Assessment. Instead, my comments are based on background research and an initial reconnaissance of the Site to determine the presence of special-status plant and wildlife species. The Site and habitat adjacent to it provides suitable habitat for several special-status species that have been seen in the area^{1, 2}

Regulatory elements you should urge local, state, and federal agencies to consider include:

1. As part of the CEQA process, local, state, and federal agencies should be required to identify and assess the potential significant negative environmental impacts of the Project and, in so doing, provide mitigation measures.
2. Because CEQA should be central regulatory driver utilized for evaluation of potential negative biological impacts in relation to the proposed Project, at minimum an initial review of the Project

¹ California Natural Diversity Database (CNDDB) query on March 13, 2015 included the Madera Mountain 7.5 US Geological Survey quadrangle.

² See: San Mateo County, Local Coastal Program Policies, Planning and Building Department, June 2013. (Sec Section 7.36)



and its environmental effects should be conducted. A biological assessment review submittal may be sufficient for documenting the biological resources present on the Site and adjacent to it, in addition to noting potential negative impacts that may result from the Project.

However, depending on the potential degree of negative effects noted in the biological assessment, a further, and more substantial, environmental review may be necessary in the form of an environmental impact report (EIR). Note, a project should not be approved if it cannot mitigate significant environmental negative effects.

3. Noting the Project may occur within 50 feet or fewer to a proposed new road, within 75 feet of an unnamed ephemeral creek, and within 100 feet of the perennial Montara Creek (i.e., a blue line stream/creek), the Project would likely encroach into buffer zone established per ordinance codes overseen by the County of San Mateo Planning and Building Division, Section 7.11 that states:

Establishment of Buffer Zones

1. *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.*
2. *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 streams³.*

4. During my assessment, I noticed the unnamed ephemeral creek likely hosts flowing water during or after rain events. In the absence of rain events, habitat within its creek bed and upland from it remains moist, thereby serving as habitat that hosts several potential wetland indicator plant species.

Equally important, the perennial Montara Creek hosts water year-round. Banks of the creek and upland from it host riparian plant species that qualify it as a wetland. Wetland species growing here include willow (*Salix lasiolepis*) and potentially other wetland plant species that the CCC has noted occur in the area.

Note a proposed roadway addition to the Project may encroach within 50 feet or closer to the unnamed creek adjacent to the Site. This scenario would be a violation of the aforementioned county code because it would be in buffer zone (see attached Appendix A).

5. Related to the above information, disturbance from the Project in upland forest habitat amid and adjacent to the Project's building footprint potentially host foraging and dispersing special-status wildlife species such as California Red-legged Frog (*Rana draytonii*) and San Francisco Gartersnake (*Thamnophis sirtalis tetrataenia*)⁴. The same forest habitat could potentially host roosting, foraging and/or nesting special-status bird species, including Cooper's Hawk (*Accipiter*

³ See: http://planning.smcgov.org/sites/planning.smcgov.org/files/documents/files/SMC_Midcoast_LCP_2013.pdf

⁴ California Natural Diversity Database (CNDDDB) query on March 13, 2015 included the Madera Mountain 7.5 US Geological Survey quadrangle.



cooperii), which is a member of the International Union for the Conservation of Nature's Red List of Threatened Species⁵. These above-mentioned species, California Red-legged Frog and San Francisco Garter Snake are sometimes seen in the area.

Riparian habitat associated with the unnamed creek and Montara Creek are even more likely places where the aforementioned frog and snake species could occur.

Consequently, permitting agencies should ensure that due process occurs to safeguard these special-status species.

6. Documented records of bird sightings in the Montara area include observations of notable and/or uncommon species — Cooper's Hawk, Sharp-shinned Hawk, Northern Pygmy Owl, Northern Saw-whet Owl, Hermit Warbler, Yellow Warbler, and Allen's Hummingbird — that utilize habitat similar to composition present on the Site and adjacent to it within the unnamed creek and Montara Creek^{6, 7}

7. Given the Site's location, potential wildlife, plant, wetland, and coastal zone issues overseen by the California Coastal Conservancy (CCC) should be assessed before permits are granted. This assessment process should include public hearings that are coordinated by the CCC.

8. Other potential permits that the Project may require include:

- a) A streambed alteration agreement (per California Department of Fish and Wildlife) (CDFW)⁸.
- b) A series 404 permit corresponding to wetlands and the Clean Water Act (per the US Army Corps of Engineers)⁹.
- c) A permit corresponding to waste discharge requirements (WDRs) based on regulation of discharges into waters of the United States such as Madera Creek (per the California State Water Resources Control Board)¹⁰.
- d) An incidental take permit corresponding to potential negative impacts upon special-status species in habitat adjacent to the Project (per the US Fish and Wildlife Service)¹¹.
- e) A permit related to development within the coastal zone upon which the Site resides (per the California Coastal Commission)¹².

9. Beyond the above requirements, given the Project may require the addition of a road that could encroach close to riparian habitat, a Stormwater Pollution Prevention Plan (SWPPP) should be created to ensure less than significant impacts occur upon the riparian zone where the unnamed creek and Montara Creek¹³ occur.

⁵ See: http://en.wikipedia.org/wiki/IUCN_Red_List

⁶ See: http://ebird.org/ebird/subnational2/US-CA-081?yr=all&m=&rank=mrec&hs_sortBy=taxon_order&hs_o=asc

⁷ California Natural Diversity Database (CNDDB) query on March 13, 2015 included the Madera Mountain 7.5 US Geological Survey quadrangle.

⁸ See: <https://www.wildlife.ca.gov/Conservation/LSA>

⁹ See: <http://water.epa.gov/lawsregs/guidance/wetlands/sec404.cfm>

¹⁰ See: http://www.waterboards.ca.gov/water_issues/programs/npdes/

¹¹ See: http://www.fws.gov/midwest/endangered/permits/hcp/hcp_wofactsheet.html

¹² See: <http://www.coastal.ca.gov/cdp/cdp-forms.html>

¹³ See: http://www.swrcb.ca.gov/water_issues/programs/stormwater/construction.shtml



Vital to the SWPPP should be the development and execution of Best Management Practices to ensure less than significant impacts occur upon the Site and adjacent parcels and natural habitats.

10. Note that habitat within the Site and adjacent to the Project hosts potential nesting spots for several songbird species that would need to be accounted for because several large, old trees (including Monterey Cypress, (*Cupressus macrocarpa*) grow on the Site and/or are within 50 feet of the proposed construction footprint. Many other species of trees that annually host songbird and raptor species grow within 250 feet of the Site.

Based on regulations contained within the CDFW's codes, any activity that would cause take of a bird, nest, or reduction or failure of reproductive success (i.e. direct loss of nest, disturbance resulting in nest abandonment, disturbance resulting in increased mortality of chicks) would be a violation of the CDFW's codes¹⁴, such as:

3503: Unlawful Destruction of nest or eggs. It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulations made pursuant hereto.

3503.5: Birds-of-prey or their eggs. It is unlawful to take, possess, or destroy any bird in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulations made pursuant hereto.

3511: Identifies fully protected bird species.

In addition most bird species are afforded protection under the Federal Migratory Bird Treaty Act (Section 3513 of the Fish and Wildlife Code).

In order to avoid violation of these codes, a qualified biologist (with appropriate education and background) should confirm that no active nest is within or adjacent to the project site before the area is disturbed (during breeding season).

11. Given the above information that notes the presence of large, old trees on the Site and nearby it, the local "heritage tree" ordinance for San Mateo County should be accommodated in relation to the Project¹⁵.

12. Based on the Project also including additional future building sites near Montara Creek beyond the single aforementioned building footprint referred to as the Project, it's important that agencies go beyond assessing potential negative impacts to a wider scope that is termed negative "cumulative impacts"¹⁶. Although negative "cumulative impacts" are often overlooked during a CEQA process (such as those deserving to be evaluated in relation to the Project), it is important to assess whether a combination of potential additional residential housing and ongoing,

¹⁴ See: <https://www.dfg.ca.gov/wildlife/nongame/regcode.html>

¹⁵ See:

<https://planning.smcgov.org/sites/planning.smcgov.org/files/documents/files/Regulation%20of%20the%20Removal%20and%20Trimming%20of%20Heritage%20Trees.pdf>

¹⁶ See: http://environment.transportation.org/environmental_issues/indirect_effects/

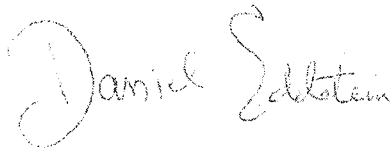


incremental, gradual development of the Montara Creek watershed area would create short- and long-term negative impacts upon the area's habitat quality, including its common and special-status plant and wildlife species.

Note the Montara Creek watershed also serves as a "wildlife movement corridor," meaning it offers vital passageway dispersal habitat adult and natal offspring of the aforementioned special-status California Red-legged Frog and San Francisco Garter snake, as well as dispersal and migration area for common reptile, amphibian, bird, and mammal species that utilize the Site's watershed partially or throughout the year.

13. In summary, a public and regulatory due process should be executed in relation to the Project to ensure potential negative biological impacts are avoided. If mitigation measures are required, the execution of them should provide for a short- and long-term result of less than significant negative impacts upon on the Site and within the Montara Creek watershed adjacent to and nearby the Site.

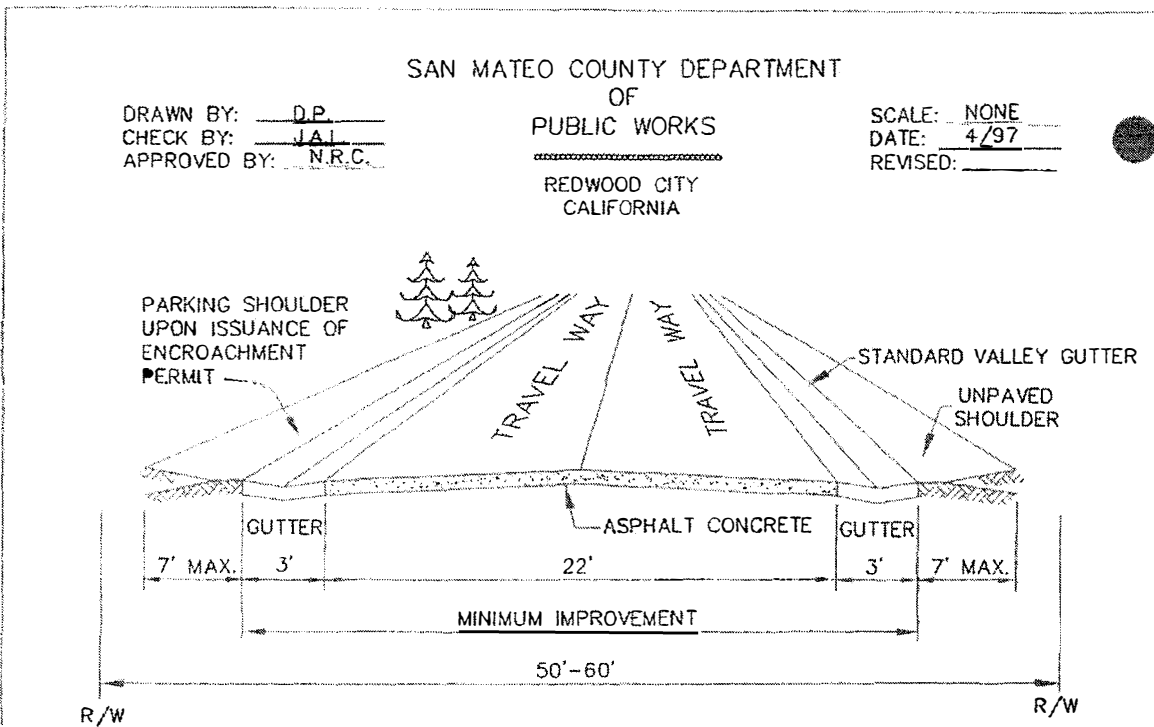
Sincerely,

A handwritten signature in cursive script that reads "Daniel Edelstein". The ink is dark and the signature is fluid, with the first and last names being more prominent than the middle name.

Daniel Edelstein
Certified Wildlife Biologist Associate



Appendix A



CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5260
FAX: (415) 904-5400
WEB: WWW.COASTAL.CA.GOV



June 28, 2016

Camille Leung, Project Planner
San Mateo County Planning and Building Department
455 County Center, 2nd Floor
Redwood City, California 94063

Re: San Mateo County Planning Case Number PLN2014-00490 (McGregor) – 15th Street Montara

Dear Ms. Leung,

Thank you for forwarding the County's Planning Case Number PLN2014-00490 project referral form, dated June 7, 2016, and received in our San Francisco office on June 13, 2016.

Commission staff's review of the proposed project is somewhat atypical in that the parcel proposed for development is situated within an area identified (by the County and to be confirmed by the Commission) as Categorically Excluded from Coastal Development Permit (CDP) requirements for single-family residences per Categorical Exclusion Order No. E-81-1; therefore, initially Commission staff received no notice of the proposed development or a request for our review. However, concerns have been raised by the public that riparian habitat exists on the proposed project parcel which broaches the question of whether or not the development is appealable to the Commission and should continue to be excluded from CDP requirements. County staff generated a referral and forwarded the project information for our review and comment. We appreciate the opportunity to provide you with comments.

The Project Applicant is requesting Coastsides Design Review and a Coastal Development Permit Exemption (CDX) for the construction of a new 3, 152-square-foot, single-family residence on an undeveloped, 6,000-square-foot parcel located at the intersection of 15th Street and East Avenue in Montara, San Mateo County.

Permit Requirements and Jurisdiction

Commission mapping staff has contacted WRA for data point information that was used for the "Riparian ESHA Assessment" map in order to respond to your question raised regarding the CDP requirements for the proposed project. This mapping information is necessary in order to accurately evaluate the mapped riparian habitat areas provided in the April 7, 2015 report. If any of the proposed development is located within the Coastal Commission appeal jurisdiction it will no longer be excluded, per the requirements of Categorical Exclusion Order No. E-81-1 and a CDP will be required. We will follow-up with you regarding whether or not the CDX is applicable in this case, as soon as possible, upon getting WRA's response. We appreciate your patience.

Project Description/Design

Sheet C-1 of the project plans (which is included with the other project plans provided by the County) identify the site as being located at “14th Street and East Ave.” The referral and reduced set of plans state it is on 15th Street. Please clarify the location and ensure that it is consistent on subsequent project plans (and communications). 14th and 15th Streets are “paper streets” and respectively currently partially developed or undeveloped. East Street is undeveloped/unpaved heading south from 10th Street. The parcel is located in an area zoned as R-1/S-17/DR/CD; therefore the proposed project must be evaluated for consistency with the development standards and requirements of the current Design Review and Coastal Development zoning districts.

The proposed residence is a three-story residential structure, which includes a garage on the first/lower level, family room and living/dining on the second/main level, and on the third/upper level, bedrooms and bathrooms. The driveway shown on Plan Sheet C-1 would serve for the proposed development site as egress and ingress to and from East Avenue. We suggest that the County require that the Applicant to consider alternatives to the construction of the proposed driveway that will not encroach into the public R-O-W.

The project description in the referral does not include the road extension shown on the project plans. Please confirm whether or not this is part of the proposed project; and if a CDP will be obtained for it, as it doesn't appear that the Categorical Exclusion applies.

Project Plans and information in the referral indicate that five cypress trees would be removed. Review of plan sheet C-1 shows that an additional tree, 30 inches in diameter is located within the footprint of the road extension, therefore a total of six trees will be removed.

The WRA April 17, 2015 (on page 2) and August 7, 2015 (on page 4) biological letter reports state that the un-vegetated drainage runs parallel to the “West Avenue” street easement boundary. This should be clarified / corrected; West Avenue is not in the project vicinity.

Sensitive Habitat Areas and Biological Resources

A road extension is also proposed for construction along East Avenue within the existing 60-foot wide, public right-of-way (R-O-W). An un-vegetated drainage/stream (as shown in Figure 1 of WRA's April 17, 2015 letter report *Riparian Habitat Areas Assessment at the 15th Street Parcel in Montara, San Mateo County, California*) is located further east (beyond) the public R-O-W; and the Montara Creek riparian corridor extending in an east-west direction is located to the south of the parcel. The parcel, as shown in Figure 1 (mentioned above) appears to be located 60 feet from the 30-ft buffer for the drainage and approximately 80 to 90 feet from the 50-ft buffer for the Montara Creek riparian corridor. The Applicant's project plans however, must show these buffer areas relative to the proposed development, e.g., residence, road extension, and the driveway for the residence. The Local Coastal Program (LCP) provides for the protection of sensitive habitats, including riparian corridors, drainages/streams and associated buffers. We recommend that measures be included to ensure that the proposed project does not result in

adverse impacts to sensitive habitats, as defined in the LCP. The proposed project must be evaluated for consistency with the LCP including Policies 7.11, 7.12, and 7.13.

Please note that bird-nesting season commences on February 1, not February 15, as is listed in WRA's August 7, 2015 report. Construction buffers from nests found in the vicinity should be at least 100 feet from active nests if construction will occur during bird-nesting season before birds have fully fledged from their nests. These buffers should be pre-determined and only determined by a biologist at the time a nest is found if a biological monitor is to be on-site during the whole of construction during the nesting season.

Figure 3 of WRA's August 7, 2015 shows *Leptosiphon rosaceus*, a ranked special-status CNPS 1B.1 species, potentially occurs in the vicinity of the proposed project site. This plant species typically blooms from April through July. Therefore, it may not have been observed during the plant surveys that were conducted in March and late July. We recommend that an additional survey be performed within this species' blooming period.

The LCP provides for the protection of wetlands. No wetlands or waters were observed on-site as discussed in WRA's August 7, 2015 report. The biologist, however, draws this conclusion based on the lack of hydrophytic vegetation. The biologist also states that vegetation is sparse in the understory of the thick Monterey Cypress canopy. The proximity of Montara Creek and the ephemeral stream/drainage suggests that the property may be located within the floodplain of these water bodies. The LCP provides for the protection of wetlands, as defined in LCP Policy 7.14. We suggest that the Applicant address whether or not the topography of the site excludes the possibility of a wetland. If topography or hydrology exists which could result in hydric soils, a wetland delineation may be warranted. The proposed project must be reviewed for its consistency with the LCP including Policy 7.14.

Please feel free to contact me via e-mail at rananda@coastal.ca.gov or call me at 415-904-5292 if you have questions regarding our comments.

Sincerely,



Renée Ananda, Coastal Program Analyst
North Central Coast District

CC: Patricia and David Lynn