

# Liou-Shamrock Ranch

PRE-APP SUBMITTAL  
SAN MATEO COUNTY, CA

### PROJECT TEAM INFO:

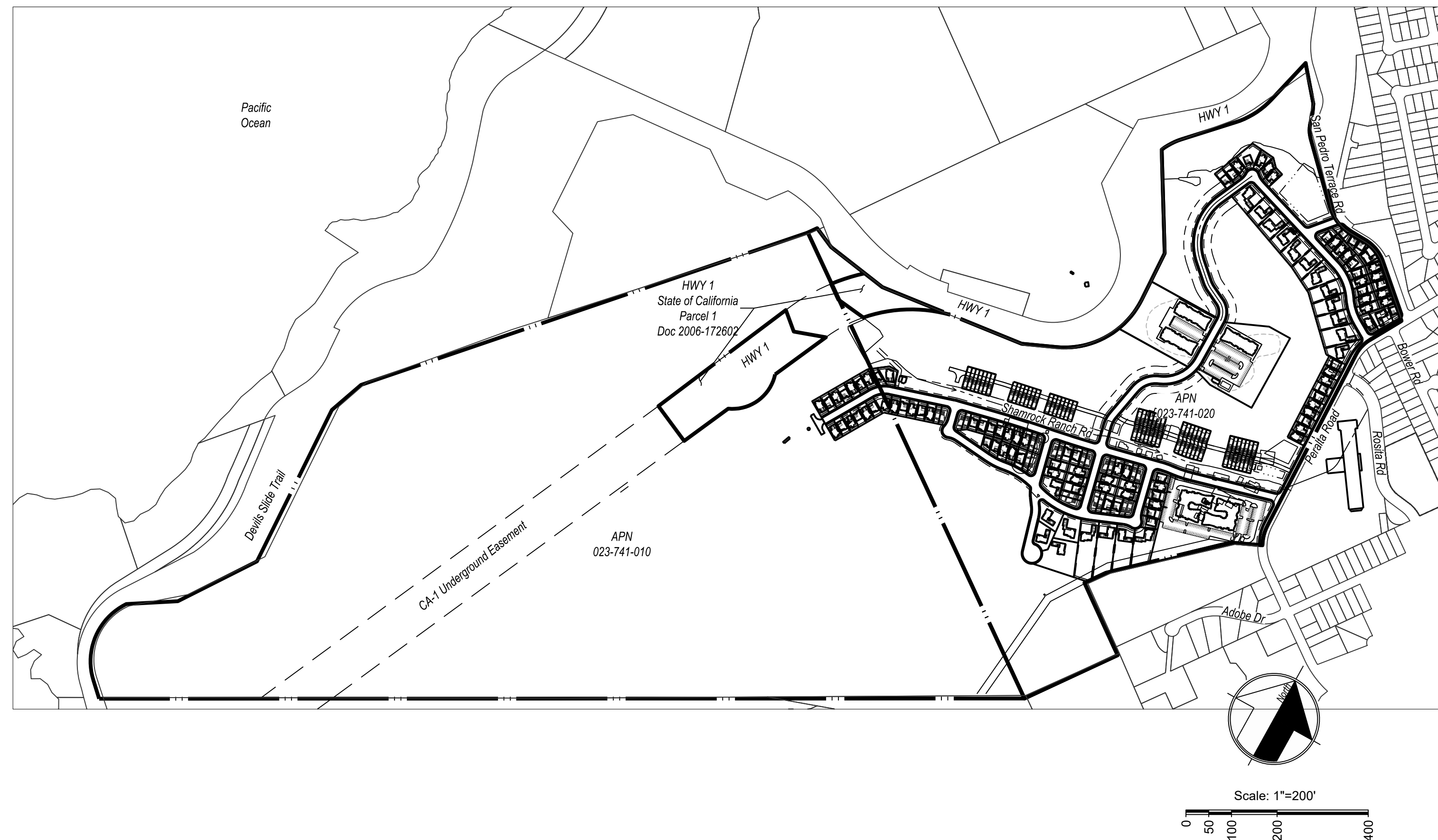
**Developer**  
**Ocean Moon Corporation**  
21701 Stevens Creek Blvd #2610  
Cupertino, CA, 95014  
Contact: Bethany Liou  
Tel: (408) 779-7381  
bethanyliou@gmail.com

**Civil Engineer**  
**MH Engineering**  
16075 Vineyard Boulevard  
Morgan Hill, CA, 95038  
Contact: Bill McClintock  
Tel: (408) 779-7381  
billm@mhengineering.com

**Architect**  
**A.K.I. Design Group, INC**  
526 W Fremont Ave, #2351  
Sunnyvale, CA 94087  
Contact: Cindy Nahouraii  
Tel: (408) 656-2826  
support@akidesigngroup.com

### SHEET INDEX:

Civil Sheets:  
C1 Cover Sheet  
C2 Topo Demo Plan  
C3 Preliminary Site Plan



### SITE DATA

SITE AREA: +/- 282 AC  
023-741-010; 023-741-020  
GENERAL PLAN LAND USE:  
Agriculture and Medium Density Residential  
ZONING: PAD/DR/CD (100%)

### PROPOSED PROJECT

**TOTAL UNITS: 364 UNITS**  
129 SINGLE FAMILY UNITS (SFU)  
22 DUETS in (11) building  
63 Townhouses  
150 Condominiums

### Notes:

ASSESSOR'S PARCEL NO:	023-741-010; 023-741-020
PRESENT USE:	VACANT
PROPOSED USE:	RESIDENTIAL
PRESENT ZONING:	RM, PAD/CD
PROPOSED ZONING:	PAD/DR/CD
SANITARY SEWER:	CITY OF PACIFICA'S PUBLIC WORKS DEPARTMENT
GAS & ELECTRIC:	PG&E
WATER:	NORTH COAST COUNTY WATER DISTRICT
EXISTING IMPROVEMENTS:	AS SHOWN
FIRE RESPONSIBILITY AREA:	SRA
WILDLAND URBAN INTERFACE:	YES

### Building Notes:

NO. UNITS BEING DEMOLISHED:	12
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY CLASS:	R-2/R-3/U

### Proposed Setbacks

FRONT.....	20' MIN.
SIDEYARD.....	5' MIN.
REAR.....	10' MIN.

### Project Description

The overall project site is approximately 282 acres and consists of two existing parcels (023-741-010 & 023-741-020). The project is located in San Mateo County and is zoned as PAD/CD & RM and the General Plan land use designation is Parks and Accessible Open Space (100%). The site is bounded by Residential Medium density parcels and Highway 1 zoned RM-CZ/DR/GH/CD to the North West. To the east it is bounded by Peralta Road and parcels zoned R-1 and Linda Mar Elementary in the city of Pacifica. To the south the project border Parcels Zoned RM. To the west the project is bordered by parcels in unincorporated San Mateo county zone PAD/CD. Shamrock Ranch Road is designated by a roadway easement runs from east to the west end of the project site.

The project is carefully planned to fit into the existing context. There are three entry points to the project will be located on Peralta Road including one at the intersection of Peralta and Rosita Rd. There is an additional entry point at San Pedro Terrace Road on the north east end of the site. Four housing types totaling 363 units are proposed as follows: 129 single family detached homes, 63 townhomes, 22 duets, and 150 condominiums. 73 (20%) of the proposed units will be sold to lower income residents as affordable units. The affordable units will include 22 duets, 18 townhomes, 30 condominiums and 3 single family homes. The affordable units are intermixed with market rate units, creating a truly integrated and mixed income community.

In addition to the garage spaces, all homes will have additional parking on the driveways and the project streets will be designed to accommodate on-street parking for visitors per County of San Mateo standards. The mix and types of housing proposed makes this a wonderful new addition to the existing community. North Coast County Water District will provide the water and City of Pacifica's Public Work Department Wastewater Resources will provide sanitary sewer services to each unit.

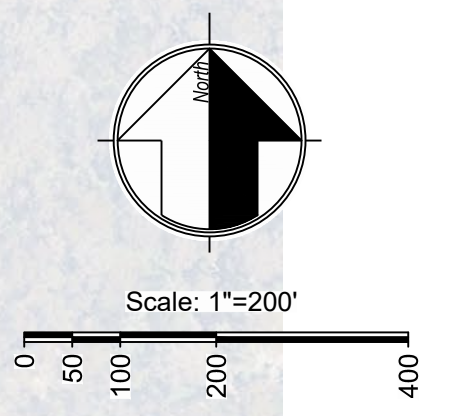
### Fire Notes

1. Fire Sprinklers shall be a deferred submittal.
2. Property is located in the State Response Area.
3. Property is in the Wildland Urban Interface (WUI).
4. All proposed driveways to be made of an all weather surface capable of supporting 75,000 lbs.
5. All proposed driveways shall have a max. slope of 10%
6. Property is not in "very high fire hazard" zone.

**MH engineering Co.**  
Morgan Hill, CA 95037

**Cover Sheet**  
**Shamrock Ranch APN 023-741-010 & 020**

DATE:	12-12-25	N/A	WD	BM
SCALE:				
DRAWN BY:				
CHECKED BY:				
JOB NO	<b>225028</b>			
SHEET	<b>C1</b>			
OF	<b>3</b>			



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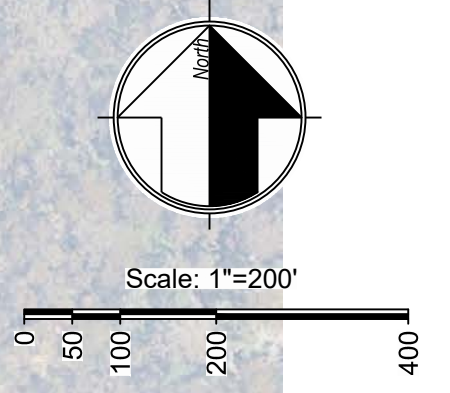
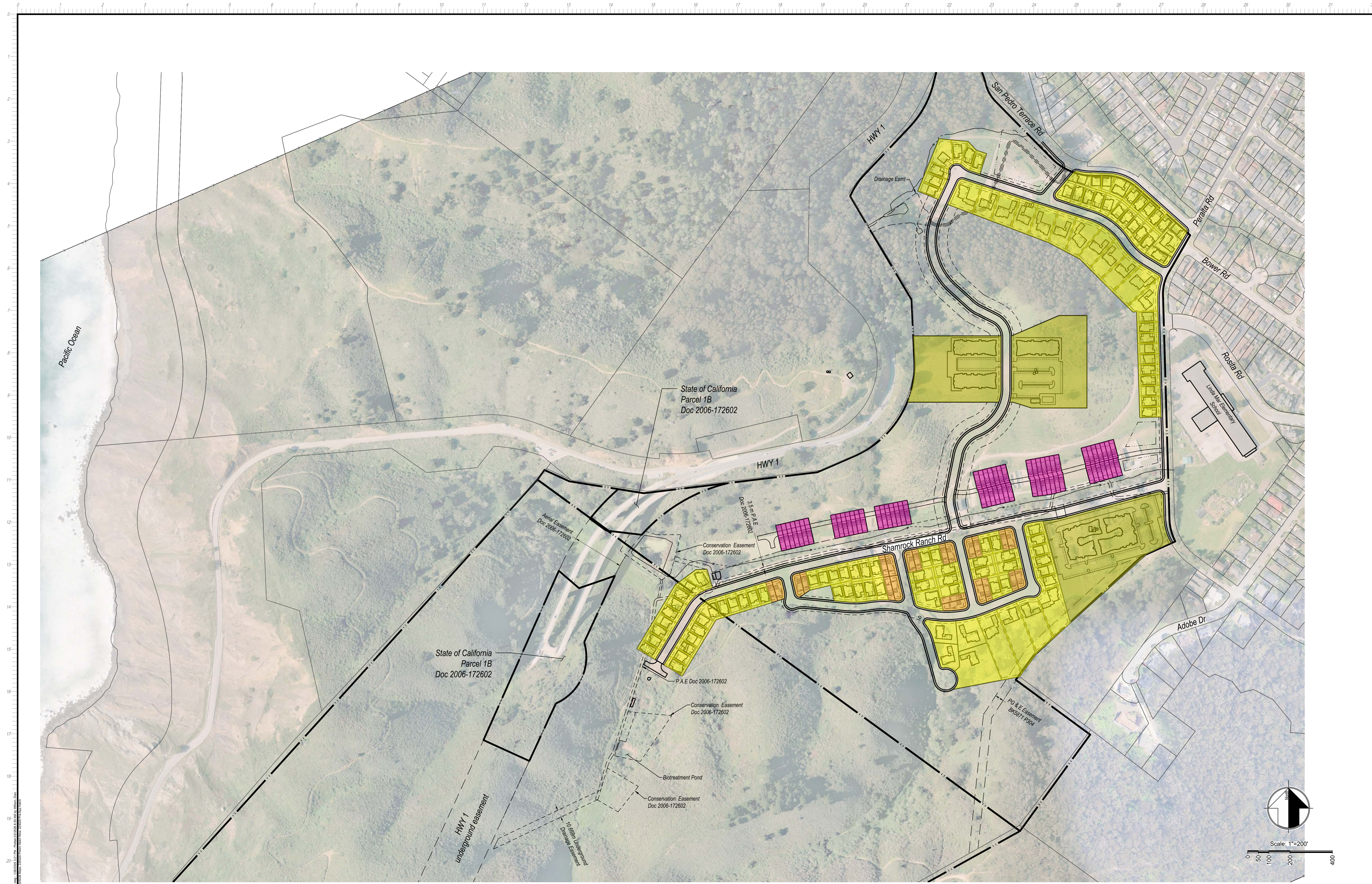
**Existing Topo**  
**Shamrock Ranch APN 023-741-010 & 020**

DATE: 11-20-25  
 SCALE: N/A  
 DRAWN BY: WD  
 CHECKED BY: BM

JOB NO  
**225028**

SHEET  
**C2**

OF  
**3**



Housing Type	Number of Units		
	Market Rate	Affordable	Total
Single-Family	126	3	129
Duet	0	22	22
Townhouse	45	18	63
Condo	120	30	150
<b>Total</b>	<b>291</b>	<b>73</b>	<b>364</b>

- Single Family Lots: 125 market rate units (35%)
- Duet Lots: 22 affordable units in 11 structures (6%)
- Town House Lots: 45 market rate units, 18 affordable units (18%)
- Condo Lot: 120 market rate, 30 affordable on 3 lots (41%)

**Total: 363 DU**